

**AUCKLAND UNITARY PLAN
OPERATIVE IN PART**

**PROPOSED PLAN CHANGE 73
(Private):**

O'Hara, Waiuku

**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 10 June 2022.
- 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

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Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
1	1.1	Matthew Murphy	matthewmurphy888@gmail.com	Approve the plan change without any amendments	Approve the plan change without any amendments
2	2.1	Madeleine Yern	madie_is@Hotmail.com	Decline the plan change	Decline the plan change. Infrastructure needs to be improved before high density housing.
3	3.1	Claire Russell	corporatebody@rocketmail.com	Decline the plan change	Decline the plan change. Local services and infrastructure at capacity.
4	4.1	Tom Chambers	tomchambersnz@hotmail.com	Decline the plan change	Decline the plan change. Contravenes Auckland Plan 2050 and would "open the gate" for further plan changes. Lack of services and infrastructure to support growth.
5	5.1	Kim Fuhlendorff	k.fuhlendorff@barfoot.co.nz	Approve the plan change without any amendments	Approve the plan change. Plan change needed for our growing community.
6	6.1	Helen and Garth MacLeod	helenp73@slingshot.co.nz	Decline the plan change	Decline the plan change. Impacts on character of the town, local services at capacity, lack of public transport.
7	7.1	Conal James Dempsey	conal@dempseywood.co.nz	Approve the plan change without any amendments	Approve the plan change. This development will be great for the residents of Waiuku and surrounding towns.
8	8.1	Brian Cox	jennifercoxnz@yahoo.com	Approve the plan change without any amendments	Accept the plan change. Located central to town services and supports population growth, industrial & horticultural employees, retirees etc.
9	9.1	Oliver Scott	oliverscott445@gmail.com	Approve the plan change without any amendments	Approve the plan change. Needed to meet demand and makes good sense to further develop this location where there is already and established township, transport and infrastructure. .
10	10.1	Janice M Price	janicemable.price@gmail.com	Approve the plan change without any amendments	Accept the plan change. Well located and supports population growth, as well as industrial farming and horticulture.
11	11.1	Vance Andrew Hodgson	vance@hpcplanning.co.nz	Approve the plan change without any amendments	Approve the plan change. The most appropriate means to achieve the purpose of the RMA. It would be the best available option to enable and facilitate the use of the land to allow for residential growth in the Waiuku area.
12	12.1	Trevor Jeff Lowrey	jefflowrey1@gmail.com	Approve the plan change without any amendments	Approve the plan change.
13	13.1	Ngāti Te Ata	karl_flavell@hotmail.com	Decline the plan change, but if approved, make the amendments I requested	Reject the application unless the issues in this submission can be adequately addressed. The scale of development will impact the taiao (environment) and the heritage character of the town. Uncertainty around the provision of infrastructure to support growth.
13	13.2	Ngāti Te Ata	karl_flavell@hotmail.com	Decline the plan change, but if approved, make the amendments I requested	That further discussions/workshops be undertaken with Ngāti Te Ata to fully understand how the matters raised in this submission and recommendations of our CVA report have been provided for.
14	14.1	Waiuku College ATTN: Stuart Kelly	stuart.kelly@waiuku-college.school.nz	Approve the plan change without any amendments	Approve the plan change.
15	15.1	Counties Realty Limited ATTN: Ian Croft	iancroft@oneagency.net.nz	Approve the plan change without any amendments	Approve the plan change. A lot of demand for sections in this area, as there is a shortage of housing for local industries.
16	16.1	Waiuku Business & Development Association Inc ATTN: Sharlene Druyven	waiukutownmanager@gmail.com	Approve the plan change without any amendments	Approve the plan change. Well located and extra housing needed to accommodate ageing population and support employment opportunities.
17	17.1	The Surveying Company	craig@subdivision.co.nz	Approve the plan change with the amendments I requested	Approve the private plan change is in its current form.

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17	17.2	The Surveying Company	craig@subdivision.co.nz	Approve the plan change with the amendments I requested	Expand the plan change area to include identified sites [8, 28, 38, 48, and 54 Harvey Road; 13 Lina Place, and 142, 146, and 150 Constable Road]. or Any other alternative relief that will enable the subject site and adjoining/surrounding sites to be used for residential development.
18	18.1	Candice Tian-Chambers	rtcservices@outlook.co.nz	Decline the plan change	Decline the plan change. Lack of public transport options, and thus not a prime spot for intensification.
18	18.2	Candice Tian-Chambers	rtcservices@outlook.co.nz	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change but if approved the number of dwellings proposed need to be reduced dramatically, with planning for roading, infrastructure and costing in place instead of based on assumptions.
19	19.1	James Lohead-Macmillan	jamespihkal@icloud.com	Decline the plan change	Decline the plan change. The roading and infrastructure can't cope with an additional 700 houses and the Lilley 1400+ morecars it will contribute to the local area.
20	20.1	Designmax Homes ATTN: Craig Lipscombe	craig@designmax.co.nz	Approve the plan change without any amendments	Approve the plan change. This plan change would potentially provide Waiuku the ability to house a growing community with modern homes at a lesser cost than current options. The location of this plan change couldn't be better placed, due to its close proximity to all the towns amenities it has to offer.
21	21.1	TV & RP Short Family Trust ATTN: Terence V Short	7shorts@ps.gen.nz	Approve the plan change with the amendments I requested	Amend the plan change so that it creates parking behind the school with access through the proposed subdivision.
22	22.1	Debbie Bryson	Bonecrusher04@gmail.com	Decline the plan change	Decline the plan change. The town is already significantly congested, with traffic and there's not enough public parking.
23	23.1	Sarah Loheadmacmillan	sarah@slmgrouop.co.nz	Decline the plan change	Decline the plan change. Local services and infrastructure at capacity.
24	24.1	Jill Naysmith	a.j.n@farmside.co.nz	Decline the plan change	Decline the plan change. Lack infrastructure, effects on Waiuku and Catchment with regard to social impact, Transport issues, Employment availability
25	25.1	Jessica Lamb	j.annelamb@gmail.com	Decline the plan change	Decline the plan change.
26	26.1	Frances Garrod	francesjgarrod@gmail.com	Decline the plan change	Decline the plan change. Do not have sufficient local services for scale of growth.
27	27.1	Pim Slagman	pimslagman@hotmail.com	Decline the plan change	Decline the plan change. Impact on the rural character, local services and infrastructure will be overwhelmed
28	28.1	Balle Bros Group ATN: Dacey Balle	166 Heights Rd RD 1 Pukekohe 2676	Approve the plan change without any amendments	Approve the plan change. Provides housing to support jobs in the area. It is understood that there is no Class 1/elite soil on the application site and land would need a high investment in irrigation to become more productive than just pasture/occasional seasonal cropping.
29	29.1	Watercare Services Limited ATTN: Mark Iszard	Mark.Iszard@water.co.nz	Approve the plan change with the amendments I requested	Watercare seeks a decision that ensures that the water and wastewater servicing requirements of the Plan Change will be adequately met and appropriately managed.
29	29.2	Watercare Services Limited ATTN: Mark Iszard	Mark.Iszard@water.co.nz	Approve the plan change with the amendments I requested	Additional or new resource consents for wastewater discharges to be funded by the developer. The South-West Scheme did not anticipate urbanisation of rural zoned land. Further assessment is required and is subject to a current information request and discussion with the Applicant. There may be requirements to stage development to align with funding availability for and delivery of the South-West scheme.

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29	29.3	Watercare Services Limited ATTN: Mark Iszard	Mark.Iszard@water.co.nz	Approve the plan change with the amendments I requested	Water abstraction and local network upgrades may be required and will need to be funded by the developer. Watercare will work with the Applicants to confirm and agree servicing options for catchments that can be serviced.
30	30.1	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	<p>Decline the plan change. Waiuku is not identified within the AUP(OP) as a main urban zone nor is a rural urban boundary defined. PPC73 is inconsistent with the "promote urban growth and intensification within the urban area 2016" aspect of Policy B2.2.2(4).</p> <p>As well as consideration of the strategic context, any future development areas need to be aligned with a high level of certainty about the transport network requirements and an implementation plan that includes funding, financing, and delivery of the required infrastructure and services. Without this certainty, Auckland Transport is concerned there will continue to be a significant deficiency in the transport network in terms of providing and co-ordinating transport responses to dispersed and/or unplanned growth across the region.</p>
30	30.2	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	<p>In the event that PPC73 is accepted, the matters/concerns raised in this submission (including the main body and Attachment 1) should be appropriately addressed by amendments to the Plan Change, and any adverse effects of the proposal on the transport network adequately avoided or mitigated.</p> <p>In all cases where amendments to the plan change are proposed, Auckland Transport would consider alternative wording or amendments which address the reasons. Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.</p>
30	30.3	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	A full options assessment is carried out to determine an appropriate rural urban boundary for Waiuku to determine the strategic need for any additional urbanisation, and the necessary transport networks and improvements required.
30	30.4	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	An assessment should be carried out detailing how the development enabled by the proposed plan change responds to the policy imperatives of the NPS-UD including detail on how the development would support reductions in greenhouse gas emissions.
30	30.5	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Further assessment is required that considers wider network requirements/impacts, looking at development enabled by the Auckland Unitary Plan within Waiuku and in such nearby locations as Clarks Beach and Glenbrook Beach that utilise the existing transport network serving the proposed plan change area. This should identify any transport mitigation required and the precinct mechanisms to give effect to the delivery of mitigation measures based on the outcome of the further assessment. This should address implementation detail, including the location, timing, and method of delivery.

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30	30.6	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Address and resolve Auckland Transport's concerns about transport infrastructure and service delivery uncertainty. PPC 73 has not provided a clear indication of how or when any wider transport infrastructure required to mitigate the impact of the development would be provided. The plan change assessment has limited its assessment of effects to a few local intersections and has not considered effects on the wider limited network that serves Waiuku nor cumulative effects.
30	30.7	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend precinct provisions to incorporate policies, standards, and assessment criteria as appropriate to ensure safe and convenient active mode connections are provided to recognise the potential role of active modes in connecting 'external' destinations.
30	30.8	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the precinct provisions to provide safe and convenient walking and cycling connections to / from local facilities and destinations including local schools. As a minimum for example, a safe footpath access to the secondary school should be provided.
30	30.9	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the precinct provisions to provide safe and convenient walking and cycling facilities provided for as part of the proposed road/street network including local roads and greenway connections to the reserve land adjoining the north-east boundary and the southern boundary along Constable Road (North side).
30	30.10	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the precinct provisions to include greenway or open space connections as shown in masterplan drawings PC4 and PC5 in the urban design report on I4XX.I0.1: Precinct Plan 1 – Precinct Plan and any additional items as noted above.
30	30.11	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the precinct provisions to include any requirements for staging and early provision of safe and convenient active modes.
30	30.12	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the precinct provisions and/or mechanisms which address the following in relation to Constable Road: (a) Vesting and formation of frontage, drainage, and carriageway upgrades; (b) Timing of upgrade requirements; (c) Implementation plan for the above work.
30	30.13	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to incorporate provisions and/or mechanisms which ensure the provision of a roundabout and speed reduction threshold at the main site entrance on Constable Road. This should be provided ahead of or in conjunction with any development.
30	30.14	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to include precinct provisions to ensure roads are constructed or upgraded to an appropriate standard. Without limitation this could be by way of standards and/or introduction of a road standards table.
30	30.15	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend precinct provisions to mitigate construction effects.
30	30.16	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to provide precinct provisions requiring that elements of the transport network and improvements required to support the development are provided at the appropriate time during the development of the site.

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30	30.17	Auckland Transport ATTN: Jason Ashby	Jason.ashby@at.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to include whole of life costs and considerations associated with assets to be publicly vested as a matter for discretion and/or policy.
31	31.1	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The submitter seeks that the plan change be declined unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.
31	31.2	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to reflect the previous Waiuku Concept Plan, which identified a loop road and alternative access which would enable distribution of traffic from the development, reduced traffic effects, as well as minimising risks of only having one way in and out of a new development area.
31	31.3	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to include specific road cross sections rather than relying on general Auckland Transport standards applicable to urban area. Waiuku does not have access to the same level of service of public transport, and/or walking and cycling networks as the main parts of Auckland and as such on street parking should be readily available and specifically required by the planning provisions.
31	31.4	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The loss of open space land should not be considered to provide an alternative roading connection over reserve land.
31	31.5	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The PPC expert reports should be updated to account for the increase in services/demand that will occur as a result of the Auckland Council plan change (and increased development rights) and then determine if there is still capacity for PC73 development and any effects resulting from continuing with PC73 on the viability of these services after taking into account the upzonings. The economic report identifying demand should be reassessed.
31	31.6	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to remove the inappropriate buffers (and other mechanisms) that would foreclose on any further expansion.
31	31.7	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with stormwater discharges.
31	31.8	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with wastewater discharges.

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31	31.9	Greg Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The PPC will result in significant amenity effects including effects on character of the areas. Waiuku is a rural town with predominantly a farming community. The history and character of our town needs to be preserved. Overcrowded dense housing, narrow streets with no street parking is not suitable for a rural town and is contradictory to why people choose to reside here.
32	32.1	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change, but if approved, make the amendments I requested	The submitter seeks that the plan change be declined unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.
32	32.2	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2682	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to reflect the previous Waiuku Concept Plan, which identified a loop road and alternative access which would enable distribution of traffic from the development, reduced traffic effects, as well as minimising risks of only having one way in and out of a new development area.
32	32.3	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2683	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to include specific road cross sections rather than relying on general Auckland Transport standards applicable to urban area. Waiuku does not have access to the same level of service of public transport, and/or walking and cycling networks as the main parts of Auckland and as such on street parking should be readily available and specifically required by the planning provisions.
32	32.4	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2684	Decline the plan change, but if approved, make the amendments I requested	The loss of open space land should not be considered to provide an alternative roading connection over reserve land.
32	32.5	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2685	Decline the plan change, but if approved, make the amendments I requested	The PPC expert reports should be updated to account for the increase in services/demand that will occur as a result of the Auckland Council plan change (and increased development rights) and then determine if there is still capacity for PC73 development and any effects resulting from continuing with PC73 on the viability of these services after taking into account the upzonings. The economic report identifying demand should be reassessed.
32	32.6	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2686	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to remove the inappropriate buffers (and other mechanisms) that would foreclose on any further expansion.
32	32.7	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2687	Decline the plan change, but if approved, make the amendments I requested	The PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with stormwater discharges.
32	32.8	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2688	Decline the plan change, but if approved, make the amendments I requested	The PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with wastewater discharges.

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32	32.9	Carolyn Jordan	79C Hyland Place RD1 Waiuku Auckland 2689	Decline the plan change, but if approved, make the amendments I requested	The PPC will result in significant amenity effects including effects on character of the areas. Waiuku is a rural town with predominantly a farming community. The history and character of our town needs to be preserved. Overcrowded dense housing, narrow streets with no street parking is not suitable for a rural town and is contradictory to why people choose to reside here.
33	33.1	NZ Transport Agency ATTN: Evan Keating	evan.keating@nzta.govt.nz	Decline the plan change	Decline the plan change. The land is not identified for development in any strategic document and the region has adequate capacity for housing growth which will be further enhanced through the introduction of the MDRS. It would be premature to re-zone this land in advance of Auckland Council's Future Development Strategy and Unitary Plan review in 2026. The proposed development by virtue of its car-centric nature, does not align with NZTA's strategic plans and consequently the strategic direction of the GPS which NZTA must give effect to. The proposal would not give effect to relevant statutory documents such as the NPS-UD and the Auckland RPS.
34	34.1	Ministry of Education C/- Beca Ltd ATTN: Sian Stirling	sian.stirling@beca.com	Approve the plan change with the amendments I requested	Amend the plan change to rezone the northern section of Part Lot 9 DP 24487 located at Waiuku College to Residential Mixed Housing Suburban (instead of Residential - Mixed Housing Urban), which would remove the split zoning from the site and be consistent with the rest of Waiuku College.
34	34.2	Ministry of Education C/- Beca Ltd ATTN: Sian Stirling	sian.stirling@beca.com	Approve the plan change with the amendments I requested	Amend the plan change to provide a new pedestrian crossing is provided outside the main entrance of Waiuku College to allow for a safer crossing point for students and staff.
34	34.3	Ministry of Education C/- Beca Ltd ATTN: Sian Stirling	sian.stirling@beca.com	Approve the plan change with the amendments I requested	Amend the plan change to provide cycling infrastructure via the addition of separated cycle lanes, especially along main thoroughfares such as Constable Road.
35	35.1	New Zealand Steel ATTN: Robin Davies	131 Mission Bush Road Glenbrook 2681	Approve the plan change without any amendments	Approve the plan change. Provides options for people to live, travel within, and work locally.
36	36.1	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change, or In the alternative, any such relief which addresses the specific issues and concerns set out in the following sections.
36	36.2	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	The plan change be declined to avoid urbanisation on any elite and prime soils.
36	36.3	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any such relief that would protect and retain the high productive potential of soil within the plan change boundary.
36	36.4	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	If a decision on PC 73 has not yet been made when the NPS-HPL takes effect, the NPS-HPL should be taken into account by the Hearings Panel in making its decision.

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36	36.5	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	That the plan change be declined because the extent of the Future Urban Zone in the AUP already provides for sufficient expansion of Auckland's urban areas, and represents a careful balancing of a wide variety of factors. The plan change deviates from and undermines the development strategy set out in the Auckland Plan 2050 and the AUP.
36	36.6	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any other such relief that would align the plan change request with the Auckland Plan growth strategy and the FULSS.
36	36.7	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan change. Proposed changes to the AUP to implement the NPS-UD and apply the MDRS provides plan-enabled residential capacity within the Waiuku township to meet expected demand whilst recognising that other areas have been targeted for urban growth and intensification.
36	36.8	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any other such relief that would align the plan change request with the NPS-UD.
36	36.9	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan change. Reverse sensitivity is a major issue, and weight should be given to the plan change's potential effects in this regard.
36	36.10	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any other such relief that would remove potential reverse sensitivity effects on established rural production activities.
36	36.11	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan change. There is inadequate capacity within the water and wastewater networks at Waiuku for the proposed development, because the development is not anticipated within the growth projections for infrastructure planning.
36	36.12	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any other such relief that would provide mechanisms to address unbudgeted water and wastewater costs for the proposed development.
36	36.13	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan change. Development will generate adverse transportation effects on the local area, particularly at the intersection of Constable Road and King Street. The precinct plan does not include provisions to adequately address effects on the wider roading and pedestrian network from future development.
36	36.14	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any other such relief that would provide mechanisms to address transportation effects of the proposed development on the local network.
36	36.15	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan change. Waiuku 2 Precinct Plan does not adequately address infrastructure effects, and in particular: <ul style="list-style-type: none"> • Rules or standards specifying the staging of the development to align with provision of infrastructure; • Policies or standards identifying mechanisms for infrastructure funding able to be met through existing funding mechanisms.
36	36.16	Auckland Council ATTN: Austin Fox	austin.fox@aucklandcouncil.govt.nz	Decline the plan change, but if approved, make the amendments I requested	In the alternative, any other such relief that provides mechanisms within the Waiuku 2 Precinct Plan to address funding infrastructure and aligning the plan change request with the MDRS standards in the NPS-UD.

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37	37.1	Kayla Jordan	79C Hyland Place RD1 Waiuku Auckland 2681	Decline the plan change	Decline the plan change. Overall PC73 will not promote sustainable management of resources, will not achieve the purpose of the RMA and are contrary to Part 2 and other provisions of the RMA.
38	38.1	Ngāti Tamaoho ATTN: Edith Tuhimata	Edith@tamaoho.maori.nz	Decline the plan change	Decline the plan change. Insufficient infrastructure to support the capacity proposed in the plan change.
39	39.1	Susan Mary Barriball	suegeoff@xtra.co.nz	Decline the plan change	Decline the plan change. There is no infrastructure in the area. It is chaotic with traffic and there is only one way out to the main street and beyond.
40	40.1	Shaun Muir	spm1928@gmail.com	Approve the plan change without any amendments	Approve the plan change. I work within the construction industry and see a shortage of affordable housing within the first home buyer market.
41	41.1	Tripp Andrews Surveyors ATTN: Ann-Maree Gladding	annmaree@trippandrews.co.nz	Approve the plan change without any amendments	Approve the plan change. It delivers much-needed land for residential activities in Waiuku, thereby increasing housing capacity within the Auckland Region, and would also improve the transport links to the existing School and Sport fields.
42	42.1	Todd Black	todd@tdmconstruction.co.nz	Approve the plan change without any amendments	Approve the plan change. Positive opportunity for employees and their families to stay in Franklin by enabling them affordable housing in the region they work in.
43	43.1	Ivy Siow Poh Kuen	beclipse80@gmail.com	Decline the plan change	Decline the plan change. It will have a negative impact on the light and traffic congestion for my tenant.
44	44.1	Alexandra Spence	gray.allie1@gmail.com	Decline the plan change	Decline the plan change. Waiuku is a small town and does not have, nor want the required infrastructure for a development of this size.
45	45.1	Glenbrook Vintage Railway Charitable Trust ATTN: Glenn Deed	glenn.deed@gvr.org.nz	Approve the plan change without any amendments	Approve the plan change. Support this development as a potential for growth of the town of Waiuku and thus enhancing our potential customer base for our local railway as well as our excursion train and tourism business.
46	46.1	Jan Yelchich	missyspam@gmail.com	Decline the plan change	Decline the plan change. Primarily loss of prime farming/arable growing land in a rural area/rural township. Secondly road development (other than within the subdivision itself as in the report) and educational development needs to be looked at and planned for before subdivision started.
47	47.1	April Crampton	april.crampton@postie.co.nz	Decline the plan change	Decline the plan change. There is not enough future proofing to support this. Not big enough schools, roads etc
48	48.1	Emma Logan	ema.logan@gmail.com	Decline the plan change	Decline the plan change. Local services are at capacity and roads are congested. The change of plan to residential mixed housing will disrupt the aesthetics of the town.

Plan Change 73 (Private): O'Hara, Waiuku

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
49	49.1	Keith Graham Cornick	wafoo771@gmail.com	Decline the plan change	Decline the plan change. Rooding network at capacity with several pinch points that will frustrate movement between the proposed location and exit from the township toward the north and east. The main one will be at the Roundabout near the library where we already have peak hour backlogs. This is the only straight forward route to exit Waiuku either north or west. Using Karioitahi road and Pacific street to access Kitchener road via Colombo road will prove frustrating to motorists. Lack of a round about at the junction of King street and Kitchener road is already a stress point, along with the junction of Queen street and Kitchener road. I believe the proposed development will destroy what remaining character the town has left after the expansion, seen over the last decade.
50	50.1	Gina Yelchich	nzeiy@hotmail.com	Decline the plan change	Decline the plan change. Inadequate infrastructure plus traffic congestion in and out of town – bottle neck to get out of Waiuku to Auckland already. This will make it worse. Loss of prime land – we've already lost too much and can never get it back. Other small horticultural businesses nearby prove they are viable here. Loss of character to town – many residents choose Waiuku for its character and rural feel – not another city overflow suburb.
51	51.1	Nancy Joy Rae	danrae@ps.gen.nz	Approve the plan change without any amendments	Approve the plan change. We support this plan change being accepted as presented as this proposal would deliver the much-needed land for residential activities in Waiuku, thereby increasing housing capacity within the Auckland Regio
52	52.1	Punchbowl ATTN: Simon Craig	simon@punchbowl.co.nz	Approve the plan change without any amendments	Approve the plan change. The significant horticultural organizations in the vicinity of Waiuku face the long-term issue of unavailability of affordable quality homes for staff to rent and or own. Providing for the housing needs of staff is critical to the ongoing provision of health giving fruit and vegetables for local and global consumption.
53	53.1	V J Chapman	62 Dunsmuir Road RD1 Waiuku 2681	Approve the plan change without any amendments	Approve the plan change. More homes needed in Waiuku.
54	54.1	Chapman Onion Exports Ltd ATN: Sharon M Chapman	sharon@coel.co.nz	Approve the plan change without any amendments	Approve the plan change. Current unavailability of affordable family homes in local vicinity for staff employed in primary production. This plan change could also provide for a buffer area of countryside living. (TRSS Transferable subdivision rights) from west of Pukekohe require further receiver areas/designated Country side living zones.
55	55.1	Waiuku Health Centre	admin@waiukumedical.co.nz	Approve the plan change without any amendments	Approve the plan change. We support the subdivision plan to allow traffic on Constable Road to be redirected through the proposed subdivision to an area for student parking and collection and drop off of students by car and school buses. We support the greenfield development subdivision which we believe will allow us to continue to grow as an essential business and for the future growth of Waiuku.

Plan Change 73 (Private): O'Hara, Waiuku

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
56	56.1	Nadia Jefferis	nadia_jefferis@hotmail.co.nz	Approve the plan change without any amendments	Approve the plan change. Rezoning will support the future growth of Waiuku and provision of affordable housing within walking distance of the town centre and associated services. The site does not contain elite soils and it's location to the existing urban boundary would limit any intensive use of the land in any event, given spray drift issues. Improves access and frontage to the recreation reserve located to the north, and new roading will facilitate additional options for access to Waiuku College. The precinct provisions include the provision of a community garden within the site which will allow for a sense of place and community for the area.
57	57.1	Mark Ball	markcatherineball@gmail.com	Approve the plan change without any amendments	Approve the plan change. The timing in my view for this private Plan Change is now perfect. Over the intervening time, we have seen house prices soar, driving many families and first home buyers into the Auckland hinterland - attracted by the slower pace of life, NZ Steel as an employment hub and of course more affordable housing.
58	58.1	Tony Jefferis	tjefferis13@gmail.com	Approve the plan change without any amendments	Approve the plan change. Within walking distance of the town center, school recreation and employment. If housing growth is not provided staff would need to be commuting from elsewhere to service employment areas. Provides for housing in a part of the region that is more affordable compared to Auckland. The land does not include elite soils (not suitable for horticulture) and the area of land is too small to be a productive unit. Native planting through the riparian areas and stormwater wetlands will improve biodiversity on the site.
59	59.1	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	The submitter seeks that the plan change be declined unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.
59	59.2	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to reflect the previous Waiuku Concept Plan, which identified a loop road and alternative access which would enable distribution of traffic from the development, reduced traffic effects, as well as minimising risks of only having one way in and out of a new development area.
59	59.3	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to include specific road cross sections rather than relying on general Auckland Transport standards applicable to urban area. Waiuku does not have access to the same level of service of public transport, and/or walking and cycling networks as the main parts of Auckland and as such on street parking should be readily available and specifically required by the planning provisions.
59	59.4	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	The loss of open space land should not be considered to provide an alternative roading connection over reserve land.
59	59.5	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	The PPC expert reports should be updated to account for the increase in services/demand that will occur as a result of the Auckland Council plan change (and increased development rights) and then determine if there is still capacity for PC73 development and any effects resulting from continuing with PC73 on the viability of these services after taking into account the upzonings. The economic report identifying demand should be reassessed.
59	59.6	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	Amend the plan change to remove the inappropriate buffers (and other mechanisms) that would foreclose on any further expansion.

Plan Change 73 (Private): O'Hara, Waiuku

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
59	59.7	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	The PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with stormwater discharges.
59	59.8	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	The PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with wastewater discharges.
59	59.9	Janet Curley	7 Riverside Drive Waiuku 2123	Decline the plan change, but if approved, make the amendments I requested	The PPC will result in significant amenity effects including effects on character of the areas. Waiuku is a rural town with predominantly a farming community. The history and character of our town needs to be preserved. Overcrowded dense housing, narrow streets with no street parking is not suitable for a rural town and is contradictory to why people choose to reside here.

Submissions

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Matthew murphy
Date: Tuesday, 29 March 2022 8:15:58 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matthew murphy

Organisation name:

Agent's full name:

Email address: matthewmurphy888@gmail.com

Contact phone number:

Postal address:

1030 paerata rd

Paerata

Pukekohe 2676

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: Of 73

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:

This sort of intensive housing is needed in Waiuku. Housing that covers all stages in peoples lives from family homes to smaller homes for the retired or those starting out

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

1.1

Details of amendments:

Submission date: 29 March 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Madeleine Yern
Date: Wednesday, 30 March 2022 3:15:19 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Madeleine Yern

Organisation name:

Agent's full name:

Email address: madie_is@hotmail.com

Contact phone number:

Postal address:

madie_is@hotmail.com

Waiuku

Auckland 2682

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Rezoning land from rural to residential

Property address: Constable 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 infrastructure needs to be improved out here before high density housing. Particularly roads coming in to waiuku, they are already too busy for the safety of them.

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

Submission date: 30 March 2022

Attend a hearing

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

Declaration

2.1

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Claire Russell
Date: Wednesday, 30 March 2022 11:31:30 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Claire Russell
Organisation name:
Agent's full name: Claire Russell
Email address: corporatebody@rocketmail.com
Contact phone number:
Postal address:
corporatebody@rocketmail.com
AUCKLAND
AUCKLAND 2681

Submission details

This is a submission to:

Plan change number: Plan Change 73
Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Property address: approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Road, Waiuku
Map or maps:
<https://www.google.com/maps/place/45+Constable+Road,+Waiuku+2123/@-37.2526372,174.7193421,16z/data=!4m5!3m4!1s0x6d12a68f0724b32f:0xcd5b14a23f9d73d18m2!3d-37.2526415!4d174.7237195>

Other provisions:
This private plan change seeks to rezone approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Road, Waiuku from Rural – Mixed Rural to Residential – Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in part). The precinct includes provisions that relate to the transport network, landscape and amenity, stormwater management and open space. The plan change will also extend the Stormwater Management Area Flow 1 Overlay across the plan change area. The plan change will enable approximately 700 dwellings to be built.

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:
Waiuku township is an idyllic village on the outskirts of Auckland. I was born and raised here, and have settled back into the community with many welcome new faces that have relocated here to live. Waiuku continues to grow and we also support the surrounding areas of Waipipi, Awhitu, Glenbrook, Puni, Pukeoware, Otatau, and Aka aka in terms of local services. I don't support the proposed plans, as they are clearly an opportunity for a company to overdevelop in order to maximise their profit. Our medical centre and emergency services already struggle to keep up with local demand, it can take hours to get an ambulance, and weeks to get a doctors appointment already, the waiting list for the 1 retirement home/hospital in town is very long. Infrastructure in terms of waste water, sewerage (and town water system) are not equipped to cater for an additional number of residences this size and existing residents shouldn't have to pay higher rates to cover this. Housing is needed however, I think the focus should be on improving existing housing and town buildings, and building quality affordable houses, even if it isn't as profitable for the developer. The houses that have already been put on the land are not good quality, and if there is a development we want to attract as much positive contribution to our community as possible. There is concern that a project this size will end up being a slum. It's a no from me.

3.1

I or we seek the following decision by council: Decline the plan change
Submission date: 30 March 2022

Attend a hearing

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

Declaration

Could you gain an advantage in trade competition through this submission? No
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

1 April 2022

By email: unitaryplan@aucklandcouncil.govt.nz

Auckland Council

Attention: Planning Technician

Subject: Submission on PC 73 (Private): O'Hara, Waiuku.

My name is Tom Chambers, I am a resident of Waiuku.

I strongly oppose the plan change application from mixed rural to mixed housing urban on land at 43, 45A, 92 and 130 Constable Road, Waiuku on the grounds that:

1. if approved it would contravene the future housing/urban growth points signalled in the Auckland Plan 2050 (see: [The Auckland Plan \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz/our-plans-and-policies/auckland-plan-2050/));
2. furthermore, if approved it would "open the gate" for further plan changes application being made to Auckland Council, also not signalled in the Auckland Plan 2050.
3. Waiuku's infrastructure and public services are woefully inadequate to handle a significant population increase. Should 700-homes be built and occupied Waiuku's population would increase by approximately by 20% or 2800 (being 4 people per house x 700 homes), on the basis that Waiuku's present population is in the vicinity of 10,000. In this regard, it is noted that Waiuku:
 - does not have a commuter train, or planned commuter train, into Auckland. Waiuku's nearest train station is Pukekohe – which is 20.9km drive away. Waiuku to Auckland CBD via public transport presently takes around 2 hours and consists of multiple stoppages and carrier changes (bus from Waiuku to Pukekohe train station – 33 minutes, Pukekohe train station to Papakura train station – 20 minutes, then Papakura train station to Auckland CBD train station - 60 minutes). For most Waiuku residents commuting on public transport to and from Auckland for upwards of 4 hours in a day is simply untenable. The bulk of Waiuku's commuters drive to Auckland (and other surrounding areas) by private motor vehicle and will likely continue to do so for the foreseeable future. The addition commuter traffic created from the 700 homes will only add to congestion pressures, resulting in loss of productivity and increasing carbon emissions, on a roading network that is already coming under strain from new and significant housing developments underway in Karaka, Drury, Paerata, and Pukekohe.
 - only has one full sized supermarket – New World.
 - has limited schooling options with only one high school – Waiuku College.
 - does not have a full-time staffed Police station; and
 - only has one health centre that provides limited health services.

4.1

4. Furthermore, new densification law amendments are being made to the Resource Management Act, which will enable a large proportion of existing housing lots in Waiuku to subdivide and build up to three houses that are three stories, without the need for resource consent. This law change will result in a significant amount of urban densification to Waiuku. According to the Government's estimates, this will add between 27,900 to 53,700 extra homes into the Auckland area over the next 5 to 8 years, of which Waiuku is a part of – see: [Red tape cut to boost housing supply | Beehive.govt.nz](#). Anecdotally, Waiuku has a significant amount of large traditional housing lots, which could easily cater for this indicated housing densification. Thereby negating the need to provide “affordable” housing on the proposed scale of 700 homes.

I trust that my views raised in this submission are considered by Auckland Council / Independent Panel when assessing and adjudicating on the abovementioned plan change application.

Yours faithfully,

Tom Chambers

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Kim Fuhlendorff
Date: Sunday, 10 April 2022 11:00:10 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kim Fuhlendorff

Organisation name:

Agent's full name:

Email address: k.fuhlendorff@barfoot.co.nz

Contact phone number:

Postal address:
16 Queen Street
Waiuku
2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: PC 73 (Private) O'Hara

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:

Waiuku needs this urban development for our growing community, age relative to retirees and first home buyers. There is only one over 55 area in Waiuku, and our population is aging, our young 20+ and 30+ require quality affordable homes. After speaking to Tim King (Urban Designer) I feel very strongly towards his idea. If the infrastructure is done to a high standard, and the builds are of a good quality, it will only add value. Also helping the college with safety. Auckland Council have taken Waiuku for granted for too long! We need some attention!

5.1

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

Details of amendments:

Submission date: 10 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Helen and Garth MacLeod
Date: Monday, 11 April 2022 1:15:32 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen and Garth MacLeod

Organisation name:

Agent's full name: Helen

Email address: helenp73@slingshot.co.nz

Contact phone number:

Postal address:
50 Constable Road
Waiuku
Auckland 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Building of 700 to 910 houses in Waiuku. Rezoning from rural to residential

Property address: 43, 45A, 92 and 130 Constable Road, Waiuku

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:

Adding this many houses to Waiuku is like adding the population of Wellsford to Waiuku, this is not just an additional but a whole suburb. Waiuku is a quiet rural town and people choose to live here because of this. These houses will add a massive number of people and cars, it will no longer be the quiet rural town that we all love. There is no way that Waiuku can cope with this additional population. The college is already full to bursting, some classes already have 32 kids in them. The Primary schools are also full. How will the medical centre cope? Sometimes we have to wait a week to get an appointment already! How will people travel around, public transport is virtually non-existent! We live on Constable Road, does this mean we will have 5 years of trucks and diggers etc driving past our house???? The noise is massive, the dirt and also the risk of vermin as the land is dug and the homes destroyed of mice and rats they seek other places to live! the New World car park is often hectic they have already had to alter the road markings to stop the road backing up....what is going to happen with the extra 2000 people? This is a lovely rural town and this development will have a huge impact on the lives of the people that already live here.

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

6.1

Submission date: 11 April 2022

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.

[Find out more about Auckland Council's Election](#)

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Conal James Dempsey
Date: Monday, 11 April 2022 6:46:00 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Conal James Dempsey

Organisation name:

Agent's full name:

Email address: conal@dempseywood.co.nz

Contact phone number: 021 967 629

Postal address:
66 Porterfield Rd
RD1 Howick ,Whitford
Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: Constable 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:
This development will be great for the residents of Waiuku and surrounding towns

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

Details of amendments:

Submission date: 11 April 2022

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

7.1

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) BRIAN L COX

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

Address for service of Submitter

1. jennifercoxnz@yahoo.com
2. 96 HULL ROAD, WAIUKU 2682

Telephone: 0273766285 Fax/Email: jennifercoxnz@yahoo.com

Contact Person: (Name and designation, if applicable) BRIAN COX

Scope of submission

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

Plan Change/Variation Number PC 73

Plan Change/Variation Name O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s) GROWTH OF RESIDENTIAL WAIUKU

Or
Property Address OWNER (TOW) 28 AND 38 HARVEY 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)

IN SUPPORT OF THE PLAN CHANGE

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: (1) HOUSING DESIGN PROVIDES FOR CROSS SECTION OF PURCHASERS

FIRST HAND TO UP-MARKET CLIENTS. (2) LOCATED CENTRAL TO TOWN SERVICES

(3) SUPPORT POPULATION GROWTH, INDUSTRIAL + AGRICULTURAL EMPLOYEES, RETIREES ETC

(4) ACCESS TO SPORTS FIELD RESERVE, CURRENTLY UNUSED, (5) RETIREMENT + REST HOME

POTENTIAL TO ENABLE LOCALS TO STAY LOCAL (6) SUPPORT GROWTH OF (COMMERCIAL) RETAIL CBD. (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 FULLY SUPPORT THIS PLAN CHANGE.

8.1

I wish to be heard in support of my submission

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

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

Bruce Cox

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

7-4-2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Oliver Scott
Date: Tuesday, 12 April 2022 11:45:23 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Oliver Scott
Organisation name:
Agent's full name:
Email address: oliverscott445@gmail.com
Contact phone number:
Postal address:
PO Box 118
Waimauku
Auckland 0882

Submission details

This is a submission to:
Plan change number: Plan Change 73
Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
All
Property address:
Map or maps: All
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:
Waiuku will benefit from further residential development in this location. There is clear and obvious demand catering to quality low to medium density affordable housing in the Auckland region. It makes good sense to further develop this location where there is already and established township, transport and infrastructure. This location provides easy access to the town center, schools and amenities.

9.1

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

Details of amendments:

Submission date: 12 April 2022

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Janice M. Price

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

Address for service of Submitter

38 Maoro Rd, Waiuku 2682

Telephone:

027 5518383

Fax/Email:

janicemable.price@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

Residential growth for Waiuku

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: ① Located nicely with Local Medical + Supermarket. ② Retirement Village - we don't have a one such in Wairuku. Allows retired people to stay in Wairuku not have to move away from family + familiar services.

③ New modern, warm, easy care homes. ④ Open up access to land donated to the Community to support industrial, farming + horticulture - additional employment. ⑤ Support population growth of Wairuku, this is the support we need. (continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

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

Date 12/4/2022

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 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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Vance Andrew Hodgson
Date: Wednesday, 13 April 2022 2:31:09 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vance Andrew Hodgson

Organisation name:

Agent's full name:

Email address: vance@hpcplanning.co.nz

Contact phone number: 0275555450

Postal address:

PO Box 97

Pukekohe

Pukekohe 2340

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

O'Hara, Waiuku Plan Change Request

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:

Based on the evaluation contained in Section 7.0 of the Request for Private Plan Change, Proposed Plan Change O'Hara, Waiuku, Campbell Brown Planning Ltd, 11/04/2022, it is considered that the PPC is the most appropriate means to achieve the purpose of the RMA. It would be the best available option to enable and facilitate the use of the land to allow for residential growth in the Waiuku area.

11.1

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

Details of amendments:

Submission date: 13 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Trevor Jeff Lowrey
Date: Wednesday, 13 April 2022 8:30:53 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trevor Jeff Lowrey

Organisation name:

Agent's full name: Trevor Jeff Lowrey

Email address: jefflowrey1@gmail.com

Contact phone number: 021635654

Postal address:

Auckland
Auckland 1024

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

My submission relates to the whole proposed plan, but I am specifically in favour of:

Option 5 – re-identify as Residential – Mixed Housing Urban zone with a Precinct

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:

I feel that option 5 has the best outcomes for the future inhabitants of this development, and is better for Waiuku as a community.

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

12.1

Details of amendments:

Submission date: 13 April 2022

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.



NGĀTI TE ATA

“Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua”

20th April 2022

SUBMISSION REGARDING Auckland Unitary Plan Proposed Plan Change 73 (Private): O’Hara, Waiuku

To: Auckland Council (John Duguid Manager – Plans & Places)
To: Peter Fuller (Gardon Trust, Matoaka Holdings, and Pokorua Limited)

Name of Submitter: Ngāti Te Ata (the **Submitter**)

INTRODUCTION

1. This is a submission regarding proposed private plan change 73 (PPC 73) which is a proposal that seeks to rezone approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Road, Waiuku from Rural – Mixed Rural to Residential – Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in part). The precinct includes provisions that relate to the transport network, landscape and amenity, stormwater management and open space. The plan change will also extend the Stormwater Management Area Flow 1 Overlay across the plan change area. The plan change will enable approximately 700 dwellings to be built.

SUBMISSION

2. Ngāti Te Ata have a long traditional and historic relationship to Waiuku district. We are the only manawhenua iwi here. Ngāti Te Ata stated early that they do not want to see (and will not support) a cluttered, high walled, gated community that is a disconnect to the wider Waiuku community with restricted access. Or worse, if badly designed and delivered - a slum. It has been our experience that a lot of subdivisions have failed to live up to the promise of fostering real communities and infact creates a fortress mentality.
3. Ngāti Te Ata were commissioned to produce a cultural values assessment report for PPC73 and cordial discussions with the applicant’s representative have taken place. We concluded that we would be prepared to work collaboratively with the applicant providing all our recommendations were met and we got to peruse the final submitted PPC73 documents.
4. After careful consideration Ngāti Te Ata have determined that we **do not support** PPC73 in its current form – namely for the following reasons:

- 700 proposed dwellings for Waiuku are too impactful on the te taiao (environment) and the heritage character of a town like Waiuku.
- Uncertainty around the infrastructure that is required to service PPC73 - planning for the future urban development of Waiuku needs to ensure new and/or upgraded infrastructure will be provided to meet the demands of growth. Inadequate and outmoded infrastructure is not keeping up with the rate of growth and is contributing to environmental degradation;

13.1

Issues like:

- The provision of infrastructure is not matching the pace of urban growth.
 - Inadequate and deteriorating infrastructure such as wastewater and stormwater pipes are causing adverse environmental effects.
 - Transport options need improving to create healthy and connected communities.
 - Provision of infrastructure should use a water sensitive design approach.
5. The submitter considers that the proposal is still inconsistent with the RMA, and in particular Part 2. Specifically, is inconsistent with:
- a. Section 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.
 - b. Section 6(f) which states that historic heritage is to be protected from inappropriate subdivision, use and development;
 - c. Section 7(a) which requires all persons exercising functions and powers under the RMA to have particular regard to kaitiakitanga; and
 - d. Section 8 which requires all persons exercising functions and powers under the RMA to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
 - e. Section 88 4th schedule (d) which states:

*Matters that must be addressed by assessment of environmental effects (1) An assessment of the activity's effects on the environment must address the following matters: (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including any landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources having aesthetic, recreational, scientific, **historical, spiritual, or cultural value**, or other special value, for present or future generations:*

6. It is imperative for the people of Ngāti Te Ata that the mana of the land subject to the PPC74 development is upheld, acknowledged and respected and that their people have rangatiratanga (opportunity to participate and be involved in decision making) over their ancestral land and taonga. In addition, Ngāti Te Ata have responsibility as kaitiaki to fulfil their obligation and responsibilities to the environment in accordance with customs passed down, and to be accountable to the people (current and future generations) in these roles as custodians.

RELIEF

7. That further discussions / workshops be undertaken with Ngāti Te Ata to fully understand how the matters raised in this submission and recommendations in our cva report have been provided for.

13.2

8. The Submitter seeks the following decision from Auckland Council:
 - (a) **Reject the Application** unless the issues addressed in this submission can be adequately addressed.
9. The Submitter wishes to be heard in support of their submission.

20th April 2022

A handwritten signature in blue ink that reads "K. Flavell". The signature is written in a cursive, flowing style.

Karl Flavell
Te Taiao (Manager Environment)
Ngāti Te Ata
Po Box 437
Pukekohe

Ph: 027 9328998
karl_flavell@hotmail.com

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Stuart Kelly
Date: Tuesday, 19 April 2022 5:45:42 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stuart Kelly

Organisation name: Waiuku College

Agent's full name:

Email address: stuart.kelly@waiuku-college.school.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: 43A Constable Road, Waiuku

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:

The developers have been very open and effective with Waiuku College with respect to their communication regarding the development.

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

14.1

Details of amendments:

Submission date: 19 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Ian Croft
Date: Friday, 22 April 2022 10:45:33 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ian Croft

Organisation name: Counties Realty Limited

Agent's full name:

Email address: iancroft@oneagency.net.nz

Contact phone number:

Postal address:

PO Box 1181

Pukekohe

Auckland 2340

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

All Rules

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:

A lot of demand for sections in this area, as there is a shortage of housing for local industries.

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

15.1

Details of amendments:

Submission date: 22 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Sharlene Druyven
Date: Friday, 22 April 2022 4:30:55 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sharlene Druyven

Organisation name: Waiuku Business & Development Association Inc

Agent's full name: WB&DA committee

Email address: waiukutownmanager@gmial.com

Contact phone number:

Postal address:

2 Queen Street

Waiuku

2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

plan provision

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:

The WB&DA are very supportive of this PPC 73. We know growth will come and we feel this is the best area and a natural fit for extra housing. It is close to the medical centre and walking distance to town centre so environmentally it makes sense. Also because we have minimal public transport it is important that new residents are within walking distance to amenities.

We have an aging demographic so smaller unit houses for aged care is also very much needed. We need extra housing to be able to accommodate the employment opportunities the Cornwall industrial development that is currently in stage 2 will require which I believe is around 1300 and aligns with Auckland Council's objective which is to live, work and play in your own backyard. We need to ensure that there is sufficient infrastructure to take this growth and welcome the new Watercare waste water treatment plant approved for 2026. We have seen a huge surge in people moving out of the cities and into the suburbs and know that Waiuku has the capacity to cater for this. We have 5 early childhood centres, 2 kindies, 8 primary schools and a college which has capacity for growth. We are also welcoming this from an economic standpoint. We see great

economic benefit to our existing businesses and have a large vacant lot in Bowen Street that can cater for more business lots to be built for when the need is there. Not everyone wants growth but growth will come whether they like it or not. It is important to plan for growth sensibly. We know this plan change has been on the cards for a long time (since 2000) however the WB&DA feel Waiuku is now in a good place to be able to cater for the growth.

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

16.1

Details of amendments:

Submission date: 22 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - The Surveying Company
Date: Sunday, 24 April 2022 4:16:15 PM
Attachments: [TSC Submission Plan Change 73 O'Hara.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: The Surveying Company

Organisation name: The Surveying Company

Agent's full name:

Email address: craig@subdivision.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

The whole plan change

Property address: Constable Road, Waiuku

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:

Extending the Mixed Housing Urban zone would provide a clear and robust edge to the Waiuku settlement

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

Details of amendments: As set out in submission

Submission date: 24 April 2022

Supporting documents

[TSC Submission Plan Change 73 O'Hara.pdf](#)

Attend a hearing

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

Declaration

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

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

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

No

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

22 April 2022



Auckland Council
Private Bag 92300
AUCKLAND 1142

The Surveying Company LTD
17 Hall Street
PO Box 466 Pukekohe 2340
Phone 09 238 9991
Fax 09 238 9307
email: info@subdivision.co.nz
web: www.subdivision.co.nz

**SUBMISSION ON PROPOSED PLAN CHANGE 73: O'HARA, WAIUKU
GARDON TRUST, MATOAKA HOLDINGS AND POKORUA LIMITED**

To: Auckland Council

Submitter Name: The Surveying Company

Address for Service: craig@subdivision.co.nz

Introduction:

In summary, this submission supports the proposed private plan change as:

- The proposed Mixed Housing Urban zone will provide for much needed residential growth and development in Waiuku. In particular, it will enable a range of housing types which will assist in meeting housing needs and affordability;
- The proposed private plan change will remedy the split zone currently applied to the sites at 43 and 45 Constable Road. Unnecessary splits zones are not considered to be best practice planning;
- The location of the subject site adjoining sports fields, Waiuku College and the town centre means that it has ready access to services and amenity and therefore makes it ideally suited for intensification;
- The proposed Waiuku 2 Precinct will ensure that the future development of the subject land will respect the character of Waiuku and integrate with the surrounding area.

This submission also seeks that the inclusion of the adjoining sites in the plan change area, as this will help to create a robust and easily discernible edge to the Waiuku settlement. Although it is also acknowledged that this is not always possible given the ownership of the land.

The reasons for our view are summarised below:**(a) The proposed Mixed Housing Urban zone is necessary to provide for the predicted population growth in Waiuku**

Waiuku is a rural town located at the southern end of the Waiuku River. As a settlement, it contains the full range of services and amenities including a town centre, primary, intermediate and secondary schools and a range of recreation opportunities (e.g. a golf course, rugby grounds and ready access to the Manukau Harbour). It is also located close to employment options, such as the Glenbrook Steel Mill.

Just as Auckland needs to grow and develop, settlements such as Waiuku do to. However, residential growth and development in Waiuku has not been provided for in recent planning documents, including the Auckland Unitary Plan. This has resulted in a lack of housing development which, in turn, has impacted on housing affordability and a lack of suitable housing options.

The Mixed Housing Urban zone proposed by the plan change would be a significant step towards remedying the current and future shortfall in housing development. In particular, the Mixed Housing Urban zone will enable a range of housing options from stand-alone houses, to terraced development and retirement villages. This range of housing options is important in a settlement such as Waiuku as it helps to enable people to continue living in their community throughout the various stages of life.

b) Split Zone

The current split zoning applied to the sites at 43 and 45 Constable Road is not in-line with best practice planning which seeks to avoid unnecessary split zones such as this. The most logical solution is to apply the Mixed Housing Urban zone to the small strips of Mixed Rural zoned land and thereby enable these strips to be integrated into a comprehensive Mixed Housing Urban development.

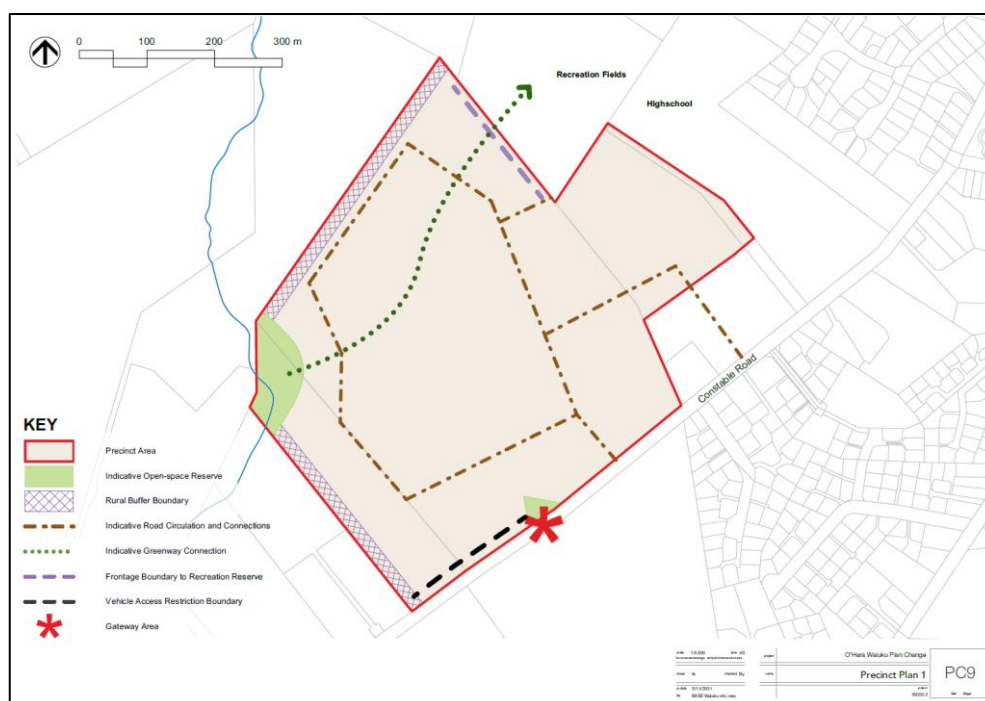
c) Access to Open Space and School

A key consideration when enabling intensification is the ease of access to open space and other amenities. In this case, the adjoining school (Waiuku College), open space land (rugby

fields) and the easy access to the town centre make the subject land ideally suited to intensification. It is noted that, the smaller site size enabled by the Mixed Housing Urban zone (as compared to other parts of Waiuku) will be offset by the fact that the adjoining sports fields will provide space for children to play, people to walk their dogs and other recreation activities.

d) Proposed Precinct

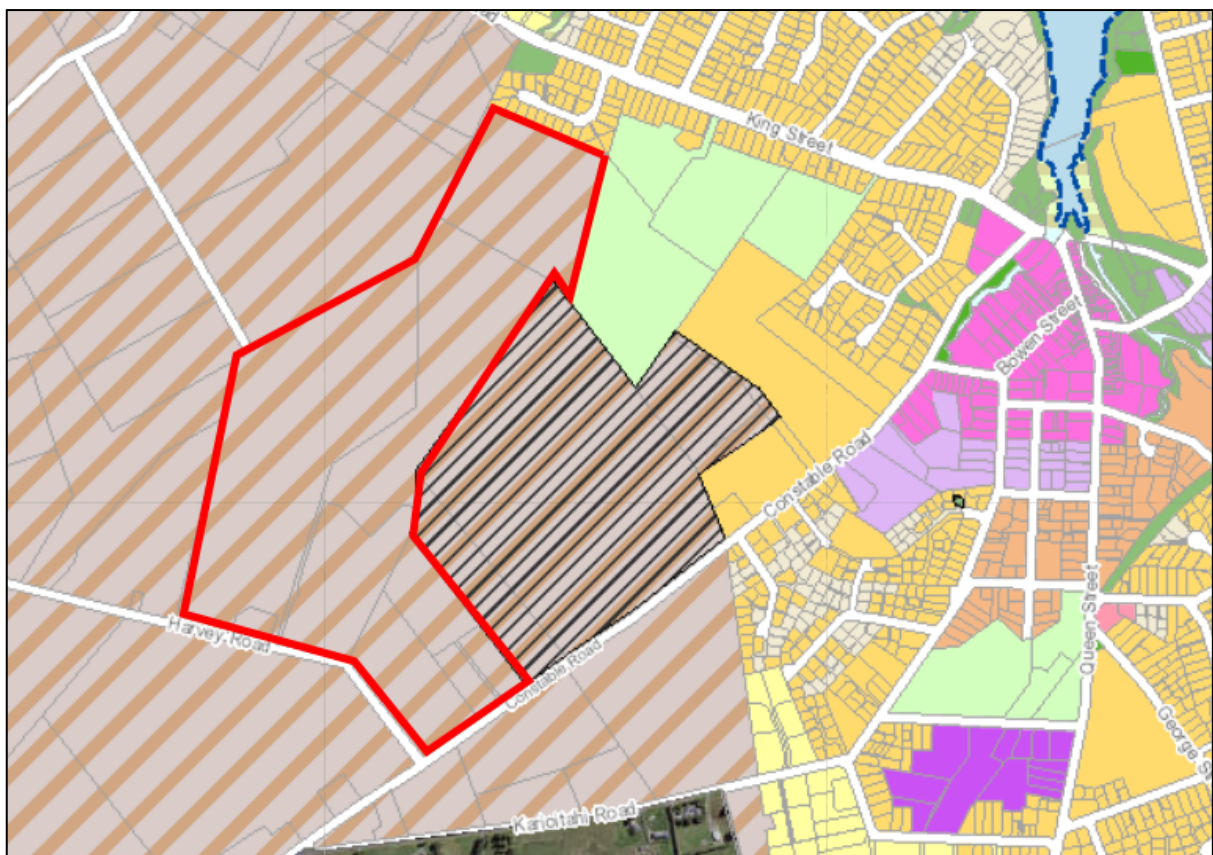
In addition to rezoning the subject sites Mixed Housing Urban, the proposal seeks to apply the Waiuku 2 Precinct to this land.



This precinct is considered to be an effective and efficient means of ensuring that the future development of this land not only provides for growth but also recognises the character of Waiuku and the particular constraints and opportunities associated with the land. The Gateway Area and the precinct edge controls are particularly supported as they will ensure that the future development integrates with the surrounding land and activities.

(e) Proposed Amendments to the plan change

Whilst Plan Change 73 is supported in its current form, it also considered that there would be some benefit in expanding the plan change area to include the sites identified in red below:



Extending the Mixed Housing Urban zone to the road boundary would serve to create a clear and robust edge to the Waiuku settlement. Extending the Mixed Housing zone in this way will also provide the opportunity to connect into the residential development on King Street and better utilise the open space land to provide outlook and recreation for residential development. However, it is also acknowledged that it is sometimes not possible to add additional sites into a plan change area for reasons of landownership and or the scope of the plan change.

Relief Sought:

1. That the private plan change is approved either in its current form or after the inclusion of the sites in red on Harvey Road and Constable Road identified above.
2. Any other alternative relief that will enable the subject site and adjoining/surrounding sites to be used for residential development.

17.1

17.2

Yours faithfully

THE SURVEYING COMPANY LIMITED

Prepared by:

A handwritten signature in blue ink that reads "S. Nairn". The signature is written in a cursive style with a horizontal line underneath.

SARAH NAIRN
Resource Management Planner

Authorised by:

A handwritten signature in blue ink that reads "Craig Forrester". The signature is written in a cursive style.

CRAIG FORRESTER
Director

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Candice Tian-Chambers
Date: Monday, 25 April 2022 2:15:27 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Candice Tian-Chambers

Organisation name:

Agent's full name:

Email address: rtcservices@outlook.co.nz

Contact phone number: 0211160913

Postal address:

Waiuku
Auckland 2683

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
O'Hara

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:

I note that my submissions are based on what I interpreted from the available documents and attending an information night hosted by the developers. To provide a bit of context, I operate small businesses in the region, and of course more people may translate to more revenue for me, and I am by no means anti-growth. However it was clear from the means of the consultation and attending the developers' information night, that not enough had been taken into consideration and it is a bit of a "rush job" to make some profit without really looking into the future of what may be best for the town as a whole.

1. Benefits to the town of Waiuku are based on assumptions at best - for example, the developer states that the development would create "70 - 200 jobs per annum during the life of the project", conveniently leaving out the fact that these jobs would be fixed term and how much these jobs would pay. Also, the estimate of "2,100 jobs in Waiuku and 73,000 jobs within 40mins of DRIVING" also conveniently leaves out the pay range of these jobs, and the fact that anyone who moves into

these developments would need to DRIVE and use the roads to access these jobs. It is clear the developers are not exactly planning on improving the roads in and out of Waiuku.

2. Negative effects on Waiuku based on assumptions at best - while the report states that only 38% of people currently living in Waiuku travels to Franklin or further for work, it is one heck of an assumption to assume that the percentage would be the same for the near 1,000 households that are expected to move into Waiuku if the development moves ahead. In addition, even if the proportion of "commuters" and those working locally are going to remain the same after the development goes ahead, there is no mention as to how the 380 additional vehicles will be accommodated on current roading in addition to the booming developments further up the route. There is also little mention as to how these additional households will shop/eat etc, as the only answers we were able to get from information night was that "the private sector would adapt and give you more shops" - again an assumption I would be hesitant to make.

3. Lack of transport options - it is clear that Waiuku does not have adequate public transport options, and thus not exactly a prime spot for intensification for RMA purposes. Sure, you can take a bus, and then a train to Pukekohe to somewhere you need to go, and repeat the journey again, but that would take a good 4-5 hours out of your day, and thus 0.5 FTE per week for unpaid commute time. The idea that public transport will follow when people move into the region is again an assumption at best, with no firm plans in place. It also fills me with sadness when at the information night, the best the developer could come up with was that a freight train may be planned for Glenbrook...If the RMA, Council and Government mandates are to build intensively around transport hubs, then this change of plan will not deliver to the purpose of these legislations/organisations at all.

18.1

4. Waiuku viewed in complete isolation instead of as part of Auckland - I note that the publicly available report completely ignored the fact that Waiuku is part of Auckland, and that there are other places within the Auckland district which may be more suitable for development. For example, we may wish to explore intensifying areas around existing train stations/bus depots to accommodate the same level (if not higher) level of population growth, instead of using Waiuku as the "saviour" of Auckland and try to plant a large number of people without infrastructure and public transport.

4. How affordable are these houses exactly - while the developer quoted "over 50% of houses will be around the \$600,000 mark), I find it pretty optimistic without further spreadsheets and public subsidies. We all know that inflation is at all time high, and the cost of build is increasing dramatically, so the cost of \$600,000 per unit to be maintained for 10 years is probably unlikely. In addition, the current development right next door is selling for at least \$870k per house, how affordable are these future developments going to be exactly? Also, do you believe the Waiuku economy, mostly made up of rural and retail, can somehow support this level of household debt without needing to work further afield, and thus increasing the need to travel?

Last but not least, to encourage public participation and level the playing field between a well-funded developer and your average Joe/Jane, the way submissions are requested, timed and funded should be revisited. I am certain that a lot of people in Waiuku would like to put together a 100-page long, well researched report like the developer. However we are given one month and no budget and no time during the business hours to do so as most of us have to work for a living. Perhaps one day in the future, the Council could facilitate a grant for concerned ratepayers to come together and put forward a well resourced report, and give a little bit of democracy back into the hands of your average Joe/Jane.

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

Details of amendments: -The number of dwellings proposed need to be reduced dramatically, with planning for roading, infrastructure and costing in place instead of based on assumptions

18.2

Submission date: 25 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - James Lochead-Macmillan
Date: Tuesday, 26 April 2022 9:00:59 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James Lochead-Macmillan

Organisation name:

Agent's full name:

Email address: jamespihkal@icloud.com

Contact phone number: 027 534 5568

Postal address:

103a kitchner rd

Waiuku

Auckland 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

The addition jousting caused by the refining of the land

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:

The reading and infrastructure can't cope with an additional 700 houses and the Lilley 1400+ more cars it will contribute to the local area!

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

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Craig Lipscombe
Date: Tuesday, 26 April 2022 10:31:03 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Craig Lipscombe

Organisation name: Designmax Homes

Agent's full name:

Email address: craig@designmax.co.nz

Contact phone number:

Postal address:

PO Box 281

Waiuku

2341

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

The overall proposal including the location.

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

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

The reason for my or our views are:

We are a small construction business which has provided the local Waiuku community with building solutions for over a decade . In doing so, we employ a dozen staff directly as well as provide work for many local sub-contracting trades (Electricians, Plumbers etc), so play a reasonable part in the local economy.

What we have found over the past couple of years, is the lack of residential sections available to create new modern homes on for our growing community. There have been, and still are, some small rural blocks available for new homes however the cost of these properties make purchasing them, out of reach to most families. This plan change would potentially provide Waiuku the ability to house a growing community with modern homes at a lessor cost than current options.

In addition, the location of this plan change couldn't be better placed, due to its close proximity to all the towns amenities it has to offer. When looking at a town map, you have to question why the proposed area for this plan change hasn't been made residential by Council Planners years ago!

20.1

In summary, I believe this plan change is long overdue for the future of this town, so it has our full support moving forward.

Kind regards,
Craig Lipscombe
Managing Director
Designmax Homes

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

20.1

Details of amendments:

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - TERENCE V SHORT
Date: Tuesday, 26 April 2022 10:31:05 AM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: TERENCE V SHORT

Organisation name: TV & RP Short Family Trust

Agent's full name:

Email address: 7shorts@ps.gen.nz

Contact phone number: 0274931529

Postal address:

P O Box 57

Waiuku

Auckland 2341

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Traffic Safety

Property address: 24 - 28 Constable Rd

Map or maps:

Other provisions:

Health and Safety concerning traffic around the Waiuku College.

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:

College parking issues.

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

Details of amendments: Create parking behind the school with access through the proposed subdivision.

21.1

Submission date: 26 April 2022

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? Yes

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

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

Yes

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Debbie Bryson
Date: Tuesday, 26 April 2022 1:00:44 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Debbie Bryson
Organisation name: New Zealand
Agent's full name: Debbie Bryson
Email address: Bonecrusher04@gmail.com
Contact phone number:
Postal address:
Bonecrusher04@gmail.com
Waiuku
Waiuku 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73
Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Change of rule plan from Rural mixed rural to residential mixed housing urban
Property address: PC 73 - 130 Constanble Road Waiuku
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:

Waiuku is a small rural town, which has experienced growth over the past few years with the development of new sub divisions and growth on the Awhitu Peninsula. The town is already significantly congested, with traffic and there's not enough public parking. Waiting times have increased for services offered in the town e.g Doctors now have a two week wait. I am against the rezoning proposal and want to keep it as "Rural - Mixed Rural Zone. We don't need our little town turning in to a mess like Papakura and Karaka.

22.1

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

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Sarah Loheadmacmillan
Date: Tuesday, 26 April 2022 1:00:46 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Loheadmacmillan

Organisation name:

Agent's full name:

Email address: sarah@slmgroup.co.nz

Contact phone number:

Postal address:

1a Pacific Street

Waiuku

Auckland 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: Constable Road Waiuku

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 town needs more infrastructure before expanding, the schools can't cope, the medical centre is inadequate there is minimal public transport and there is terrible tossing for what is essentially a commuter town as there is little local employment

Waiuku simply cannot service more people in this volume

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

Submission date: 26 April 2022

Attend a hearing

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

23.1

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Jill Naysmith
Date: Tuesday, 26 April 2022 1:46:21 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jill Naysmith

Organisation name:

Agent's full name:

Email address: a.j.n@farmside.co.nz

Contact phone number: 027 3446158

Postal address:

PO Box 474

Waiuku

Auckland 2341

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Oppose this PPC 73 with regard to the following issues:

Extent of zone change requested, Lack of Infrastructure available specific to Potable Water and Waste Water availability, effects on Waiuku and Catchment with regard to social impact, Transport issues, Employment availability

24.1

Property address: #43, #45, #92, #130 Constable Road, Waiuku

Map or maps: AUP zone overlays of Waiuku Precinct

Other provisions:

Support in principle the intent to facilitate a future retirement village

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

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

The reason for my or our views are:

This PPC is too extreme jumping from the current zone of Rural - Mixed Rural to Mixed Housing Urban.

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

24.1

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Jessica lamb
Date: Tuesday, 26 April 2022 2:00:58 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jessica lamb

Organisation name:

Agent's full name:

Email address: j.annelamb@gmail.com

Contact phone number:

Postal address:

3 breaker grove

Waiuku

Auckland 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Proposed plan change

Property address: 130 constable 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:

Town is too small

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

Submission date: 26 April 2022

25.1

Attend a hearing

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

Declaration

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

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

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

No

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Frances Garrod
Date: Tuesday, 26 April 2022 3:45:51 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Frances Garrod

Organisation name:

Agent's full name:

Email address: francesjgarrod@gmail.com

Contact phone number:

Postal address:
303 Masters Road
RD2
Waiuku
Auckland 2682

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Private Plan Change 73 Waiuku 2 Precint

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:
Waiuku is a farming community and cannot sustain this amount of growth, we do not have the medical, schooling, roading for a development of this kind it cannot go ahead please.

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

Submission date: 26 April 2022

Attend a hearing

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

Declaration

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

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

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

Yes

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

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Pim Slagman

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

Address for service of Submitter

142 Constable Rd

RD3 Waiuku 2683

Telephone:

0210398346

Fax/Email:

pimslagman@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 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

rezoning

Or

Property Address

130 Constable Rd, Waiuku

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

(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.

Do not allow rezoning to proposed zoning but leave as is, Rural-MixedRuralZone

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

27.1

Pim Slagman - electronically

26 April 2022

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.

We, Jane Thorne & Pim Slagman from 142 Constable rd, do not agree with the need for 700 homes in this area. On a high abstraction level the general idea that economic growth is healthy and required for a society to function has led to a depletion of natural resources in a world that has finite supplies. If anything we need to adapt a strategy of de-growth to restore a balance and fix the pressing issues of climate change, habitat loss and an extinction wave of species. Therefore we take offense to the idea raised of adding housing to create or maintain a well-functioning town. Adding numbers is not the way to make a community thrive. Look at what the artificial growth of Auckland by adding numbers through immigration has done for it: jobs are there, housing falls behind and people can't afford to live there. Marginalised groups end up being pushed out of housing and living in cars.

Looking at the local situation in Waiuku, a major development like this is a cruel cull of the rural character of our town and one the town services won't be able to cope with. Rooding, commerce and public services will be overwhelmed and as much planning may have gone into this proposal, it is not an initiative undertaken by town planners from Auckland Council that have determined a need for housing, it is a commercial proposition from owners of the land that opportunistically want to cash in on the housing shortage caused by unbridled growth in the wider region. One of the owners of the land also owns a major civil construction company, the machinations of capitalism require him to keep his machinery moving otherwise his business will go under. He is on a road to nowhere if he allows this unstoppable train of progress to continue and it exposes the greed on a personal level.

27.1



22nd April, 2022

Submission on a notified Plan Change

Auckland Council

Plan Change 73

OHARAS

45-130 Constable Rd

Waiuku

Submission Closing Date: 26th April 2022

Submitters Details:

Balle Bros Group

166 Heights Rd

RD 1 Pukekohe

Scope of Submission:

PC 73

O'Hara Waiuku

My specific provisions my submission relates to: All of plan

Submission: To support and accept the entirety of the plan change as is.

The reasons for:

As large long term employers of the Franklin area, it has been very concerning that it has become harder and harder to attract and retain well respected long term employees and attract new employees and their families to the area. We are constantly losing valuable employees and their families to other regions of New Zealand. They cite that the lack of affordable housing (both renting and ownership) in the region as the key issue. Many of our key staff live in Waiuku. We see this plan change location as a great area for the development of Waiuku as it is right on the doorstep of town, and close to all relevant amenities ie Waiuku college, medical centre and town centre.

We also employ in other regions of New Zealand. The Franklin area has become the hardest region to provide key housing opportunities for staff.

As the region grows and new industries relocate to Waiuku and Franklin, there will need to be more opportunities provided for affordable housing options. We support the idea of a “live, work and play” planning outcome for Waiuku. The town is already reasonably self sufficient in terms of providing local jobs, but, for example, there is a significant new area of light industrial land that is developing (70 ha) and a lot of undeveloped heavy industry land at Glenbrook Steel. As these activities add further jobs to the Waiuku area, along with other businesses, it will place further pressure on housing, which will make it even harder for the horticulture sector to attract and retain staff. To maintain a reliable and permanent workforce, home ownership is the best option (rather than renting) because our staff become more “invested” in the community as they and their families build longer term relationships through schools, activities, and clubs etc.

28.1

The horticulture industry does try and pay the best wages it can afford, while trying to keep fresh produce prices as low as possible. However, it often cannot compete with the wages offered in other industries. Therefore, if housing supply is restricted, and prices become unaffordable, the housing needs of primary sector workers can be displaced by the workers from other industries, who can afford to pay more for housing (either rental or ownership prices). This is already a problem and if it gets worse, it would have a very negative effect on the efficiency and productivity of the primary sector in South Auckland. I understand that the Council otherwise supports and wants to see primary production expand and prosper. Supplying the housing needs of staff is a key part of ensuring the vegetable growing industry is successful.

It is understood that there is no Class 1/elite soil on the application site. From our knowledge of the area/soil type, we can confirm that the land would need a high investment in irrigation, if water was even available, to become more productive than just pasture/occasional seasonal cropping. Our company is not concerned with the loss of this soil for primary production as it is insignificant in terms of the total soil resources of South Auckland and is not located on the most versatile soil.

28.1

We reserve the right to be heard to speak in support of the submission.

We could not gain an advantage in trade competition through the submission.

Yours faithfully,



Dacey Balle
Managing Director
Balle Bros Group

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 73 (Private): O'Hara, Waiuku
FROM: Watercare Services Limited
ADDRESS FOR SERVICE: Mark.Iszard@water.co.nz
DATE: 26 April 2022

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 1.6 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) (“**AUP**”) and the Auckland Future Urban Land Supply Strategy.¹

2. SUBMISSION

2.1. General

This is a submission on a change proposed by Gardon Trust, Matoaka Holdings, and Pokorua Limited (“**Applicants**”) to the AUP that was publicly notified on 24 March 2022 (“**Plan Change**”).

The Applicants propose to rezone approximately 32.5 hectares at 43, 45A, 92 and 130 Constable Road, Waiuku (“**Plan Change Area**”) from Rural-Mixed Rural zone to Residential-Mixed Housing Urban zone and introduce a new precinct called Waiuku 2 within the AUP. The Plan Change anticipates that approximately 910 dwellings will be built.²

The purpose of this submission is to address 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**”).

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

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

² AEE at page 9.

Management Plan 2016 - 2036. It has also considered the relevant RMA documents including the AUP 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);
- (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 2002.³

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; and
- (b) the effects of the Plan Change on Watercare's existing and planned water and wastewater network, including potential operational impacts. Network operation impacts treatment efficacy; overflow frequency and volume (water quality); and drinking water supply.

Watercare has reviewed the Plan Change and considers that:

- (a) the proposed water and wastewater capacity and servicing requirements have been assessed as part of the Plan Change on the basis of population assumptions that are currently subject to review.

³ National Policy Statement on Urban Development 2020, subpart 1, 3.2 to 3.4.

- (b) Significant new water and wastewater infrastructure upgrades are required to service the Plan Change Area which are not currently funded in the Asset Management Plan. Funding gaps will need to be met by the developer.
- (c) Subject to the servicing arrangements being finalised and agreed with Watercare, there will be no adverse impacts on the operation of the network.

2.3 Water and Wastewater Servicing for the Plan Change Area

The application proposes staged development to appropriately sequence water and wastewater infrastructure for the Plan Change Area.

2.3.1 Water supply servicing for the Plan Change Area

The application indicates that Stage 1A of the development has existing water supply connections in place from the subdivision underway at 45 Constable Road. For subsequent stages, the application proposes two connections to create a new ring main, as well as potential booster pumps to achieve the minimum 250kPA design pressure across the majority of the site. The new ring main and booster pumps would be constructed as part of sequence 1 works.

The Applicants consider that peak daily demand from the Plan Change Area can be accommodated under both Watercare’s forecast demand for 2040-2050 and Watercare’s water take limit for Waiuku.

However, Watercare has previously advised that water extraction and treatment assets for Waiuku would require expansion to service the Plan Change Area. Specifically, treatment plant upgrades; additional or new resource consents for wastewater discharges; and possibly water abstraction and local network upgrades may be required. Such upgrades will need to be funded by the developer.

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Capacity of the water supply network will need 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 Applicants will be responsible for designing, constructing, and funding all local water supply network to service the development. This infrastructure must be designed in accordance with the Watercare Code of Practice.

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

2.3.2 Wastewater

Wastewater from Waiuku is presently serviced by the Waiuku Wastewater Treatment Plant (“WWTP”) that is located at Clarks Beach. The application suggests that the WWTP and existing wastewater supply network has sufficient capacity to manage short-term growth anticipated for Waiuku and relies on the fact that Watercare’s discharge consent for the WWTP was renewed in 2019 to bridge the gap until the South West Scheme becomes operational in around 2026.

The South West Scheme involves building a new facility at the WWTP to replace the existing three treatment plants servicing Waiuku, Glenbrook Beach and Clarks Beach. The new facility will provide a very high level of treatment and allow for population growth of up to 30,000 people, of which a 16,000 increase in population is allocated to Waiuku. Once operational, the Applicants anticipate that wastewater for the Plan Change Area will be serviced by the South West Scheme.

The South-West Scheme did not anticipate urbanisation of rural zoned land. Further assessment is required and is subject to a current information request and discussion with the Applicant. Relevantly other development areas within the South-West Scheme catchments are also subject to more development pressure now than when the South-West Scheme was developed due to the changing legislative environment (i.e. which will now enable further intensification).

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The Applicants have identified options to connect to the public wastewater and water networks including new local networks and pump stations. Watercare will work with the Applicants to confirm and agree servicing options for catchments that can be serviced.

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The Applicants accept that local infrastructure upgrading would be undertaken at its own cost if the work is required solely to service the Plan Change Area and is outside the scope of the

standard infrastructure growth charges. There may be requirements to stage development to align with funding availability for and delivery of the South-West scheme.

3. DECISION SOUGHT

Watercare seeks a decision that ensures that the water and wastewater servicing requirements of the Plan Change will be adequately met and the above matters are addressed such that water and wastewater related effects are appropriately managed.

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Based on information above, Watercare considers that satisfactory water and wastewater servicing options can be arrived at and do not present a reason to decline the Plan Change.

4. HEARING

Watercare wishes to be heard in support of its submission.

26 April 2022

Mark Iszard
Head of Major Developments
Watercare Services Limited

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26 April 2022

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

Email: Unitaryplan@aucklandcouncil.govt.nz

RE: Proposed Private Plan Change 73: O'Hara, Waiuku

Please find attached Auckland Transport's submission on Proposed Private Plan Change 73 to the Auckland Unitary Plan (Operative in Part).

Should you have any queries in relation to this submission, please contact me on (09) 447 4200 or at jason.ashby@at.govt.nz.

Yours sincerely

Jason Ashby, Senior Planning, Land Use Policy and Planning



Cc: Campbell Brown Planning Limited
Via Email – info@campbellbrown.co.nz

**FORM 5 – SUBMISSION ON NOTIFIED PROPOSAL FOR PRIVATE PLAN CHANGE 73
O’HARA, WAIUKU PRECINCT UNDER CLAUSE 6 OF SCHEDULE 1, RESOURCE
MANAGEMENT ACT 1991**

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Private Plan Change 73 from Gardon Trust, Matoaka Holdings, and Pokorua Limited to rezone approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Road, Waiuku from Rural – Mixed Rural to Residential – Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in Part).

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 Gardon Trust, Matoaka Holdings, and Pokorua Limited (‘the applicants’) have lodged a private plan change (‘PPC 73’ or ‘the plan change’) to the Auckland Unitary Plan: Operative in Part (‘AUP(OP)’) to rezone approximately 32.5 hectares of land on 43,45A, 92 and 130 Constable Road, Waiuku from Rural – Mixed Rural to Residential – Mixed Housing Urban. PPC 73 also seeks to introduce a new precinct within the Auckland Unitary Plan.
- 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. Auckland Transport is responsible for the planning and funding of most public transport; promoting alternative modes of transport (i.e., alternatives to the private motor vehicle); operating the local roading network; and developing and enhancing the local road, public transport, walking and cycling network for the Auckland Region.
- 1.3 Auckland Transport is available and willing to work through the matters raised in this submission with the applicant.
- 1.4 Urban development on rural zoned land not identified for or previously developed for urban purposes generates transport effects and the need for investment in transport infrastructure and services to support construction, land use activities and the communities that will live and work in these areas. Auckland Transport’s submission seeks that PPC 73 be declined on the basis that the proposal does not appropriately consider and address land use and transport related matters and effects and therefore does not create a well-functioning urban environment.

1.5 Auckland Transport is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

2. Strategic Context

2.1 The key overarching considerations and concerns for Auckland Transport are described below.

Auckland Plan 2050

2.2 The Auckland Plan 2050 ('Auckland Plan') is a 30-year plan for the Auckland region outlining the long-term strategy for Auckland's growth and development, including social, economic, environmental and cultural goals. The Auckland Plan is a statutory spatial plan required under section 79 of the Local Government (Auckland Council) Act 2009. The Auckland Plan provides for between 60 and 70 per cent of total new dwellings to be built within the existing urban footprint. Consequently, between 30 and 40 per cent of new dwellings will be in new greenfield developments, satellite towns, and rural and coastal towns. The Auckland Plan also recognises that the demand for business land and floorspace is an important consideration in planning for growth.

2.3 The transport outcomes identified in the Auckland Plan to enable this growth includes providing better connections, increasing travel choices and maximising safety. To achieve these outcomes, focus areas outlined in the Auckland Plan include targeting new transport investment to the most significant challenges; making walking, cycling and public transport preferred choices for many more Aucklanders; and better integrating land use and transport. The high-level direction contained in the Auckland Plan informs the strategic transport priorities to support growth and manage the effects associated with this plan change.

Inappropriate Urban Expansion

2.4 The high-level spatial pattern of future development is represented at a regional level in the Auckland Plan and by the Future Urban Zone in the AUP(OP). Appendix 1A of the AUP(OP) is the Urban Area 2016 identifying the main contiguous urban zones as at the operative date of the Unitary Plan (15 November 2016) and relates to RPS B2.2.1 Objective 2 and B2.2.2 Policy 4.

2.5 Waiuku is not identified within the AUP(OP) as a main urban zone nor is a rural urban boundary defined. However, it was noted within AUP(OP) decisions that an urban boundary did need defining and at the time of writing this submission the urban boundary of Waiuku remains undefined in the AUP(OP). This being the case, PPC 73 is inconsistent with the "promote urban growth and intensification within the urban area 2016" aspect of Policy B2.2.2(4).

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2.6 It is acknowledged that Council has granted subdivision consent for a portion of the land included in this plan change proposal that has a split zoning. Through the Auckland Unitary Plan development process, the majority of subject land was zoned for rural purposes, not urban. Irrespective of the adjoining Mixed Housing Suburban zoning, the land subject to this plan change does not benefit from a current Future Urban Zoning and therefore does not align with Auckland's Development Strategy and Future Urban Land Supply Strategy.

- 2.7 Auckland Transport considers that development enabled by the proposed plan change would contribute additional transport demands over and above the on-going smaller scale incremental growth that is enabled through the AUP(OP) and that additional infrastructure is needed in support.
- 2.8 Such piecemeal growth or unplanned urban expansion places greater pressure on the available and limited transport resources that are required to support the movement of additional people, goods and services. In order to align the growth enabled by the AUP(OP) with the provision of transport infrastructure and services and best integrate new development into existing and future communities a holistic approach to the identification of future growth areas is necessary. Such urban expansion of Waiuku as proposed by this plan change should not precede a full options assessment to identify an appropriate rural urban boundary for Waiuku and the transport network improvements required to support any such growth.
- 2.9 As well as consideration of the strategic context, any future development areas need to be aligned with a high level of certainty about the transport network requirements and an implementation plan that includes funding, financing, and delivery of the required infrastructure and services. Without this certainty, Auckland Transport is concerned there will continue to be a significant deficiency in the transport network in terms of providing and co-ordinating transport responses to dispersed and/or unplanned growth across the region.
- 2.10 Auckland Transport is concerned that most trips associated with the proposed development will be made via private vehicle to locations outside of Waiuku, with the distance from Waiuku to the closest significant, and/or desirable, destinations being approximately Pukekohe-20km and Drury-33km. It is assumed there will be a level of trips made beyond such locations as well for employment purposes for example. Public transport in Waiuku is limited to two infrequent services (395 Waiuku to Papakura Station and 396 Waiuku to Pukekohe). No funding for service improvement has been identified in the Regional Land Transport Plan 2021-2031.

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Mitigation of adverse transport effects

- 2.11 The need to coordinate urban development with infrastructure planning and funding decisions is highlighted in the objectives of the National Policy Statement on Urban Development 2020 ('NPS-UD'). Those objectives are quoted below (with emphasis in bold):

'Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) **the area is well-serviced by existing or planned public transport**
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.'

'Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) **integrated with infrastructure planning and funding decisions;** and
- (b) strategic over the medium term and long term; and
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.'

- 2.12 The Regional Policy Statement ('RPS') objectives and policies in the AUP(OP) place similar clear emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure. Refer, for instance, to Objectives B2.2.1(1)(c) and (5) and B3.3.1(1)(b), and Policies B2.2.2(7)(c) and B3.3.2(5)(a). For example, Policy B3.3.2(5)(a) is to: *Improve the integration of land use and transport by... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth*).
- 2.13 There is the need to first consider an appropriate future urban boundary of Waiuku to determine the strategic requirement and provision for any urban extension. The assessment and clear definition of responsibilities relating to the required infrastructure and the potential range of funding and delivery mechanisms could then be addressed enabling the sequenced provision of infrastructure to support growth and development. At present, there is no identified future urban zoned land in this location.
- 2.14 It is acknowledged that irrespective of the determination, other land holdings may look at opportunities to rezone their sites to enable further piecemeal urbanization of the rural land surrounding Waiuku. From the transport viewpoint, this approach of responding to piecemeal development is problematic as it impacts on the ability to secure an integrated transport network. Determining cross site boundary transport network mitigation requirements and the responsibility for the delivery of transport related mitigation is critical.
- 2.15 The proposed precinct provisions as drafted are representative of the ad-hoc approach to development in that they are unable to identify with any certainty the appropriate integration with potential adjacent development. Development of rural zoned areas for urban development as proposed by PPC 73 in an ad-hoc and piecemeal manner is unlikely to deliver a well-functioning urban environment as defined by the NPS-UD.
- 2.16 Adverse transport effects arise when development occurs without required transport infrastructure and services being provided. A critical issue for this proposal is whether the Plan Change includes identification of all required transport infrastructure (facilities and services) to service development and appropriate provisions to require resource consent applicants to mitigate the adverse transport effects associated with development. Auckland Transport is not satisfied that the proposal adequately identifies the necessary mitigation required to service this development nor does it include measures to ensure that mitigation is delivered in step with development. Auckland Transport has concerns about the provision of walking and cycling connections, intersection treatment, road frontage upgrades, public transport, road standards, staging and stormwater. These matters are discussed further in Attachment 1.

3. Cumulative Effects

- 3.1 Cumulative adverse effects on the transport network can result from multiple developments that may individually have minor effects but in combination with others result in significant effects. In this case, the wider transport effects of PPC 73 should be considered in conjunction with the potential effects from development in the surrounding areas of Glenbrook Beach and Kingseat that are part of the wider network context as well as increased development density that may result from the NPS-UD in the surrounding live zoned residential areas.

4. Specific parts of the Plan Change that this submission relates to:

4.1 The specific parts of the Plan Change that this submission relates to are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport, and include:

- Inappropriate urban expansion that will result in development reliant on private vehicle trips;
- Lack of consideration of development enabled in the surrounding area(s) utilising the same transport network as the proposal;
- Deficiencies in the transport information provided to support the Plan Change;
- Deficiencies in the Precinct Plan provisions relating to transport matters, including the provision of transport infrastructure such as walking and cycling and public transport;
- Lack of an implementation mechanisms to ensure that the transport infrastructure required to support the rezoning will be provided;
- Frontage and design requirements for new and upgraded roads;
- Inclusion of the traffic effects mitigation measures within the precinct provisions.

5. The Decision sought from Auckland Council is:

5.1 Auckland Transport opposes PPC 73 and seeks that it be declined. The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**.

5.2 In the event that the Private Plan Change is accepted, the matters/concerns raised in this submission (including the main body and Attachment 1) should be appropriately addressed by amendments to the Plan Change, and any adverse effects of the proposal on the transport network adequately avoided or mitigated.

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5.3 In all cases where amendments to the Plan Change are proposed, Auckland Transport would consider alternative wording or amendments which address the reasons for Auckland Transport's submission. Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.

6. Appearance at the hearing:

6.1 Auckland Transport wishes to be heard in support of this submission at a hearing.

6.2 If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.

Name: Christina Robertson

Signature:



Christina Robertson

Group Manager, Growth and Urban Planning Integration

Date: 26 April 2022

Contact person: Jason Ashby
Senior Planner, Land Use Policy and Planning South

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: (09) 447 4200

Email: Jason.ashby@at.govt.nz

Issue	Provision	Position	Reason	Relief Sought
Inappropriate urban expansion – no strategic requirement identified	Entire Plan Change	Oppose	<p>The proposed urbanisation of the currently zoned rural land is not in alignment with the strategic direction of the Auckland Development Strategy or Auckland Unitary Plan. Adopting the plan change as drafted would create a precedent by accepting ad hoc expansion of current settlements and urban areas without appropriate assessment of the cumulative effects of such growth.</p> <p>The applicant has not provided a clear assessment to determine why the proposed 'precinct' constitutes a suitable new urban boundary and no assessment against alternative locations for the urban expansion of Waiuku has been provided. A future Rural Urban Boundary should be established prior to any rezoning around Waiuku so that any urban expansion integrates with future and existing adjoining urban areas, with a robust analysis of infrastructure requirements and delivery plans, ensuring achievement of a well-functioning urban environment. Failure to do so could have implications for transport network connectivity resulting in poorly integrated development and sub-optimal transport outcomes.</p> <p>The plan change should not proceed until a future Rural Urban Boundary for Waiuku has been determined following an appropriate assessment.</p>	PPC 73 be declined. Auckland Transport requests that a full options assessment is carried out to determine an appropriate rural urban boundary for Waiuku to determine the strategic need for any additional urbanisation, and the necessary transport networks and improvements required.

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Issue	Provision	Position	Reason	Relief Sought
			<p>Future precincts brought forward in this location should then identify connections to neighbouring land in the precinct plan based on any such boundary.</p>	
<p>Inappropriate urban expansion – insufficient alignment with strategic objectives</p>	<p>Entire Plan Change</p>	<p>Oppose</p>	<p>Auckland Transport has concerns that the proposed plan change does not meet the NPS-UD imperatives to contribute to a well-functioning urban environment delivering good accessibility for all people between housing, jobs, community services, natural space, and open spaces, including by way of public or active transport and will not support reductions in greenhouse gas emissions.</p> <p>Justification for the requested zone change should be provided within this context. Auckland Transport is of the view that further analysis is required by the applicant to establish whether or not significant residential expansion in Waiuku would meet the recent policy imperatives. Commuting data suggests that Waiuku is progressively likely to become a dormitory suburb. Between 2013 and 2018 the share of journey to work trips from Waiuku to Manukau and Auckland rose from 16% to 23%. Employment needs for the residents of development enabled by the proposed plan change will not solely be met locally and associated trips are expected to contribute to this trend.</p>	<p>PPC 73 be declined. Waiuku is not a good candidate for such urban expansion proposed by this plan change based on its location and subsequent likely transport and emissions effects.</p> <p>An assessment should be carried out detailing how the development enabled by the proposed plan change responds to the policy imperatives of the NPS-UD including detail on how the development would support reductions in greenhouse gas emissions.</p>

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Issue	Provision	Position	Reason	Relief Sought
			<p>Waiuku is located at the south-western periphery of the Auckland Region and is a significant distance away from higher order retail, necessary services, and major employment centres. Residential development in this location will mean that residents will be required to travel significant distances to meet their needs and it is anticipated that the vast majority of these trips will be made via private vehicle. Waiuku is 33km from Drury and 20km from Pukekohe as the next closest centres, also noting that it is assumed a level of trips for employment for example will be further.</p> <p>Auckland Transport anticipates that the proposed plan change enabled development will be principally dependent on private vehicle trips and will contribute significantly to traffic congestion and greenhouse gas emissions in the region.</p>	
Transport network impacts	Entire Plan Change	Oppose	<p>The plan change does not include sufficient assessment of the transport aspects of the actual and potential adverse effects of the proposal and mitigation required. Transport effects are discussed in terms of the localised effect only.</p> <p>Auckland Transport is concerned that the potential district level adverse transport effects have not been adequately assessed and then addressed by way of the proposed Precinct provisions. This includes understanding how the proposed zoning intensification will affect the corresponding</p>	<p>PPC 73 be declined. Further assessment is required that considers wider network requirements/impacts, looking at development enabled by the Auckland Unitary Plan within Waiuku and in such nearby locations as Clarks Beach and Glenbrook Beach that utilise the existing transport network serving the proposed plan change area. This should identify any transport mitigation required and the precinct mechanisms to give effect to the delivery of mitigation measures based on the outcome of the further assessment. This should address</p>

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Issue	Provision	Position	Reason	Relief Sought
			<p>transport patterns and movements, including effects associated with the proposed rezoning where there will be a significant increase in trips on the wider network.</p> <p>More detailed modelling is required of the traffic impacts. Auckland Transport would expect the traffic modelling to address aspects such as: impacts on the Kitchener/Glenbrook-Waiuku Road and Waiuku Road and associated intersections on these roads.</p> <p>Auckland Transport is concerned that there is inadequate consideration of the impact of growth in the surrounding area, and consequential impacts on the existing transport network serving Waiuku.</p>	<p>implementation detail, including the location, timing, and method of delivery.</p>
Lack of infrastructure delivery certainty	Entire Plan Change	Oppose	<p>Auckland Transport is concerned that PPC 73 has not provided a clear indication of how or when any wider transport infrastructure required to mitigate the impact of the development would be provided. The plan change assessment has limited its assessment of effects to a few local intersections and has not considered effects on the wider limited network that serves Waiuku nor cumulative effects.</p> <p>Whilst some improvements are planned for or have been undertaken on State Highway 22 and minor safety improvements are proposed for Waiuku Road, there has been no assessment of the</p>	<p>PPC 73 be declined unless Auckland Transport's concerns about transport infrastructure and service delivery uncertainty are appropriately addressed and resolved.</p>

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Issue	Provision	Position	Reason	Relief Sought
			<p>improvements that may be required to the network serving Waiuku and hence no implementation mechanisms proposed in the plan change.</p> <p>The Regional Land Transport Plan 2021-2031, Auckland's 10-year plan for the transport network has not identified or allocated funding for major transport infrastructure or new services that support such urban expansion of Waiuku.</p>	
Active Modes, Walking and Cycling connections	Entire Plan Change and supporting ITA	Oppose	<p>The applicant's Integrated Transport Assessment ('ITA') notes the proximity to amenities and provides the walking/cycling time from the development. However, the ITA indicates that no specific cycle infrastructure is required and there is no provision made for walking or cycling infrastructure connecting the proposed development to the amenities identified in the ITA. There is no existing path or cycle route that connects the development site to the identified amenities nor is any proposed. Residents, including school children, would have to cross Constable Road to access the footpath on the southern side of the road and then cross back again to access schools on the north side of Constable Road.</p> <p>Auckland Transport considers that the precinct provisions should enable a safe and efficient transport network that not only identifies roads required to service the development safely and</p>	<p>PPC 73 be declined unless precinct provisions are amended to incorporate policies, standards, and assessment criteria as appropriate to ensure safe and convenient active mode connections are provided and deliver the following transport and land use integration outcomes:</p> <ul style="list-style-type: none"> - Safe and convenient walking and cycling connections to / from local facilities and destinations including local schools - Safe and convenient walking and cycling facilities provided for as part of the proposed road/street network including local roads and greenway connections to the reserve land adjoining the north-east boundary and the southern boundary along Constable Road (North side). - To include greenway or open space connections as shown in masterplan drawings PC4 and PC5 in the urban design report on I4XX.I0.1: Precinct Plan 1 –

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Issue	Provision	Position	Reason	Relief Sought
			<p>efficiently, but also provides new connections for walking and cycling to destinations within Waiuku from the development site such as on the north side of Constable Road. As a minimum, for example, safe footpath access to the secondary school should be provided.</p> <p>The precinct provisions focus on the 'internal' active mode network such as the accessibility opportunities for active modes enabled through the proposed green network. Objective 4 and Policy 4 of the precinct plan, for example, as currently worded do not recognise that creating an accessible residential development requires the transport network to be safe and integrated with walking and cycling connections. To further recognise the potential role of active modes in generating positive transport effects and supporting the development enabled by PPC 73, amendments to the provisions are sought to identify the role of active modes in connecting 'external' destinations, such as schools, shops, and local amenities including the public transport network.</p> <p>The provision of active modes, pedestrian and cycle ways as shown in the PPC 73 master planning document drawings should be reflected in the Waiuku Precinct Plan 1.</p>	<p>Precinct Plan and any additional items as noted above.</p> <ul style="list-style-type: none"> - Any requirements for staging and early provision of the above.

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Issue	Provision	Position	Reason	Relief Sought
			<p>There is also a requirement that the internal network supports cycling. There has been no assessment of the likely volumes of traffic and whether any of the internal roads will exceed the 2000 vdt that is a threshold after which it is preferable that cyclists are provided with separate cycling infrastructure.</p> <p>There is also a need to ensure the internal roads are traffic calmed in order to achieve design speeds of 30km/h or less which also supports cycle use.</p> <p>Auckland Transport supports the potential of a future connection through the reserve land to the school, however, Auckland Transport is not aware of any funding or plans that would deliver this connection.</p>	
Frontage Requirements	Entire Plan Change	Oppose	<p>PPC 73 does not address the need for frontage upgrades to be provided at the time of development which could lead to development along Constable Road without associated frontage improvements. These frontage improvements should be provided by the developer ideally at the time of development.</p> <p>Constable Road is currently built to a rural standard and developers are required to urbanise site frontages and provide connections.</p>	<p>PPC 73 be declined unless precinct provisions are amended to incorporate provisions and / or mechanisms which address the following in relation to Constable Road:</p> <ul style="list-style-type: none"> - Vesting and formation of frontage, drainage, and carriageway upgrades; - Timing of upgrade requirements; - Implementation plan for the above work.

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Issue	Provision	Position	Reason	Relief Sought
			<p>Required upgrades would include, without limitation, provision of footpath, kerbs and channels, earthworks to integrate with development levels, cycle facilities, streetlights, berm and street trees as well as carriageway widening/upgrading, any land vesting required to accommodate the above and stormwater treatment and conveyance.</p>	
Main Site Entrance / Intersection	Entire Plan Change	Oppose	<p>Auckland Transport agrees that some form of speed reduction threshold should be provided in conjunction with intersection treatment in order to reduce speeds at the transition from adjoining rural zoned land. Precinct provisions should be included to explicitly require this is provided at the initial stage of development. A roundabout is considered to be the best option to reinforce the speed threshold from rural to urban. In addition, Auckland Transport's interpretation of the traffic modelling provided for the intersection suggests that a roundabout is needed at the site entry for flow balance and safety.</p>	<p>PPC73 be declined unless amended to incorporate provisions and/or mechanisms which ensure the provision of a roundabout and speed reduction threshold at the main site entrance on Constable Road. This should be provided ahead of or in conjunction with any development</p>
Road standards	Entire Plan Change	Oppose	<p>There are no provisions proposed relating to indicative street types or standards. Precinct provisions are required to provide certainty around provision for cyclists and the need to distinguish between any functional requirements between different types of road (including Constable Road upgrade).</p> <p>Depending on the number of road types and required measures this could be by way of a road</p>	<p>PPC 73 be declined unless amended to include precinct provisions to ensure roads are constructed or upgraded to an appropriate standard. Without limitation this could be by way of standards and/or introduction of a road standards table.</p>

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Issue	Provision	Position	Reason	Relief Sought
			standards table as recently introduced within a number of Drury plan changes or appropriate standards and policies.	
Construction effects	Entire Plan Change	Oppose	<p>Development enabled by the proposed plan change will generate operational effects on the function and sustainable management of transport assets. These effects will potentially include but are not limited to accelerating the rate of damage on roading assets due to increased vehicle movements such as Heavy Commercial Vehicles associated with development and infrastructure construction.</p> <p>The ITA provided as part of the application does not identify any construction traffic considerations or indicate any expectations associated with preparing a Construction Traffic Management Plan. PPC 73 does not consider mitigation requirements to address construction traffic effects on both the capacity and condition of roads. In this regard, there is no certainty that these operational effects will be appropriately addressed at the consent stage when a Construction Traffic Management Plan is prepared.</p> <p>To provide a greater level of certainty of addressing operational effects, a specific item should be included to address the identification of any interim mitigation measures.</p>	PPC 73 be declined unless amended precinct provisions are provided that mitigate construction effects

30.15

Issue	Provision	Position	Reason	Relief Sought
Staging of transport improvements	Entire Plan Change	Oppose	Auckland Transport considers that safety works and active mode facilities should be provided early in the development cycle. There may also be requirements around connections to adjoining properties. The precinct provisions do not currently provide for this.	PPC 73 be declined unless amended to provide precinct provisions requiring that elements of the transport network and improvements required to support the development are provided at the appropriate time during the development of the site.
Stormwater management	Entire Plan Change	Oppose	Auckland Transport seeks stormwater provisions that require consideration of whole of life costs and effectiveness over time and the use of communal devices to treat road runoff. The precinct provisions do not currently provide for this.	PPC73 be declined unless amended to include whole of life costs and considerations associated with assets to be publicly vested as a matter for discretion and/or policy.

30.16

30.17

**Submission on Private Plan Change 73 Waiuku 2 Precinct
(O'Hara, Waiuku) to the Auckland Unitary Plan**

To: Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142
unitaryplan@auckland.govt.nz

Introduction:

1. This is a submission on Private Plan Change 73 Waiuku 2 Precinct ("PPC 73") to the Auckland Unitary Plan ("AUP") operative in part made by Gardon Trust, Matoaka Holdings and Pokorua Limited.

Name of Submitter: Greg Jordan

Address for Service: 79C Hyland place, Waiuku, Auckland 2681
Contact phone: 0211187660

2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter is a landowner in the immediate vicinity to PPC 73 and as such has an interest in PPC73 as a whole.
4. This submission is made in opposition.

The Submitter & Background

5. In the early 2000's various growth documents and concepts were created by Franklin council to allow for future growth in Waiuku recognising the best areas of land to rezone so that the infrastructure and needs of Waiuku could be best met. These included the 2003 Project Waiuku Concept Plan and the 2007 Franklin District Growth Strategy. These documents identify in this location and area for growth which is different to that proposed by PC73.
6. Subsequently, land owners formed a collective to work with council to create a masterplan and worked together for submissions to the Auckland Unitary Plan, when this failed to incorporate the previous

FDC work. Matoaka Holdings(T V Short and C Dempsey), who form part of the PC73 applicant group, were part of this process from the beginning.

7. We believe that this original plan is far superior to meeting the needs of Waiuku growth than the one that is being presented today, ie, better roads and flow of transport; accessibility to schools, sports fields, etc; drainage;

8. **Specific Areas of Opposition**

9. Allowing the PPC would result in significant adverse traffic effects.

(a) The PPC is reliant on connections to Constable Road only which is already significantly congested, especially during school drop off and pick hours. The additional traffic along this road would create more congestion and increase risks of safety to pedestrian and cyclists (especially school children).

(b) Had the PPC adhered to the previous Waiuku Concept Plan (and its extends) a loop road an alternative access would have been available, which would have enabled a distribution of traffic from the development, would have reduced traffic effects, as well as minimising risks of only having one way in and out of a new development area. This is a far better outcome and one that has not been addressed properly by the PPC or its section 32 assessments.

31.2

(c) The density of the development should warrant specific road cross sections, not just reliance on general Auckland Transport standards applicable to urban area – Waiuku does not have access to the same level of service of public transport, and/or walking and cycling networks as the main parts of Auckland and as such on street parkin should be readily available and specifically required by the planning provisions.

31.3

10. The PPC suggests that an alternative roading connection would be made through negotiations with Auckland Council to bring a road over reserve land.

(a) The land has been set aside for sports park complex and facilities, any reduction in this land significantly affects the entire Waiuku community through loss of land earmarked for open spaces purposes. The loss of open space land should not be considered.

31.4

- (b) Any such connection would also likely require further acquisition of residential property for demolition to connect the road. This further reduces the viability of such a connection.
11. The Auckland Council has notified for public consultation re-zoning for Waiuku which will become operative in August 2022 to increase densities available in the existing urban areas.
- (a) The PPC expert reports, including but not limited to, transportation, water and wastewater capacity, should be updated to account for the increase in services/demand that will occur as a result of the Auckland Council plan change (and increased development rights) and then determine **if** there is still capacity for the PC73 development and any effects resulting from continuing with PC73 on the viability of these services **after** taking into account the upzonings. 31.5
- (b) As a result of the Auckland Council plan change the economic report identifying demand should be re-assessed. There may no longer be the need for additional development land in Waiuku.
12. The PPC and section 32 has failed to adequately address and assess alternatives to the proposal, and the Appendix 1 Structure Plan assessment is inadequate to support the proposal.
- (a) As outlined in the Background section, the PC73 area formed part of a wider concept for growth under the Franklin Growth Strategy/Project Waiuku Concept. There is no justification as to why this growth option (which was undertaken by the Franklin District Council using robust resource management practises) has been "discarded". The entire area (as identified in the Franklin Growth Strategy/Project Waiuku Concept) at the very least should have formed part go the Appendix 1 Structure Planning exercise – particularly in determining a defensible boundary for the edge of "urban activities".
- (b) The AUP process specifically did not roll over all of the Franklin District Council growth areas where these fell outside of the Rural Urban Boundary. The Auckland Council advised participants that at RUB process would occur for rural towns and villages separately. This has not happened. Thus, there has been no justification by Auckland Council for disregarding the Franklin Growth Strategy.

(c) Furthermore, as above, as there is no RUB for Waiuku the PC applicant has ignored those objectives and policies associated with that (or for doing a RUB relocation) and as a result the outcome for a boundary of rural/urban has not been robustly tested.

(d) As these options have not been fully tested, the PC includes inappropriate buffers (and other mechanisms) that would foreclose on any further expansion of the Waiuku urban area. These should be deleted.

31.6

13. The PPC will result in significant adverse stormwater effects:

(a) The site is not covered by the Auckland Council Network Discharge Consents for stormwater. The Planning Report for the PPC identified at section 9.8 that:

"The ability to either fall under the NDC or alternatively achieve a private discharge consent are both available to manage this process at the detailed design stage."

This is incorrect. The NDC specifically states that it applies to urban and future urban area. This is reinforced through its Schedule 1 map identifying the extent of its applicability.

Thus, full reliance on that document cannot be achieved, and the PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with stormwater discharges.

31.7

14. The PPC will result in significant adverse effects on infrastructure and the capacity of infrastructure. The site is not covered by the Watercare Network Discharge Consent for wastewater. This consent only applies to urban zones and the future urban zones. The PC73 area is not either of these zones. Thus, full reliance on that document cannot be achieved, and the PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with wastewater discharges.

31.8

15. The PPC will result in significant amenity effects including effects on the character of the areas. Waiuku is a rural town with predominantly a farming community and is only recognised as part of Auckland because of the amalgamation of Franklin into Auckland supercity. The history and character of our town needs to be preserved. Overcrowded dense housing, narrow streets with no street parking is not suitable for a rural town and is contradictory to why people choose to reside here.

31.9

General Reasons for the submission

- 16. Overall PC73 will not promote sustainable management of resources, will not achieve the purpose of the RMA and are contrary to Part 2 and other provisions of the RMA.

Relief Sought

- 17. The submitter seeks that the Plan Change be declined unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.

31.1

Hearing:

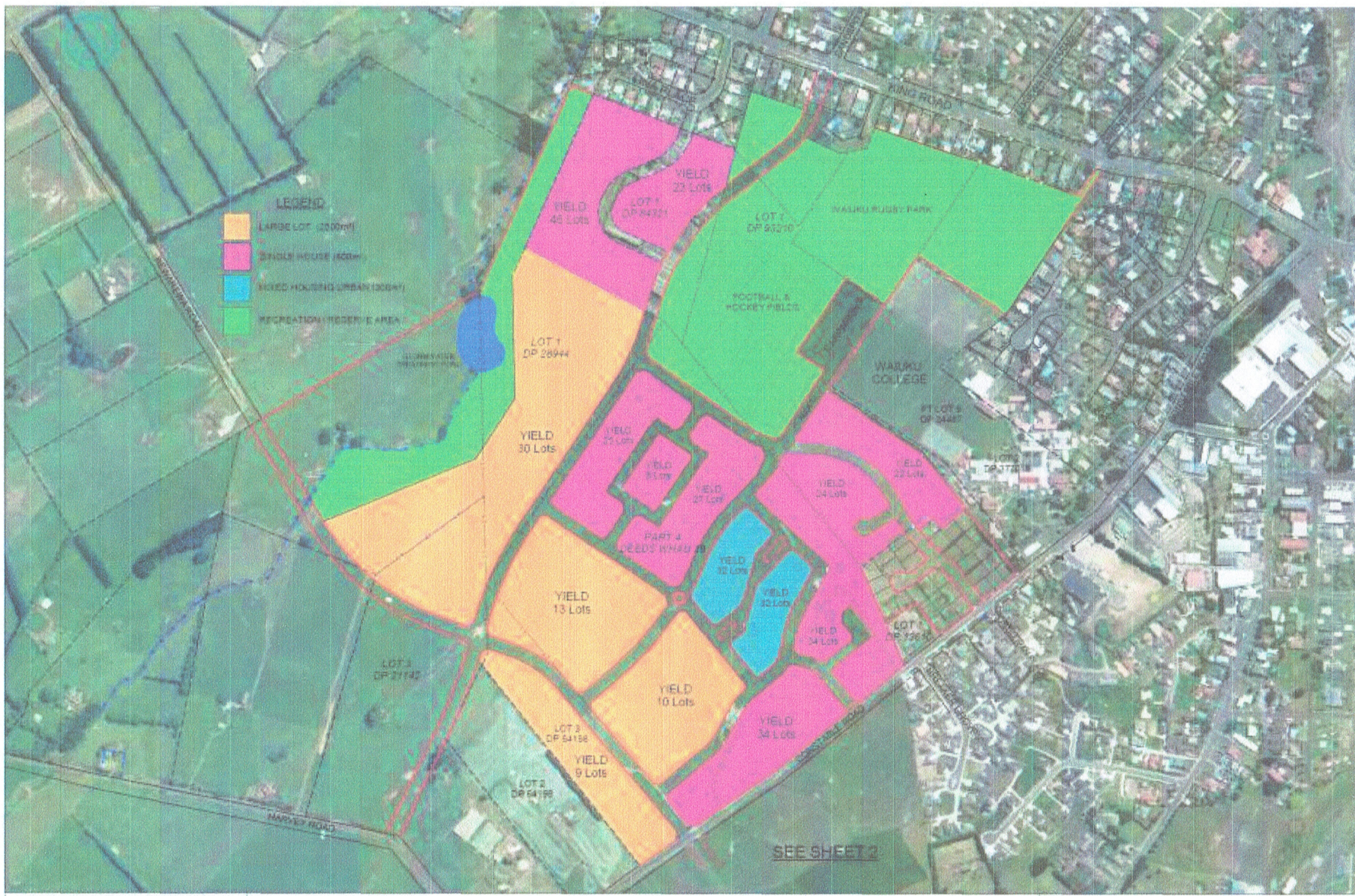
- 18. The submitter wishes to be heard in support of its submission.

Signature:



Date:

26-4-22



TRIPP ANDREWS SURVEYORS LIMITED
 LICENSED CADASTRAL SURVEYORS
 email: info@trippandrews.co.nz
 Phone: 074 522 3362 P O BOX 28 752
 Fax: 074 522 4281 REMUERA AUCKLAND

PLAN OF PROPOSED ZONE CHANGE
 (WAIUKU, AUCKLAND)

Client:	TAS	Date:	03/02/2016	Scale:	1:2500 (A1)	Sheet:	1 OF 2
Drawn:		Calc:				Ref:	3542

Submission on Private Plan Change 73 Waiuku 2 Precinct (O'Hara, Waiuku) to the Auckland Unitary Plan

To: Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142
unitaryplan@auckland.govt.nz

Introduction:

1. This is a submission on Private Plan Change 73 Waiuku 2 Precinct ("PPC 73") to the Auckland Unitary Plan ("AUP") operative in part made by Gardon Trust, Matoaka Holdings and Pokorua Limited.

Name of Submitter: Carolyn Jordan

Address for Service: 79C Hyland place, Waiuku, Auckland 2681
Contact phone: 0210431802

2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter is a landowner in the immediate vicinity to PPC 73 and as such has an interest in PPC73 as a whole.
4. This submission is made in opposition.

The Submitter & Background

5. In the early 2000's various growth documents and concepts were created by Franklin council to allow for future growth in Waiuku recognising the best areas of land to rezone so that the infrastructure and needs of Waiuku could be best met. These included the 2003 Project Waiuku Concept Plan and the 2007 Franklin District Growth Strategy. These documents identify in this location and area for growth which is different to that proposed by PC73.
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FDC work. Matoaka Holdings(T V Short and C Dempsey), who form part of the PC73 applicant group, were part of this process from the beginning.

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8. **Specific Areas of Opposition**

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Relief Sought

- 17. The submitter seeks that the Plan Change be declined unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.

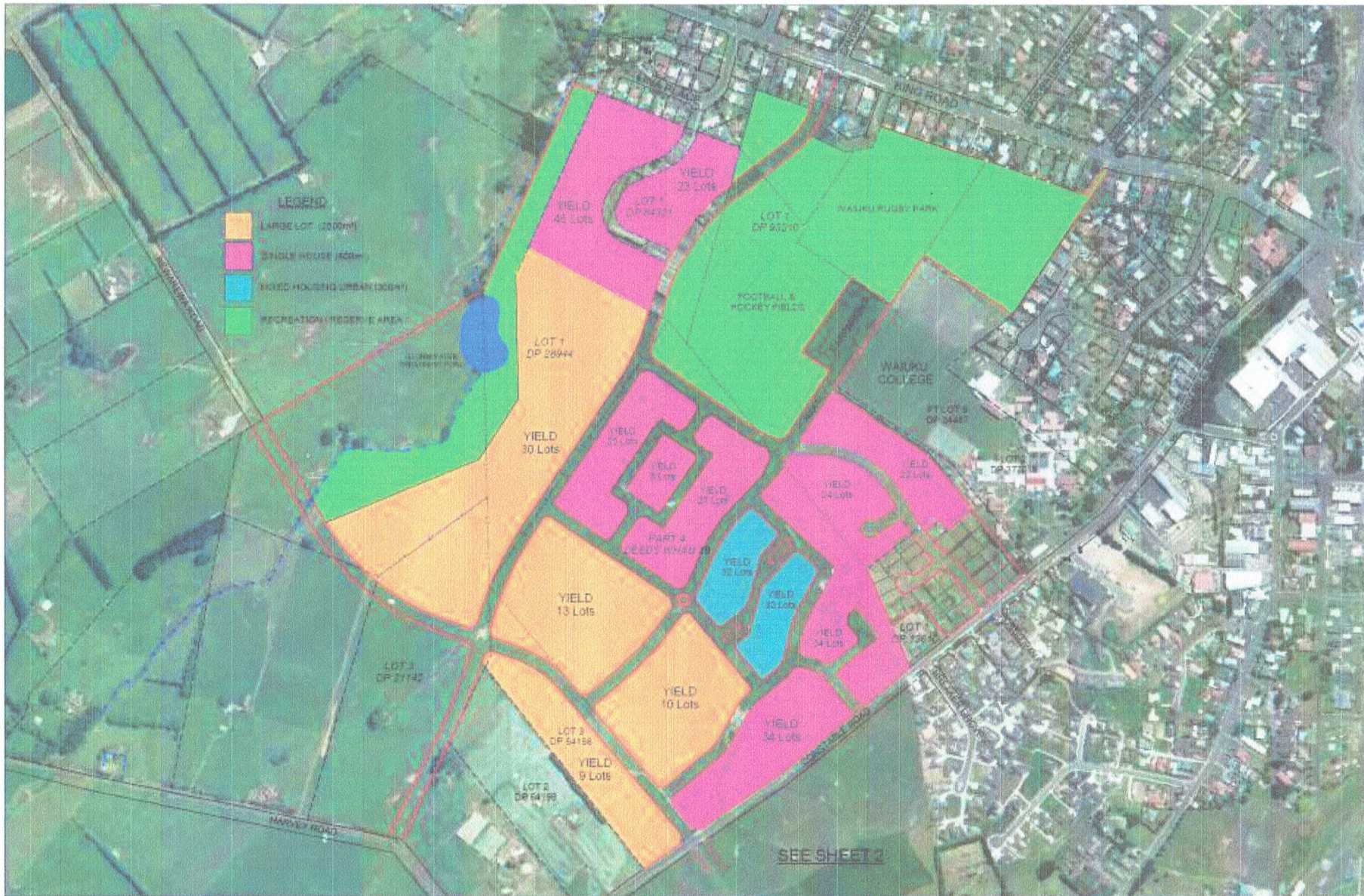
32.1

Hearing:

- 18. The submitter wishes to be heard in support of its submission.

Signature: *B M Jordan*

Date: *26/4/22*



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 Phone: 074 522 3362 P O BOX 28 752
 Fax: 074 522 4248 REMUDA AUCKLAND

PLAN OF PROPOSED ZONE CHANGE
 (WAIUKU, AUCKLAND)

Client:	TAS	Project:		Scale:	1:2500 (A1)	Sheet:	1 OF 2
Date:	03/02/2016	File:		Drawn:		Rev:	3542



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Customs Street West
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FORM 5

Submission on a notified proposal for Private Plan Change 73 – O’ Hara, Waiuku under Clause 6 of Schedule 1 Resource Management Act 1991

26 April 2022

Auckland Council
Plans and Places
Private Bag 92300
Auckland 1142
Attn: Planning Technician

Email: unitaryplan@aucklandcouncil.govt.nz

CC: philip@campbellbrown.co.nz & ila@campbellbrown.co.nz

Name of submitter: The New Zealand Transport Agency

This is a submission on Private Plan Change 73 O’Hara, Waiuku (**Plan Change**) to the Auckland Unitary Plan (Operative in Part).

The New Zealand Transport Agency (**Waka Kotahi**) could not gain an advantage in trade competition through this submission.

Waka Kotahi role and responsibilities

Waka Kotahi is a Crown Entity established by Section 93 of the Land Transport Management Act 2003 (LTMA). The objective of Waka Kotahi is to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest. Waka Kotahi roles and responsibilities include:

- Managing the State Highway system, including planning, funding, designing, supervising, constructing, maintaining and operating the system.
- Managing funding of the land transport system, including auditing the performance of organisations receiving land transport funding.
- Managing regulatory requirements for transport on land and incidents involving transport on land.
- Issuing guidelines for and monitoring the development of regional land transport plans.

Waka Kotahi interest in this proposed Plan Change stems from its role as:

- A transport investor to maximise effective, efficient and strategic returns for New Zealand.
- A planner of the land transport network to integrate one effective and resilient network for customers.
- Provider of access to and use of the land transport system to shape smart efficient, safe and responsible transport choices.

- The manager of the State Highway system and its responsibility to deliver efficient, safe and responsible highway solutions for customers.

Waka Kotahi supports planned development in appropriate areas and considers that this should occur in a manner which does not compromise the effectiveness, efficiency, resilience and safety of the transport network. Therefore, Waka Kotahi seeks to participate in these proceedings to ensure that the nature of the development does not adversely affect the transport network and ensures good environmental outcomes.

In this case, the land is not identified for development in any strategic document and the region has adequate capacity for housing growth which will be further enhanced through the introduction of Medium Density Residential Standards. Auckland Council is undertaking its Future Development Strategy at present and is also preparing for the review of the Unitary Plan in 2026. These processes will provide an opportunity for a more comprehensive review of the development capacity of the whole region including the Waiuku area in the near future. Waka Kotahi therefore holds the view that it would be premature to re-zone this land in advance of this work without good planning reasons.

33.1

Government Policy Statement on Land Transport.

Waka Kotahi also has a role in giving effect to the Government Policy Statement on Land Transport (GPS). The GPS is required under the LTMA and outlines the Government's strategy to guide land transport investment over the next 10 years. The four strategic priorities of the GPS 2021 are safety, better travel options, climate change and improving freight connections. A key theme of the GPS is integrating land use, transport planning and delivery. Land use planning has a significant impact on transport policy, infrastructure and services provision, and vice versa. Once development has happened, it has a long-term impact on transport. Changes in land use can affect the demand for travel, creating both pressures and opportunities for investment in transport infrastructure and services, or for demand management. The proposed residential development enabled by the plan change would inevitably be private vehicle based given its distance from strategic public transport corridors. This would increase vehicle kilometres travelled, particularly by long distance commuters thereby leading to increased emissions.

Waka Kotahi gives effect to the GPS through a number of strategic plans including:

- Arataki – our ten-year view of the step changes and actions needed to deliver on the government's current priorities and long-term outcomes for the land transport system;
- Toitu Te Taiao – Our sustainability action plan. This notes two big challenges around reducing greenhouse gases and improving public health;
- Keeping Cities Moving – our national mode shift plan based around shaping urban form, making shared and active modes more attractive and influencing travel demand and transport choices.

The proposed development by virtue of its car-centric nature, does not align with these strategic plans and consequently the strategic direction of the GPS which Waka Kotahi must give effect to.

Carbon emissions

New Zealand has a target to achieve a net zero carbon target as mandated by the Climate Change Response Act by 2050. The Transport sector is a significant contributor to greenhouse gas emissions through carbon emissions from vehicle use. This is responsible for 47% of total domestic carbon emissions.

The Emissions Reduction Plan will be released shortly and will set out how New Zealand will meet its first emissions budget (2022–2025) and set the path towards meeting our long-term climate targets.

33.1

While the text of the plan is not yet available, it is apparent that the current proposal will not align with it given its car-centric nature.

33.1

Statutory planning documents

The proposal would not give effect to relevant statutory documents such as the National Policy Statement on Urban Development Capacity (**NPS-UD**) and the Auckland Regional Policy Statement (**RPS**). In terms of the NPS-UD the proposal would not contribute to a well-functioning urban environment as it does not have good accessibility by public or active transport and it would not support reductions in greenhouse gases. The figure of 910 units to be enabled by the plan change for the land area involved is relatively high compared to other plan changes in the wider area and not substantiated in the application documents. In any case, it would not be considered to add significantly to development capacity under policy 8 of the NPS-UD.

33.1

In terms of the RPS, as the proposal represents an unplanned expansion of the urban area it would not give effect to a number of RPS provisions including (but not limited to) B2.2 (urban growth and form), B2.3 (a quality built environment) and B2.6 (rural and coastal villages and plans).

Decision sought

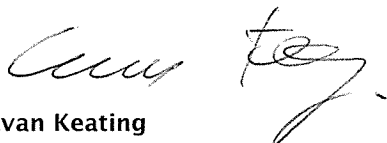
Waka Kotahi opposes the zoning sought by the plan change and requests that it be declined.

33.1

Hearings

Waka Kotahi wishes to be heard in support of its submission. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at a hearing.

Signature of person authorised to sign on behalf of Submitter:



Evan Keating

Principal Planner, Waka Kotahi

Address for Service of person making submission:

NZ Transport Agency

Contact Person: Evan Keating

Email: Evan.Keating@nzta.govt.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Ministry of Education
Date: Tuesday, 26 April 2022 4:32:11 PM
Attachments: [Ministry of Education - Submission on PC73.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ministry of Education

Organisation name: Beca

Agent's full name:

Email address: sian.stirling@beca.com

Contact phone number: +64 9 300 9722

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
See submission

Property address: 43 Constable Road and more general concerns

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:
See submission

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

Details of amendments: see submission

Submission date: 26 April 2022

Supporting documents
[Ministry of Education - Submission on PC73.pdf](#)

Attend a hearing

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

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

No

Declaration

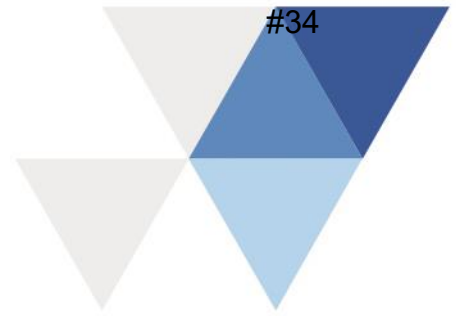
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



FORM 5

Submission on a publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991.

To: Auckland Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Sian Stirling

Phone: 09 300 9722

Email: sian.stirling@beca.com

This is a submission on the Proposed Plan Change 73 (Private) Gardon Trust, Matoaka Holdings, and Pokorua Limited in O'Hara, Waiuku

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Auckland region.

The Ministry of Education's submission is:

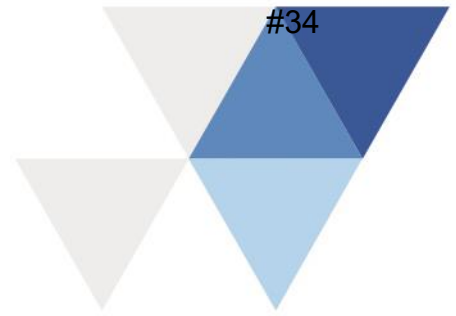
Rezoning Ministry land at 43 Constable Road (Part Lot 9 DP 24487)

Waiuku College is located directly adjacent to the PPC area. There is a small slither of land owned by the Ministry and used for educational purposes at Waiuku College, but is not included within Designation 5051. This piece of land has a unique split zoning across it of Mixed Rural and Residential – Mixed Housing Suburban. The PPC proposes to rezone the rural zoned section of the Ministry's land to Residential - Mixed Housing Urban. The Ministry acknowledges the need to rezone the northern end of Part Lot 9 DP 24487 to ensure there is not a singular strip of rural zone land isolated around residential land. However, the applicant's proposed rezoning of Ministry land would still leave Part Lot 9 DP 24487 with a split zoning on it.

Waiuku College supports the rezoning of Part Lot 9 DP 24487. However, as the landowner, the Ministry request that the northern end of Part Lot 9 DP 24487 be rezoned to Residential Mixed Housing Suburban (instead of Residential - Mixed Housing Urban), which would remove the split zoning from the site and be consistent with the rest of Waiuku College.

34.1

The Ministry will likely alter designation 5051 to include Part Lot 9 DP 24487 in the future.



Auckland Council is currently planning to adopt Medium Density Residential Standards (MDRS), as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The Ministry acknowledge that Council's proposed rezoning may change the overall zoning of the school to 'Residential – Mixed Housing Urban Zone – Modified'. However, Auckland Council's proposed rezoning will also result in a split zoning over Part Lot 9 DP 24487. The Ministry request that Part Lot 9 DP 24487 be rezoned to remove the split zoning and match the rest of Waiuku College through this PPC or to match Auckland Council's proposed rezoning to 'Residential – Mixed Housing Urban Zone – Modified'.

Future school network impacts

The Proposed Plan Change 73 (PPC) seeks to rezone approximately 32.5 ha Rural – Mixed Rural to Residential – Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in Part). The precinct includes provisions that relate to the transport network, landscape and amenity, stormwater management and open space.

The plan change will enable approximately 700 dwellings. The PPC would enable urban growth at densities that are greater than currently enabled in Waiuku, thereby increasing the demand on the local school network. The demand will require the Ministry to add additional classrooms to both Waiuku College and Sandspit Road School to meet the demand of this PPC.

Walking and cycling provisions

The Applicant's Integrated Transport Assessment outlines that the PPC will increase traffic flows along Constable Road past Waiuku College by 683 vehicle trips per hour in the morning peak and 455 vehicle trips per hour in the afternoon school peak. The Ministry notes that there is an existing pedestrian crossing located 117m north east from the main school entrance. Given the increased traffic volumes expected, the Ministry seeks for the PPC to make provision for a new pedestrian crossing adjacent to the school to provide safe passage for students and staff.

34.2

The Ministry supports the proposed walking and cycling provisions through the PPC area, as it provides safe and efficient links throughout the area. Quality pedestrian and cycle connections to schools and through neighbourhoods have health and safety benefits for children and reduce traffic generation at pick up and drop off times. The PPC provided for a greenway that allows access to the recreational fields at the rear of Waiuku School. In addition to the greenway, the PPC will include pedestrian paths along the road network. The Ministry recommends that further consultation is undertaken with the school as the pedestrian network is developed, as there may be further opportunities to provide direct pedestrian walkways into the school grounds.

No specific cycling infrastructure has been provided and the Ministry would support the addition of separated cycle lanes, especially along main thoroughfares such as Constable Road.

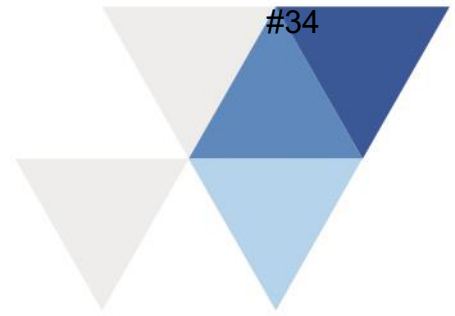
34.3

The Ministry's position on the Proposed Plan Change

The Ministry broadly supports the proposed plan change in so far as it will provide a framework of much needed housing for the wider Auckland Region. This will, however, require additional capacity in the local school network to cater for this growth as the area develops. Growth as a result of the PPC and wider urban growth will require careful planning and communication between the Applicant, Auckland Council and the Ministry to meet community demand for educational facilities in Waiuku.

The Ministry therefore has an interest in:

- How development is planned and sequenced, including the proposed housing typographies.
- How safe walking and cycling infrastructure that connects to schools will be planned.
- The urban form and amenity provided through connectivity and usable areas of public open space.



The Ministry broadly supports provisions in the plan change that seek to put in place a framework that will deliver integrated communities that supports the concepts of liveable, walkable and connected neighbourhoods. This includes a transport network that is easy and safe to use for pedestrians and cyclists and is well connected to public transport, shops, schools, employment, open spaces and other amenities.

Decision sought

The Ministry is neutral on the PPC if Council accepts the following relief and any consequential amendments required to give effect to the matters raised in this submission.

1. The northern section of Part Lot 9 DP 24487 located at Waiuku College is rezoned to Residential Mixed Housing Suburban (instead of Residential - Mixed Housing Urban), which would remove the split zoning from the site and be consistent with the rest of Waiuku College.
2. A new pedestrian crossing is provided outside the entrance of Waiuku College to allow for a safer crossing point on Constable Road for students.
3. Given the level of increase in housing provision in Waiuku as a result of this PPC, the Ministry requests regular engagement with Auckland Council and the Applicant to keep up to date with the housing typologies being proposed, staging and timing of this development so that the potential impact of the plan change on the local school network can be planned for accordingly. The key Ministry contact email is Resource.Management@education.govt.nz

The Ministry wishes to be heard in support of its submission.



Sian Stirling

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 26 April 2022

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name) _____

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 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: _____

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation 35.1
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

I wish to be heard in support of my submission

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

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

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.



26 April 2022

Auckland Council
135 Albert Street
Auckland 1010

Via email: unitaryplan@aucklandcouncil.govt.nz

To Whom it May Concern

Auckland Unitary Plan – Proposed Plan Change 73 (Private): O’Hara, Waiuku

The purpose of this letter is to support the proposed land use change from rural mixed to rural residential.

As with many communities across Auckland, Waiuku township is continuing to expand. It is important to the wellbeing of the community that there are options for people to live, travel within, and work locally. We are the single largest manufacturing site in the region with a large percentage of our workforce choosing to live locally.

35.1

We note that the proposed changes provide for significant accessibility and safety for the local High School, Waiuku College and green corridors and walkways which will benefit the College and the community which we would support.

Kind regards

pp A handwritten signature in blue ink, appearing to read "Robin Davies".

Robin Davies

Chief Executive New Zealand & Pacific Islands

Form 5 of the Resource Management Act 1991
Submission on publicly notified private plan change request:
Plan Change 73 - O'Hara, Waiuku

Auckland Council
 135 Albert Street
 Private Bag 92300
 Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

Submitter:

Auckland Council

Scope of submission:

This is a submission on the whole of proposed private plan change 73 – O'Hara, Waiuku.

The specific provisions which this submission relates to are:

All provisions of proposed private Plan Change 73.

The Auckland Council seeks the following decision:

- a. Proposed Plan Change 73 be declined.
- b. In the alternative, any such other relief which addresses the specific issues and concerns set out in the following sections.

36.1

Auckland Council submission:

Loss of land with high productive potential within the plan change area

1. The Auckland Unitary Plan (**AUP**) states that Auckland has land of high productive potential for farming classified as elite land and prime land. This land is mapped on the Land Use Capability maps. The priority in these areas is to maintain the potential for these high quality soils to be used for agricultural purposes, rather than activities that are not dependent on soil quality. In this context the council considers that urbanisation is not an activity that depends on being located on high quality soil.
2. Soils are critical to providing adequate food supplies and they make a significant contribution to wider economic productivity. They are a non-renewable natural resource and once lost to urbanisation, they are effectively lost forever. Highly productive soils are increasingly under pressure in the Auckland Region.
3. The AUP Regional Policy Statement (**RPS**) includes objectives for rural activities such as:
 - Objective B9.2.1(4) Auckland's rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.

- Objective B9.3.1(2) Land containing prime soil is managed to enable its capability, flexibility and accessibility for primary production.
 - Policy B9.3.2(2) Encourage activities that do not depend on using land containing elite and prime soil to locate outside these areas.
4. The RPS in relation to urban growth and form includes the following objective and policy:
- Objective B2.6.1(1) Growth and development of existing or new rural and coastal towns and villages is enabled in ways that:
 - (b) avoid elite soils and avoid where practicable prime soils which are significant for their ability to sustain food production.
 - Policy 2.6.2(1) Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following:
 - (d) avoids elite soils and avoids where practicable prime soils which are significant for their ability to sustain food production.
5. The site is identified on Figure 1 below as LUC 1 (elite land) in the Council's FARMLUC classification system. However, it is acknowledged that this mapping is high level and further detailed mapping can occur to refine the LUC classifications of the site.

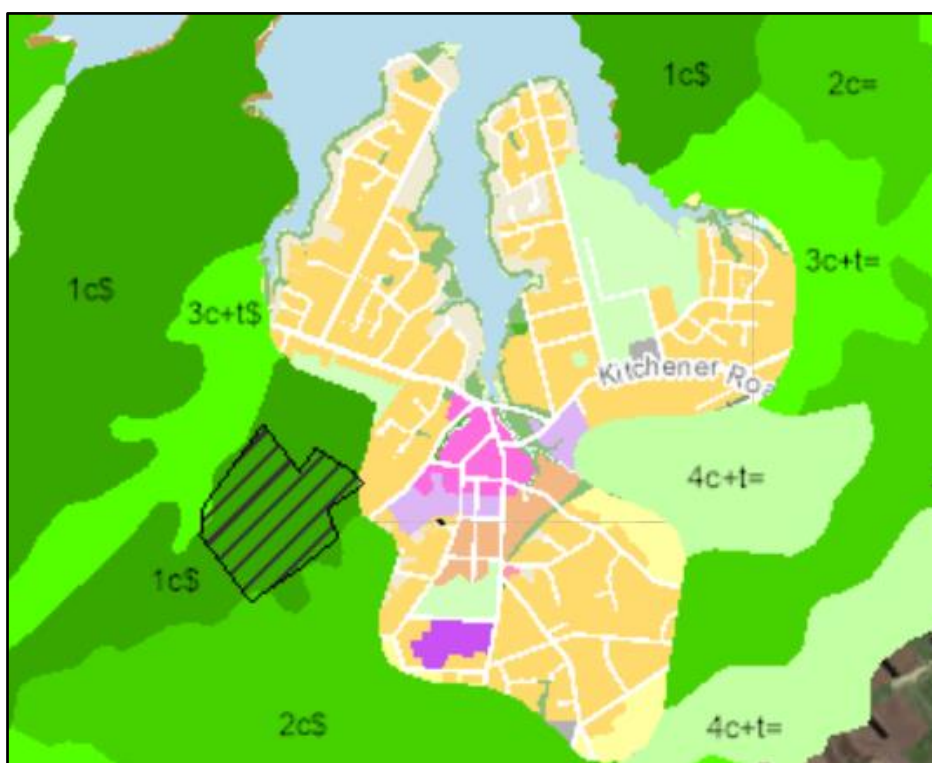


Figure 1: FARMLUC map showing the plan change site (hatched) as being on LUC 1 land

6. The applicant has provided a Land Use Capability and Soil Assessment (Appendix N) for a portion of the plan change land. The applicant's assessment concludes that:
- There is no elite land at the site.
 - Prime land covers 46.3 % of the site.
 - Other land (not prime) covers 47.9 % of the site.
 - The remaining area (5.8%) is non-productive land such as tracks and buildings.

7. The council considers that the applicant has incorrectly interpreted and applied the definition of “land containing prime soil”. This is a matter of considerable importance to the Council in terms of the wider protection and management of highly productive soils.
8. The applicant interprets this definition as meaning that land classified as LUC 2 and 3 is “land containing prime soil”, *provided that* it meets the contributing factors of having readily available water, favourable climate, favourable topography, good drainage, and versatile soils easily adapted to a wide range of agricultural uses.
9. The applicant concludes that the land within the proposed plan change area classified as 2w3 and 3w2 would not meet the ‘additional criteria’ in the AUP definition. On the other hand, the applicant concludes that the areas of land classified as 2s4, 2e4, and 3e5 would meet the AUP definition and should be classified as “land containing prime soil”. This is demonstrated in Table 3 on page 11 of the Land Use Capability and Soil Assessment as reproduced below:

Table 3. Table showing soil, slope, erosion risk and drainage for LUC and land classes.

LUC class	Soil	Slope	Erosion risk	Drainage	Elite/prime
2s4	Karaka	Flat to gently undulating	negligible	Well	Prime land
2e4	Karaka	Undulating	negligible	Well & moderately well	Prime land
3e5	Karaka	Rolling	Slight to moderate	Well & moderately well	Prime land
2w3	Karaka mottled	Undulating	negligible	Imperfectly	Other
2w3	Te Hihi	Flat to gently undulating	negligible	Imperfectly	Other
2w3	Whatapaka	Flat to gently undulating	negligible	Poor	Other
3w2	Ake Ake	Flat to gently undulating	negligible	Poor	Other
4e & 6e	various	Strongly rolling to steep	Moderate to severe	Well to moderately well	Other
Tracks & buildings					Non-productive

10. The Council submits that this approach to interpretation of the definition for “land containing prime soil” is incorrect. Correctly interpreted, the definition principally equates “land containing prime soil” with land classified as LUC 2 irrespective of limitations. The remainder of the definition is explanatory in the sense that it summarises the implications of LUC 2 and 3 classifications and the factors that are taken into account when determining such classifications.
11. For example, the Land Use Capability Survey Handbook, 3rd edition summarises LUC 3 as follows:

3.2.3 LUC Class 3

Class 3 land has moderate physical limitations to arable use. These limitations restrict the choice of crops and the intensity of cultivation, and/or make special soil conservation practices necessary. Class 3 land is suitable for cultivated crops, vineyards and berry fields, pasture, tree crops or production forestry. The most common limitations that may occur include:

- Moderate susceptibility to erosion under cultivation.
- Rolling slopes (8-15°).
- Shallow (20–45 cm) or stony soils.
- Wetness or waterlogging after drainage.
- Occasional damaging overflow.
- Low moisture holding capacity.
- Moderate structural impediments to cultivation.
- Low natural fertility.
- Weak salinity.
- Moderate climatic limitations.

Most Class 3 land occurs on undulating to rolling country (4-15°). When cultivated there may be a moderate susceptibility to wind erosion, and to sheet and rill erosion. Class 3 land also occurs on shallow and/or stony flats and terraces with low water holding capacities that may also be susceptible to wind erosion. Areas adjacent to waterways can exhibit moderate streambank erosion. Moderately unfavourable soil characteristics typically include clay and sandy loam textures, and moderate stoniness (15–35% stones or gravels in the upper 20 cm).

12. The “contributing factors” in the AUP definition above correspond to the physical factors which are determinative of LUC classifications under the Land Use Capability Survey Handbook, for example:
 - (a) “readily available water” and “favourable climate” – relates to climate
 - (b) “favourable topography” – relates to slope
 - (c) “good drainage” – relates to rock type and soil
13. The phrase “versatile soils easily adapted to a wide range of agricultural uses” is a summary statement of what LUC 2 and 3 classifications are. It is not a factor contributing to classification of land as LUC 2 or 3, but rather a general description of such land.
14. The Council considers that based on a correct interpretation of the AUP over 90% of the plan change area is comprised of LUC 2 and 3 land. Therefore, it should be treated as “land containing prime soil”. Since the plan change does not avoid development on prime soils which are considered significant for their ability to sustain food production, the plan change does not accord with the objectives and policies in the RPS.
15. The council considers it is ‘practicable’ to avoid the prime soils as PC 73 is not required to meet demand for housing under the National Policy Statement on Urban Development or the AUP RPS Policy B2.2.2(1). There is significant development capacity within the southern sub-region is already planned for via the Auckland Plan 2050 (Development Strategy), AUP zones, and the Future Urban Land Supply Strategy which is sufficient to accommodate anticipated growth.
16. In addition, it is noted that the upcoming plan change to implement the NPS-UD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 will significantly further increase the residential development capacity across Auckland.

17. The Franklin Local Board Plan (2017) is a strategic document reflecting community priorities and preferences. It guides the local board activity, funding and investment decisions and influences local board input into regional strategies and plans. A common theme during feedback on the draft plan was support for the protection of productive soils. This is reflected in the final plan through 'Outcome 4: Growth is dealt with effectively'. It states that "protecting our fertile soils used for local horticulture and agriculture is a key priority" and a key initiative in the plan is to "Plan for growth in the right places, centred on local and town centres, to protect productive soils used for local agriculture and horticulture."
18. The Government is developing a National Policy Statement for Highly Productive Land (NPS-HPL). The Ministry for the Environment and Ministry for Primary Industries are currently reviewing the proposed NPS-HPL based on the public submissions and will provide feedback and recommendations to the relevant Ministers.
19. Final decisions on the proposed NPS-HPL are expected to be made by the relevant Ministers and Cabinet in the first half of 2022. If approved, the NPS-HPL is expected to take effect in the first half of 2022.
20. Therefore, the council notes that if a decision on PC 73 has not yet been made when the NPS-HPL takes effect, the NPS-HPL should be taken into account by the Hearings Panel in making its decision. 36.4
21. Auckland Council lodged a submission generally supportive of the draft NPS-HPS, which sought that the proposed provisions relating to urbanisation on Highly Productive Land be strengthened. Since then and in response to an increasing number of private plan changes seeking to re-zone highly productive land for residential purposes, the council expressed to the Minister for the Environment concerns about the delays to the finalisation of the NPS-HPS. Auckland Council also requested that the Minister affords greater protection for rural production in the land use and planning system through the objectives of the proposed Natural and Built Environment Act.
22. The council is concerned with the long term costs associated with the irreversible loss of the highly productive land for primary production, and the necessity for locating urban development on this land particularly in light of intensification that will be enabled by plan changes giving effect to the National Policy Statement on Urban Development 2020 (NPS-UD).
23. Auckland Council seeks the following decision: 36.2
- a. That the plan change be declined to avoid urbanisation on any elite and prime soils.
 - b. In the alternative, any other such relief that would protect and retain the high productive potential of the soil within the plan change boundary. 36.3

Compact urban form

24. The Auckland Plan is the Spatial Plan for Auckland that is required under legislation [Local Government (Auckland Council) Act 2009]. Direction 1 of the Auckland Plan is to 'Develop a quality compact urban form to accommodate Auckland's growth'. A compact Auckland means future development will be focused in existing and new urban areas within Auckland's urban footprint.
25. Around 62 per cent of development over the next 30 years is anticipated to be within the existing urban area. The remaining development is anticipated to occur largely within future

urban areas (32 per cent) with a small amount allocated to rural areas – including towns and villages (6 per cent).

26. One of the key benefits of the quality compact city approach is that it helps to maintain Auckland's rural productivity by limiting urban sprawl. Encouraging growth within urban areas helps to protect rural environments from urban encroachment and maintains the productive capability of the land and its rural character.
27. The Auckland Plan's approach to rural growth is to focus residential growth mainly in the towns which provide services for the wider rural area, particularly the rural nodes of Pukekohe and Warkworth. Less residential growth is anticipated in the smaller towns and villages.
28. The Future Urban Land Supply Strategy 2017 (**FULSS**) sets out the sequencing of the land zoned Future Urban in the AUP. The land subject to the request is not identified within the FULSS for urban development at any time in the next 30 years.
29. The AUP identifies greenfield areas in Drury-Opāheke and Pukekohe-Paerata for future urban growth. These areas are identified within the FULSS as being development ready at various stages between now and 2032, with the exact sequence of urbanisation depending on contextual considerations and constraints. The land subject to this plan change request is not located within the Future Urban Zone, nor contemplated in the FULSS, and would represent growth additional to that anticipated in the Drury-Opāheke and Pukekohe-Paerata structure plan areas.
30. The RPS contains the following objectives and policies:
 - Objective B2.2.1(4): Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.
 - Policy B2.2.2(4): Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.
31. The proposal to urbanise the land covered by the plan change would not support the objectives of creating a compact urban form, being located outside an existing rural village, and not within the Rural Urban Boundary. The extent of the Future Urban Zone in the AUP already provides for sufficient expansion of Auckland's urban areas, and represents a careful balancing of a wide variety of factors. This requested plan change deviates from and undermines the development strategy set out in the Auckland Plan 2050 and the AUP.
32. The Waiuku Planning Scoping Study 2020 considered future growth in and around the Waiuku area. This study considered the capacity for the growth of Waiuku including the future role of the town as a key service centre providing for the needs of the surrounding rural hinterland. The study was also intended to assist with informing responses to future development proposals, such as this plan change.
33. The conclusions of the high-level study is that there is sufficient development capacity which caters for Waiuku's future industrial and residential needs. The council therefore maintains there is no need to extend the urban area of Waiuku. Further development within Auckland's existing urban areas, including Waiuku, will be enabled by the NPS-UD, and this is discussed below.

36.5

34. Auckland Council seeks the following decision:

- a. That the plan change be declined.
- b. In the alternative, any other such relief that would align the plan change request with the Auckland Plan growth strategy and the FULSS.

36.6

National Policy Statement – Urban Development

35. The NPS-UD requires council to notify plan changes to the AUP by August 2020 to:

- Enable buildings of at least six storeys within walkable catchments, the city centre, and metropolitan centres;
- Enable greater building heights and housing densities in and around neighbourhood, local and town centres. The heights and densities are required to match the level of commercial activity and community services in each centre; and
- Apply Medium Density Residential Standards (**MDRS**) across most of Auckland's suburbs. The MDRS provides for three dwellings of up to three-storeys as a permitted activity on most residential properties.

36. The council is currently seeking feedback on the proposed changes to the AUP that it has scope to make limited decisions on.

37. Additional residential capacity will be enabled within the existing residential zoned land by applying the MDRS to the majority of residential zoned land, except where modified by qualifying matters. The council considers this provides plan-enabled residential capacity within the Waiuku township to meet expected demand whilst recognising that other areas have been targeted for urban growth and intensification.

36.7

38. Auckland Council seeks the following decision:

- a. That the plan change be declined.
- b. In the alternative, any other such relief that would align the plan change request with the NPS-UD.

36.8

Reverse Sensitivity

39. There is a significant potential for new reverse sensitivity effects on surrounding and adjacent Rural – Mixed Rural zoned land should the plan change be approved. The plan change would subject a new and wider extent of rural production land to issues of reverse sensitivity from urban uses.

40. Reverse sensitivity effects include use of sprays or fertilisers, intensive animal farming, and noise characteristics incompatible with residential amenity. These issues of potential reverse sensitivity could undermine the productive potential of the surrounding established and potential rural production activities, which should be avoided.

41. The draft NPS-HPS highlights reverse sensitivity as a major issue, and so council submits that weight be given to the plan change's potential effects in this regard.

36.9

42. Auckland Council seeks the following decision:

- a. That the plan change be declined.
- b. In the alternative, any other such relief that would remove potential for reverse sensitivity effects on established rural production activities.

36.10

Infrastructure - Water and Wastewater

43. Auckland Council and Watercare Services Limited are required to plan for the supply of water and wastewater infrastructure to meet anticipated growth projections. Work is currently underway to establish how this can be achieved with intensification enabled by the MDRS.

44. The council disagrees there is adequate capacity within the existing water and wastewater networks at Waiuku for the proposed development, because the development is not anticipated within the growth projections for infrastructure planning.

36.11

45. The plan change assessment makes assumptions on funding mechanisms and options to mitigate adverse effects of water supply and wastewater capacity effects. The precinct plan does not include with any degree of robustness provisions to adequately address funding and staging of the future development.

46. It is understood Watercare Services Limited may make a submission on the plan change elaborating on this aspect.

47. Auckland Council seeks the following decision:

- a. That the plan change be declined.
- b. In the alternative, any other such relief that would provide mechanisms to address unbudgeted water and wastewater costs for the proposed development.

36.12

Infrastructure – Transport

48. Auckland Council is concerned that the development will generate adverse transportation effects on the local area, particularly at the intersection of Constable Road and King Street. The precinct plan does not include with any degree of robustness provisions to adequately address effects on the wider roading and pedestrian network from future development. Auckland Council also has concerns about the unbudgeted nature of the requisite transport infrastructure.

36.13

49. Auckland Council seeks the following decision:

- a. That the plan change be declined.
- b. In the alternative, any other such relief that would provide mechanisms to address transportation effects of the proposed development on the local network.

36.14

Waiuku 2 Precinct Plan

50. The Waiuku 2 Precinct Plan does not contain provisions to adequately address infrastructure effects, and in particular:

- Rules or standards specifying the staging of the development to align with provision of infrastructure;

36.15

- Policies or standards identifying mechanisms for infrastructure funding able to be met through existing funding mechanisms.

36.15

51. The Waiuku 2 Precinct Plan needs to address the relationship between the Precinct Plan, and the MDRS needs to be addressed.

52. Auckland Council seeks the following decision:

- That the plan change be declined.
- In the alternative, any other such relief that provides mechanisms within the Waiuku 2 Precinct Plan to address funding infrastructure and aligning the plan change request with the MDRS standards in the NPS-UD.

36.16

53. The Auckland Council wishes to be heard in support of this submission.

54. If others make a similar submission, Auckland Council will consider presenting a joint case with them at the hearing.

On behalf of Auckland Council:



Councillor Chris Darby, Chairperson of the Planning Committee



Tau Henare, Independent Māori Statutory Board member

Signatures of persons authorised to sign on behalf of submitter

Dated: 26 April 2022

Address for service:

Austin Fox

Senior Policy Planner – Regional, North, West, and Islands Planning

Email: austin.fox@aucklandcouncil.govt.nz

Telephone: 09 301 0101

Postal address:

Auckland Council

135 Albert Street

Private Bag 92300

Auckland 1142

Submission on Private Plan Change 73 Waiuku 2 Precinct (O'Hara, Waiuku) to the Auckland Unitary Plan

To: Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142
unitaryplan@auckland.govt.nz

Introduction:

1. This is a submission on Private Plan Change 73 Waiuku 2 Precinct ("PPC 73") to the Auckland Unitary Plan ("AUP") operative in part made by Gardon Trust, Matoaka Holdings and Pokorua Limited.

Name of Submitter: Kayla Jordan

Address for Service: 79C Hyland place, Waiuku, Auckland 2681
Contact phone: 02102272536

2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter is a resident in the immediate vicinity to PPC 73 and as such has an interest in PPC73 as a whole.
4. This submission is made in opposition.

The Submitter & Background

5. In the early 2000's various growth documents and concepts were created by Franklin council to allow for future growth in Waiuku recognising the best areas of land to rezone so that the infrastructure and needs of Waiuku could be best met. These included the 2003 Project Waiuku Concept Plan and the 2007 Franklin District Growth Strategy. These documents identify in this location and area for growth which is different to that proposed by PC73.
6. Subsequently, land owners formed a collective to work with council to create a masterplan and worked together for submissions to the Auckland Unitary Plan, when this failed to incorporate the previous

FDC work. Matoaka Holdings(T V Short and C Dempsey), who form part of the PC73 applicant group, were part of this process from the beginning.

7. We believe that this original plan is far superior to meeting the needs of Waiuku growth than the one that is being presented today, ie, better roads and flow of transport; accessibility to schools, sports fields, etc; drainage;
8. **Specific Areas of Opposition**
9. Allowing the PPC would result in significant adverse traffic effects.
 - (a) The PPC is reliant on connections to Constable Road only which is already significantly congested, especially during school drop off and pick hours. The additional traffic along this road would create more congestion and increase risks of safety to pedestrian and cyclists (especially school children).
 - (b) Had the PPC adhered to the previous Waiuku Concept Plan (and its extends) a loop road an alternative access would have been available, which would have enabled a distribution of traffic from the development, would have reduced traffic effects, as well as minimising risks of only having one way in and out of a new development area. This is a far better outcome and one that has not been addressed properly by the PPC or its section 32 assessments.
 - (c) The density of the development should warrant specific road cross sections, not just reliance on general Auckland Transport standards applicable to urban area – Waiuku does not have access to the same level of service of public transport, and/or walking and cycling networks as the main parts of Auckland and as such on street parking should be readily available and specifically required by the planning provisions.
10. The PPC suggests that an alternative roading connection would be made through negotiations with Auckland Council to bring a road over reserve land.
 - (a) The land has been set aside for sports park complex and facilities, any reduction in this land significantly affects the entire Waiuku community through loss of land earmarked for open spaces purposes. The loss of open space land should not be considered.

- (b) Any such connection would also likely require further acquisition of residential property for demolition to connect the road. This further reduces the viability of such a connection.
- 11. The Auckland Council has notified for public consultation re-zoning for Waiuku which will become operative in August 2022 to increase densities available in the existing urban areas.
 - (a) The PPC expert reports, including but not limited to, transportation, water and wastewater capacity, should be updated to account for the increase in services/demand that will occur as a result of the Auckland Council plan change (and increased development rights) and then determine **if** there is still capacity for the PC73 development and any effects resulting from continuing with PC73 on the viability of these services **after** taking into account the upzonings.
 - (b) As a result of the Auckland Council plan change the economic report identifying demand should be re-assessed. There may no longer be the need for additional development land in Waiuku.
- 12. The PPC and section 32 has failed to adequately address and assess alternatives to the proposal, and the Appendix 1 Structure Plan assessment is inadequate to support the proposal.
 - (a) As outlined in the Background section, the PC73 area formed part of a wider concept for growth under the Franklin Growth Strategy/Project Waiuku Concept. There is no justification as to why this growth option (which was undertaken by the Franklin District Council using robust resource management practises) has been “discarded”. The entire area (as identified in the Franklin Growth Strategy/Project Waiuku Concept) at the very least should have formed part go the Appendix 1 Structure Planning exercise – particularly in determining a defensible boundary for the edge of “urban activities”.
 - (b) The AUP process specifically did not roll over all of the Franklin District Council growth areas where these fell outside of the Rural Urban Boundary. The Auckland Council advised participants that at RUB process would occur for rural towns and villages separately. This has not happened. Thus, there has been no justification by Auckland Council for disregarding the Franklin Growth Strategy.

- (c) Furthermore, as above, as there is no RUB for Waiuku the PC applicant has ignored those objectives and policies associated with that (or for doing a RUB relocation) and as a result the outcome for a boundary of rural/urban has not been robustly tested.
- (d) As these options have not been fully tested, the PC includes inappropriate buffers (and other mechanisms) that would foreclose on any further expansion of the Waiuku urban area. These should be deleted.

13. The PPC will result in significant adverse stormwater effects:

- (a) The site is not covered by the Auckland Council Network Discharge Consents for stormwater. The Planning Report for the PPC identified at section 9.8 that:

"The ability to either fall under the NDC or alternatively achieve a private discharge consent are both available to manage this process at the detailed design stage."

This is incorrect. The NDC specifically states that it applies to urban and future urban area. This is reinforced through its Schedule 1 map identifying the extent of its applicability.

Thus, full reliance on that document cannot be achieved, and the PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with stormwater discharges.

- 14. The PPC will result in significant adverse effects on infrastructure and the capacity of infrastructure. The site is not covered by the Watercare Network Discharge Consent for wastewater. This consent only applies to urban zones and the future urban zones. The PC73 area is not either of these zones. Thus, full reliance on that document cannot be achieved, and the PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with wastewater discharges.
- 15. The PPC will result in significant amenity effects including effects on the character of the areas. Waiuku is a rural town with predominantly a farming community and is only recognised as part of Auckland because of the amalgamation of Franklin into Auckland supercity. The history and character of our town needs to be preserved. Overcrowded dense housing, narrow streets with no street parking is not suitable for a rural town and is contradictory to why people choose to reside here.

General Reasons for the submission

- 16. Overall PC73 will not promote sustainable management of resources, will not achieve the purpose of the RMA and are contrary to Part 2 and other provisions of the RMA.

Relief Sought

- 17. The submitter seeks that the Plan Change be declined unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.

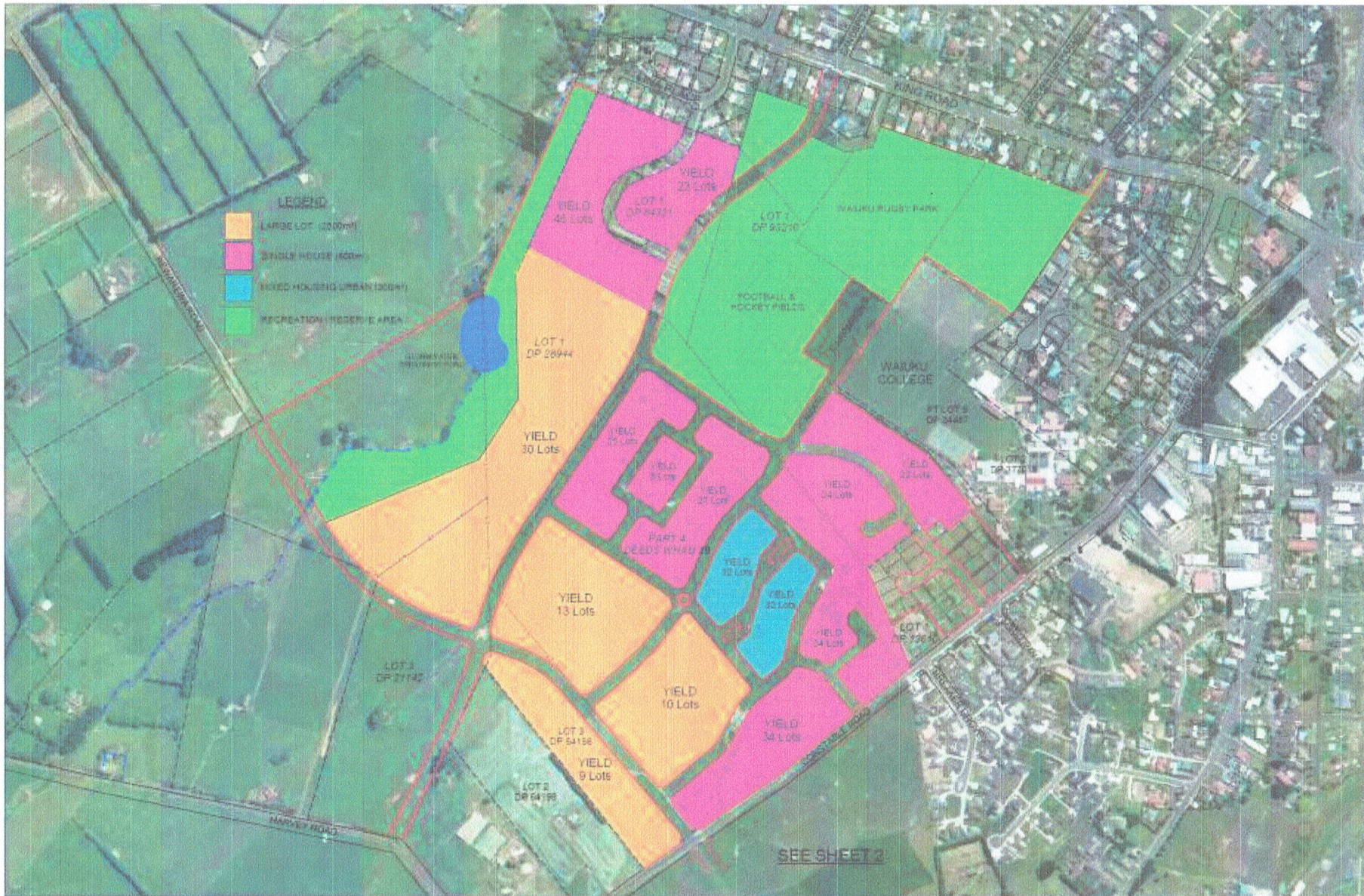
37.1

Hearing:

- 18. The submitter wishes to be heard in support of its submission.

Signature: 

Date: 26/04/2022



TRIPP ANDREWS SURVEYORS LIMITED
 LICENSED CADASTRAL SURVEYORS
 email: info@trippandrews.co.nz
 Phone: 074 522 3362 P O BOX 28 752
 Fax: 074 522 4248 REMUERA AUCKLAND

PLAN OF PROPOSED ZONE CHANGE
 (WAIUKU, AUCKLAND)

Client:	TAS	Project:		Scale:	1:2500 (A1)	Sheet:	1 OF 2
Date:	03/02/2016	File:		Drawn:		Rev:	3542

From: [Edith Tuhimata](#)
To: [Harry Barnes](#)
Cc: [Lucie Rutherford](#)
Subject: RE: Proposed Plan Change 73 (Private): O'Hara, Waiuku
Date: Tuesday, 26 April 2022 3:19:43 PM
Attachments: [image002.png](#)
[image003.png](#)

Tena Koe Harry,

Re: Plan Change 73 (Private): O'Hara, Waiuku.

Tena Koe Harry,

Ngāti Tamaoho believes that this plan change will have an effect - we oppose plan change 73, we believe that there is insufficient infrastructure to support the capacity proposed in the plan change. We wish to be heard at the hearings to present our submission in full. We would also like to tautoko Ngāti Te Ata in the points they make in their submission as well.

38.1

Nga Mihi,


NGĀTI TAMAHO TRUST
Edith Tuhimata
Kaitiaki Taiao
Ph:09 930 7823 Mob:0220445074
E:edith@tamaoho.maori.nz
128 Hingaia Road, Karaka,
PO Box 2721652, Papakura
Auckland 2244
www.tamaoho.maori.nz
Subscribe to our [e-panui](#)

From: Harry Barnes <harry.barnes@aucklandcouncil.govt.nz>
Sent: Thursday, 24 March 2022 9:44 am
To: Edith Tuhimata <Edith@tamaoho.maori.nz>
Subject: Proposed Plan Change 73 (Private): O'Hara, Waiuku

24 March 2022

Ngāti Tamaoho
Edith Tuhimata
edith@tamaoho.maori.nz

Tēnā koe,

Proposed Plan Change 73 (Private): O'Hara, Waiuku

You are receiving this letter as the council believes **Ngāti Tamaoho** may be affected by this plan change.

The plan change seeks to rezone approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Road, Waiuku from Rural – Mixed Rural to Residential – Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in part). The precinct includes provisions that relate to the transport network, landscape and amenity, stormwater management and open space. The plan change will also extend the Stormwater Management Area Flow 1 Overlay across the plan change area. The plan change will enable approximately 700 dwellings to be built.

Please find enclosed a copy of the public notice that will appear in the New Zealand Herald on **24 March 2022**.

Auckland Council invites you to make a submission on the plan change should you want to. Further explanation of the plan change can be found on our web site www.aucklandcouncil.govt.nz/planchanges or visit any library or council office for online viewing.

We are also interested to hear from you on whether, in your view, a hearings commissioner with an understanding of tikanga Māori and the perspectives of local iwi or hapū will be required for the hearing of this Private plan change.

Please note that the closing date for submissions is **26 April 2022**.

If you have any questions or would like more detailed information on the plan change, please contact unitaryplan@aucklandcouncil.govt.nz

Nāku noa, nā,



Harry Barnes
Planning Technician
Auckland-wide Planning Unit

Auckland Unitary Plan

Proposed Plan Change 73 (Private): O'Hara, Waiuku

Auckland Council has accepted the following proposed plan change to the Auckland Unitary Plan (Operative in Part) under Schedule 1 to the Resource Management Act 1991 (RMA) (proposal).

The proposal seeks to rezone approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Rd, Waiuku from Rural - Mixed Rural to Residential - Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan (Operative in part).

A full copy of the public notice, all information about the proposal (including how to view or download a copy of proposal) and advice about making submissions can be found online at www.aucklandcouncil.govt.nz/planchanges

Submissions open 24 March and close on 26 April 2022.

John Duguid
Manager - Plans and Places

Notification date: 24 March 2022

Find out more: phone 09 301 0101
or visit aucklandcouncil.govt.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Susan Mary Barriball
Date: Tuesday, 26 April 2022 4:31:00 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Mary Barriball

Organisation name: N/a

Agent's full name: N/a

Email address: suegeoff@xtra.co.nz

Contact phone number:

Postal address:
 37 Rewarewa road Waiuku
 Franklin
 Auckland 2683

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
 Supposedly 700 houses on the O ,Hara property waiuku

Property address:

Map or maps:

Other provisions:
 Houses being built on Constable Road on the Ohara land

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:

If you know anything at all about where this latest subdivision is going you should know that there is absolutely no infrastructure in the area it is so close to the waiuku college and waiuku medical rooms its is chaotic with traffic and there is only 1 way out to the main street and beyond it is ludicrous. Having lived in Waiuku all my life what is planned is completely and utterly ridiculous perhaps some of u who make these stupid decision should come out here and see for yourselves. We get bugger all out here for all the rates that are paid , but i bet u it goes ahead anyway. We couldnt get our one and only small aged little ones swimming pool fixed this summer how pathetic is that. So no i am definitely against this subdivision as are hundred of others

39.1

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

39.1

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Shaun Muir
Date: Tuesday, 26 April 2022 4:31:20 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shaun Muir

Organisation name:

Agent's full name:

Email address: spm1928@gmail.com

Contact phone number:

Postal address:
173 Portsmouth Road
Bombay
Auckland South 2675

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: 43, 45A, 92 and 130 Constable Road, Waiuku

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:

I work within the construction industry and see a shortage of affordable housing within the first home buyer market

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

Details of amendments:

Submission date: 26 April 2022

Attend a hearing

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

Declaration

40.1

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Ann-Maree Gladding
Date: Tuesday, 26 April 2022 5:01:00 PM
Attachments: [PC71 Submission_20220426165121.180.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ann-Maree Gladding
Organisation name: Tripp Andrews Surveyors
Agent's full name: Ann-Maree Gladding
Email address: annmaree@trippandrews.co.nz
Contact phone number: 095891962
Postal address:
PO Box 27850
Remuera
Auckland 1072

Submission details

This is a submission to:

Plan change number: Plan Change 73
Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Property address: 45a, 92 & 130 Constable Road, Waiuku
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:
As per the attached documents

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

Details of amendments:

Submission date: 26 April 2022

Supporting documents
[PC71 Submission_20220426165121.180.pdf](#)

Attend a hearing

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

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

Declaration

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

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

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

No

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

Plan Change 73: O'Hara, Waiuku

Submission

Introduction

1. Tripp Andrews Surveyors has been involved in Subdivision Consent Applications within Waiuku and the wider Franklin Area for over 100 years. Tripp Andrews Surveyors consists of Surveyors, Planners and Engineers.
2. Tripp Andrews Surveyors is in support of Proposed Plan Change 73 for the following reasons:
3. There has been no residential rezoning in Waiuku that has been initiated by Council for over 35 years. This Proposed Plan Change proposes to rezone much needed land for Residential Activity within Waiuku.
4. In circa 2000, Franklin District Council initiated a new Town Plan by undertaking Public Consultation via public meetings and producing a document titled "Project Waiuku". This document, published in 2003, included plans for Recreational areas and planned details for the Central Business Zones and expanded Greenfield Residential areas. This document was to form the basis for a new Town Plan for Waiuku and would lead to a Proposed Plan Change. It was to be the "Blue Print" for the future of Waiuku.
5. The area of land that this Proposed Plan Change 73 includes is more or less the same area of land that was promoted as new residential zoned land by Project Waiuku.
6. In (2008) a Memorandum of Understanding was signed by Council with a local developer. This first part of the development was to be located adjacent to the Waiuku College and the proposed Sports Park which is the land this proposal is subject too.
7. In 2009, Council introduced Plan Change 23 which re zoned some 50 ha of Greenfield land located adjacent to the northeast boundary of Waiuku for Business and Light Industrial. However, the next stage of the "Town Plan" that would have included complementary residential Greenfield land, was never taken forward with the proposed plan changes. This Proposed Plan Change 73 would allow the Mixed Housing Urban zone land to become available to complement the existing business and industrial zones within Waiuku.
8. Waiuku is a service centre for a large rural population, including the Awhitu Peninsula, and a large area of the Waikato District between Waiuku and the Waikato River. It is strongly linked to the business and employment opportunities of the Glenbrook Steel Mill and the agricultural industry in the West Franklin area.
9. There is now a strong demand to provide for housing and employment needs of its growing community. Waiuku has now completely run out of residential land that is available for development for future generations. We have several developer and builder clients that are willing to develop residential land and provide housing including affordable housing. However, there is very little to no choice available to those who are willing to participate in the growth of Waiuku. There is now a complete absence of sufficient live residential zoned land to meet the natural growth needs of Waiuku.

10. Council have already provided the rezoning for Business land under the Unitary Plan but land is now needed to provide complementary Residential zoning so that Waiuku can become a sustainable Satellite Town where residents can live and work without having to drive to Auckland for employment.
11. Councils are charged with providing a Range of housing through planning for residential development and Waiuku is one area that has been neglected for many years. It is essential that Waiuku continues to provide a mix of residential densities, employment, commercial services, social infrastructure and recreational opportunities to support and maintain a sustainable community.
12. The Proposed Plan Change 73 proposal to rezone rural land to Mixed Housing Urban zone adjoining the Sports Park, (to the west, south and southeast of the park) is consistent with "Project Waiuku" (the Blueprint for Waiuku's Future).
13. This proposal to rezone the land to Mixed Housing Urban zone would provide access to the Sports Park and the rear of the college in the same way that "Project Waiuku" intended.
14. There is very strong demand for new residential areas in Waiuku to allow the town to grow as a vital service centre for a large rural community. A self-sustaining community that will have less and less reliance on Auckland itself and will act as a "hub" for the West Franklin Area with its large business/industrial base.

In Summary:

15. We support this plan change being accepted as presented as this proposal would deliver the much-needed land for residential activities in Waiuku, thereby increasing housing capacity within the Auckland Region. This Proposed Plan Change would also improve the transport links to the existing School and Sport fields.

41.1

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Todd Black
Date: Tuesday, 26 April 2022 5:01:01 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Todd Black

Organisation name:

Agent's full name:

Email address: todd@tdmconstruction.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

All

Property address: 45-130 Constable Road, Waiuku

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:

I am a director of a medium to large sized civil construction business based in Franklin, with the majority of our work carried out in the region.

We have a number of young to middle-aged employees looking to buy their first home, but with Franklin house prices so high and unaffordable, they are looking to buy in other New Zealand regions. As a result, we are losing valuable employees, which may affect the future of our company. I see this plan change as a positive opportunity for these employees and their families to stay in Franklin by enabling them affordable housing in the region they work in.

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

Details of amendments:

Submission date: 26 April 2022

42.1

Attend a hearing

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

Declaration

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

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

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

No

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Ivy Siow Poh Kuen
Date: Tuesday, 26 April 2022 6:15:47 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ivy Siow Poh Kuen

Organisation name:

Agent's full name:

Email address: beclipse80@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: 21 Constable 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:

I oppose this as it will have a negative impact on the light and traffic congestion for my tenant.

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

Submission date: 26 April 2022

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:

43.1

- 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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Alexandra spence
Date: Tuesday, 26 April 2022 7:00:44 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alexandra spence

Organisation name:

Agent's full name:

Email address: gray.allie1@gmail.com

Contact phone number:

Postal address:
97 Queen St

Waiuku 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Change in zone

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:

Waiuku is a small town and does not have, nor want the required infrastructure for a development of this size. I bought in Waiuku for the semi rural lifestyle and believe that the zoning should remain as it is.

44.1

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

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Glenn Deed
Date: Tuesday, 26 April 2022 8:01:17 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn Deed

Organisation name: Glenbrook Vintage Railway Charitable Trust

Agent's full name:

Email address: glenn.deed@gvr.org.nz

Contact phone number:

Postal address:

po box 454
waiuku
auckland 2341

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address: PC 73 (Private): O'Hara, Waiuku

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:

As Trust Board Chair of the Glenbrook Vintage Railway, we support this development as a potential for growth of the town of Waiuku and thus enhancing our potential customer base for our local railway as well as our excursion train and tourism business.

45.1

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

Details of amendments:

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Jan Yelchich
Date: Tuesday, 26 April 2022 9:30:46 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jan Yelchich

Organisation name:

Agent's full name: jan marie yelchich

Email address: missyspam@gmail.com

Contact phone number:

Postal address:

PO Box 9,

Waiuku

Waikato 2341

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Zoning purpose

Roading

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:

Primarily loss of prime farming/arable growing land in a rural area/rural township. Zoning should remain Rural-Mixed Rural Zone.

Secondly road development (other than within the subdivision itself as in the report) and educational development needs to be looked at and planned for before subdivision started. This particular side of Waiuku will be problematic with with the amount of extra cars on the road trying to get out. The roads are already overloaded with a large number of the 'Waiuku' population currently commuting to South Auckland and the City for employment. The roads simply were not made for this number of cars.

46.1

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

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - April crampton
Date: Tuesday, 26 April 2022 9:45:50 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: April crampton
Organisation name:
Agent's full name:
Email address: april.crampton@postie.co.nz
Contact phone number:
Postal address:
2123
Waiuku 2123

Submission details

This is a submission to:
Plan change number: Plan Change 73
Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
Adding 700 homes to waiuku
Property address:
Map or maps:
Other provisions:
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
There is not enough future proofing to support this. Not big enough schools, roads etc
I or we seek the following decision by council: Decline the plan change
Submission date: 26 April 2022

47.1

Attend a hearing

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

Declaration

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

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

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

No

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Emma Logan
Date: Tuesday, 26 April 2022 11:00:48 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emma Logan

Organisation name:

Agent's full name:

Email address: ema.logan@gmail.com

Contact phone number:

Postal address:

Waiuku 2123

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Change of constable road lots to residential mixed housing

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

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

The reason for my or our views are:

The Waiuku medical centre and supermarkets is already struggling to service the population. As residents who travel out of Waiuku into Auckland for work commute, the paerata rise is already adding to traffic delays, and further residential expansion in Waiuku would be detrimental to the psychosocial well-being of residents who moved here to precisely get away from urbanisation and traffic. The change of plan to residential mixed housing will disrupt the aesthetics of the town

48.1

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

Submission date: 26 April 2022

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 73 - Keith Graham Cornick
Date: Tuesday, 26 April 2022 11:16:52 PM

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keith Graham Cornick

Organisation name:

Agent's full name:

Email address: wafoo771@gmail.com

Contact phone number:

Postal address:
179B Gordon road
RD3 Waiuku
Auckland 2683

Submission details

This is a submission to:

Plan change number: Plan Change 73

Plan change name: PC 73 (Private): O'Hara, Waiuku

My submission relates to

Rule or rules:
PC73(Private): O'Hara, Waiuku

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The present infrastructure and road layout in Waiuku will be unable to accommodate such a large housing development. There are several pinch points that will frustrate movement between the proposed location and exit from the township toward the north and east. The main one will be at the Roundabout near the library where we already have peak hour backlogs. This is the only straight forward route to exit Waiuku either north or west. Using Karioitahi road and Pacific street to access Kitchener road via Colombo road will prove frustrating to motorists. Lack of a round about at the junction of King street and Kitchener road is already a stress point, along with the junction of Queen street and Kitchener road. A return to pre pandemic tourist traffic levels, observed from my time manning the iCentre, will add to the potential congestion. Several pedestrian crossings and their siting do and will add a degree of hindrance as well as the twice daily crush at the college entrance. Fundamentally the road layout in the town suited the early inhabitants but has never been ideal for motorised transport. Thus I believe the proposed development will destroy what remaining character the town has left after the expansion, seen over the last decade. It is a development that

49.1

should have been disallowed from the outset.

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

Submission date: 26 April 2022

Attend a hearing

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

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

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Inadequate infrastructure plus traffic congestion in and out of town - bottleneck to get out of Waiuku to Aucjkland already. This will make it worse.

loss of prime land - we've already lost too much and can never get it back. other small horticultural businesses nearby prove they are viable here.

loss of sharacter of town- many residents choose waiuku for it's character and rural feel - not another city overflow suburb

(continue on a separate sheet if necessary)

50.1

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

G Yelchich

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

04/26/2022

Date

Notes to person making submission:

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

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

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

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

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

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

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

I object to the rezoning proposal and want to keep it 'Rural-Mixed Rural Zone'. I object to residential growth on that scale and so suddenly to a rural town the size of Waiuku. It is too big and too sudden for a community the size of Waiuku and I do not believe the infrastructure is in place to cater for such a big jump in population.

Road congestion – This will add to the bottleneck and congestion that is already being created by all the housing developments going on between Waiuku and Drury and Waiuku and Karaka/Papakura for workers and regular commuters that travel regularly or daily out of Waiuku as well as overloading the traffic/road system within and around the town that was never designed for that much traffic.

50.1

Societal impact and loss of town character of having an additional 700ish house-holds added to a rural town the size of Waiuku in such a sudden way– additional to the other housing and building developments that are already happening in and around the town – case in point: the housing development currently being built next to the college and this site on Constable Road with close to 50 sections being built on – so already around 50 new houses going up in the town on that one development alone as well as other subdivisions being developed and built on, on the outskirts of town and infill housing happening within the town. This takes it to way more than an additional 700 households with who knows how many individuals added to a smallish rural town. People choose to live here for the character and rural lifestyle, not to become another urbanised offshoot of Auckland. This will change the very fabric of the community too suddenly and I believe could result in negative societal impacts and well-being of the community.

Loss of prime land – We are losing too much of this already to housing and it can never be got back once it has gone. Viable horticultural production can and does take place on smaller parcels of land in this area – eg: there is one just a little further along the road from this proposed development. Organic cropping is also an option if there is a concern about potential spray drift and could supply the local and surrounding markets with fresh, local produce. The loss of any elite or prime land is important for future food production in our region and country.

50.1

AUCKLAND COUNCIL
26 APR 2022
CBD - ALBERT ST

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)

NANCY JOY RAE

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

Address for service of Submitter

36 GEORGE STREET WAIUKU 2123

Telephone:

092359678

Fax/Email:

danrae@ps.gen.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

Plan change/variation

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

51.1

Waiuku needs to develop more housing to continue to prosper. That is why a Plan change/variation is needed (Rural to Residential) This a sensible request (continue on a separate sheet if necessary)

I seek the following decision by Council:

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

I wish to be heard in support of my submission

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

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

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

16/04/22
Date

Notes to person making submission:

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

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

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

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

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

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

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



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Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

SIMON CRAIG

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

PUNCHBOWL

Address for service of Submitter

84 KLIPSCH RD CLENBROOK 2679

Telephone:

Fax/Email:

simon@punchbowl.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

ALL

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

SUPPORT IN ENTIRETY

I **support** the specific provisions identified above ALL PROVISIONS

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

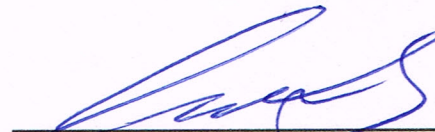
52.1

The reasons for my views are: THE SIGNIFICANT HORTICULTURAL ORGANISATIONS IN THE VICINITY OF WAIUKU FACE THE LONGTERM ISSUE OF UNAVAILABILITY OF AFFORDABLE QUALITY HOMES FOR STAFF TO RENT AND/OR OWN. PROVIDING FOR THE HOUSING NEEDS OF STAFF IS CRITICAL TO THE ONGOING PROVISION OF HEALTH-GIVING FRUIT + VEGETABLES FOR LOCAL AND GLOBAL CONSUMPTION (continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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


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

18.04.2022
Date

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

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I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:

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

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

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

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



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Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

V.J. Chapman

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

Farmer Ltd

Address for service of Submitter

62 Dunsmuir Rd Glenbrook Rd/ Waiuku

Telephone:

0275842867

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 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

All

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

Support

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

More houses needed in Waikuku

(continue on a separate sheet if necessary)

53.1

I seek the following decision by Council:

Accept the proposed plan change / variation

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

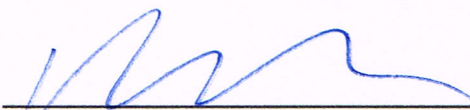
Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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


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

19-4-22
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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

SHARON M CHAPMAN

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

CHAPMAN ONION EXPORTS LTD

Address for service of Submitter

192 UNION RD MAUKU RD3 PUKEKOHU

Telephone:

0274972259

Fax/Email:

sharon@coel.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 73

Plan Change/Variation Name

O'Hara, Waiuku

The specific provisions that my submission relates to are:

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

Plan provision(s)

ALL

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

SUPPORT

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: CURRENT UNAVAILABILITY OF AFFORDABLE FAMILY HOMES IN LOCAL VICINITY FOR STAFF EMPLOYED IN PRIMARY PRODUCTION. STAFF TRAVEL SIGNIFICANT DISTANCE TO WORK NEAR WAIKUKU. SHORTAGE OF AFFORDABLE RETIREMENT ACCOMMODATION AS PRIMARY PRODUCERS SEEK TO DOWNSIZE AND RELOCATE CLOSE TO FACILITIES & SERVICES (continue on a separate sheet if necessary)

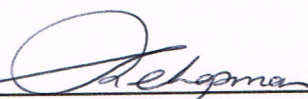
I seek the following decision by Council:

54.1

- 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.

THIS PLAN CHANGE COULD ALSO PROVIDE FOR A BUFFER AREA OF COUNTRYSIDE LIVING (TRUSS-TRANSFERABLE SUBDIVISION RIGHTS) FROM WEST OF PUKEKOHU REQUIRE FURTHER RECEIVER AREAS / DESIGNATED CSL ZONES

- 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)

11-04-2022
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.



26th April 2022

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

Re: Supporting Plan Change 73

Dear Sir

I am writing on behalf of Waiuku Health Centre, a large General Practice situated at 30 Constable Road, Waiuku. We have for some years been extremely concerned about the traffic congestion on Constable Road especially at the end of Waiuku College school hours. Patients have reported it is a dangerous situation getting out of our private road and onto Constable Road at times when there is school pickup and buses operating. With the estimated growth of the college over the next five years being 1000 – 1500 students we can only see the problem of traffic congestion becoming a more serious hazard.

We support the subdivision plan to allow traffic on Constable Road to be redirected through the proposed subdivision to an area for student parking and collection and drop off of students by car and school buses.

We support the Greenfield Development subdivision which we believe will allow us to continue to grow as an essential business and for the future growth of Waiuku.

55.1

Yours sincerely

Jackie Burton
Practice Manager.

Nadia Jefferis

RD4 Mear Road
Taumarunui
Mangakahu Valley
3994

29th April 2022

Attention: unitaryplan@aucklandcouncil.govt.nz

RE: Plan Change 73 (Private) Waiuku

I wish to submit to **support in full** Proposed Private Plan Change 73.

56.1

I have read and understand the private plan change request and supporting documents.

The proposal seeks to rezone approximately 32.5 hectares of land on 43, 45A, 92 and 130 Constable Road, Waiuku from Rural – Mixed Rural to Residential –Mixed Housing Urban and to introduce a new precinct within the Auckland Unitary Plan. The proposal will enable approximately 700 dwellings to be built.

The proposal will result in the following positive outcomes:

- 1) The rezoning of the land will support the future growth of Waiuku, allowing for improved housing affordability and supporting the industrial area including potential growth. Waiuku is well served with a supply of undeveloped industrial land. Given current low vacancy rates and demand for industrial land, it is likely that development of this land will occur consistently over time.
- 2) Manaakitanga is a core value this proposal will achieve for many families. For me personally it would make sense to live and work in the Waiuku area as I have family in the area. However the current lack of provision for residential housing has impacted severely on housing prices within Waiuku and caused serious affordability issues for residents and first home buyers (like myself).
- 3) The site is within walking distance of the town centre, community facilities and medical center thereby allowing for a more sustainable transport mode shift.

56.1

56.1

-
- 4) In terms of fragmentation and versatile soils, I have reviewed the supporting reports that confirms the site does not contain elite soils and is currently used as a run off/grazing block which is not economically viable as a stand alone unit. The location to the existing urban boundary would limit any intensive use of the land in any event, given spray drift issues. The proposed rezoning would therefore not impact on food production within the region given the current size and use of the subject site. 56.1

 - 5) In terms of consideration of alternatives, the proposal has the most suitable location given the close proximity to the services and employment available in the town center as well as the high school and medical center. As a result of the Plan change, the development proposed will improve access and frontage to the substantial area of recreation reserve located to the north. The new roading that will be required to serve the future residential development also will facilitate additional options for access to Waiuku College 56.1

 - 6) The precinct provisions include the provision of a community garden within the site which will allow for a sense of place and community for the area. 56.1

Thankyou you for taking the time to consider my submission

Nga mihi,

Nadia Jefferis

From: [Mark Ball](#)
To: [Unitary Plan](#)
Subject: Plan Change 73 - O'Hara, Waiuku
Date: Friday, 29 April 2022 2:43:14 PM

Good afternoon.

I attended the Private Plan change discussion in the Waiuku Library and have today become aware of the Submission closing date.

I ask that you consider this as a late submission and the fact that I wish to be heard at the Hearing.

My submission is:

1. My name is Mark Ball and I am a life time resident of Franklin.
2. I was the former Mayor of Franklin 2004-2010 before the advent of the 'Super city'
3. I was instrumental in developing the Franklin District Growth Strategy 2006. A document that planed residential, business and recreation land right across Franklin for 30 years. Co-incidentally it was adopted - almost lock, stock and barrel into the Unitary plan.
4. It was this plan that identified the commercial/industrial land on Cornwall Road, Waiuku that is now being developed. It was also this document that drove the then FDC to purchase the O'Hara estate land for recreational purposes - allowing growth for more than 50 years, and to hub recreational facilities for West Franklin.
5. Whilst no explicit plans were made for residential development this was by design. During the course of writing the District Growth Strategy we learned that if we nailed the industrial, commercial and recreational areas, then we had time, - given the relatively slow up take of residential land is in Waiuku to come back at a later time and address that need.
6. The timing in my view for this private Plan Change is now perfect. Over the intervening time, we have seen house prices soar, driving many families and first home buyers into the Auckland hinterland - attracted by the slower pace of life, NZ Steel as an employment hub and of course more affordable housing.
7. This, together with vastly improved accessibility to Health Care in Pukekohe has also allowed the retiring farmer to remain near family yet be close to this much needed Health Care.
8. Waiuku is also a service area for a much larger and wider population and without sufficient residential zoned land it will not play the part it should in the much vaunted 'live, work and play', which would allow Auckland Council to better plan its reduced commuter network and to take commenting traffic off our roading network.

57.1

In summary, I fully support this plan change and wish to be heard.

57.1

Kind regards

Mark Ball

--

Mark Ball QSM, JP
0274 514942

PC 73 (Private): O'Hara, Waiuku

Tony Jefferis
Horticultural Technician
Chapman Group Limited

Kia ora,

My name is Tony Jefferis and I have worked in the South Auckland District as a Horticultural Technician for 10 years. I am in the market for my first home and have noticed over the years the demand for housing has increased and as a result of short supply has resulted in unaffordable housing in the District.

I support the the private plan change in full for the following reasons:

-Provides for intensification of Waiuku that is within walking distance of the town center, school recreation and employment

58.1

-There is currently 100ha of vacant light industrial land in the town that will create additional employment demand. The plan change will provide the facilities to meet the growth of the area. If housing growth is not provided staff would need to be commuting from elsewhere to service these employment needs.

-Provides for housing in a part of the region that is more affordable compared to Auckland

-The land does not include elite soils (not suitable for horticulture) and the area of land is too small to be a productive unit.

58.1

- Native planting through the riparian areas and stormwater wetlands will improve biodiversity on the site.

Thankyou for Considering my Submission

Tony

Submission on Private Plan Change 73 Waiuku 2 Precinct (O'Hara, Waiuku) to the Auckland Unitary Plan

To: Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142
unitaryplan@auckland.govt.nz

Introduction:

1. This is a submission on Private Plan Change 73 Waiuku 2 Precinct ("PPC 73") to the Auckland Unitary Plan ("AUP") operative in part made by [insert name of the PPC applicant]

Name of Submitter: Janet Curley

Address for Service: 7 Riverside Drive, Waiuku 2123

2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter is a landowner in Waiuku township.
4. This submission is made in opposition.

The Submitter & Background

5. In the early 2000's various growth documents and concepts were created by Franklin council to allow for future growth in Waiuku recognising the best areas of land to rezone so that the infrastructure and needs of Waiuku could be best met. These included the 2003 Project Waiuku Concept Plan and the 2007 Franklin District Growth Strategy. These documents identify in this location and area for growth which different to that proposed by PC73.
6. Subsequently, land owners formed a collective to work with council to create a masterplan and worked together for submissions to the Auckland Unitary Plan, when this failed to incorporate the previous FDC work. Matoaka Holdings(T V Short and C Dempsey), who form

part of the PC73 applicant group, were part of this process from the beginning.

7. We believe that this original plan is far superior to meeting the needs of Waiuku growth than the one that is being presented today, ie, better roads and flow of transport; accessibility to schools, sports fields, etc; drainage;

8. **Specific Areas of Opposition**

9. Allowing the PPC would result in significant adverse traffic effects.

(a) The PPC is reliant on connections to Constable Road only which is already significantly congested, especially during school drop off and pick hours. The additional traffic along this road would create more congestion and increase risks of safety to pedestrian and cyclists (especially school children).

(b) Had the PPC adhered to the previous Waiuku Concept Plan (and its extends) a loop road an alternative access would have been available, which would have enabled a distribution of traffic from the development, would have reduced traffic effects, as well as minimising risks of only have one way in and out of a new development area. This is a far better outcome and one that has not been addressed properly by the PPC or its section 32 assessments.

59.2

(c) The density of the development should warrant specific road cross sections, not just reliance on general Auckland Transport standards applicable to urban area – Waiuku does not have access to the same level of service of public transport, and/or walking and cycling networks as the main parts of Auckland and as such on street parking should be readily available and specifically required by the planning provisions.

59.3

10. The PPC suggests that an alternative roading connection would be made through negotiations with Auckland Council to bring a road over reserve land.

(a) The land has been set aside for sports park complex and facilities, any reduction in this land significantly affects the entire Waiuku community through loss of land earmarked for open spaces purposes. The loss of open space land should not be considered.

59.4

(b) Any such connection would also likely require further acquisition of residential property for demolition to connect

the road. This further reduces the viability of such a connection.

11. The Auckland Council has notified for public consultation re-zoning for Waiuku which will become operative in August 2022 to increase densities available in the existing urban areas.

- (a) The PPC expert reports, including but not limited to, transportation, water and wastewater capacity, should be updated to account for the increase in services/demand that will occur as a result of the Auckland Council plan change (and increased development rights) and then determine **if** there is still capacity for the PC73 development and any effects resulting from continuing with PC73 on the viability of these services **after** taking into account the upzonings.
- (b) As a result of the Auckland Council plan change the economic report identifying demand should be re-assessed. There may no longer be the need for additional development land in Waiuku.

59.5

12. The PPC and section 32 has failed to adequately address and assess alternatives to the proposal, and the Appendix 1 Structure Plan assessment is inadequate to support the proposal.

- (a) As outlined in the Background section, the PC73 area formed part of a wider concept for growth under the Franklin Growth Strategy/Project Waiuku Concept. There is no justification as to why this growth option (which was undertaken by the Franklin District Council using robust resource management practises) has been "discarded". The entire area (as identified in the Franklin Growth Strategy/Project Waiuku Concept) at the very least should have formed part go the Appendix 1 Structure Planning exercise – particularly in determining a defensible boundary for the edge of "urban activities".
- (b) The AUP process specifically did not roll over all of the Franklin District Council growth areas where these fell outside of the Rural Urban Boundary. The Auckland Council advised participants that at RUB process would occur for rural towns and villages separately. This has not happened. Thus, there has been no justification by Auckland Council for disregarding the Franklin Growth Strategy.
- (c) Furthermore, as above, as there is no RUB for Waiuku the PC applicant has ignored those objectives and policies associated

with that (or for doing a RUB relocation) and as a result the outcome for a boundary of rural/urban has not been robustly tested.

- (d) As these options have not been fully tested, the PC includes inappropriate buffers (and other mechanisms) that would foreclose on any further expansion of the Waiuku urban area. These should be deleted. 59.6

13. The PPC will result in significant adverse stormwater effects:

- (a) The site is not covered by the Auckland Council Network Discharge Consents for stormwater. The Planning Report for the PPC identified at section 9.8 that:

"The ability to either fall under the NDC or alternatively achieve a private discharge consent are both available to manage this process at the detailed design stage."

This is incorrect. The NDC specifically states that it applies to urban and future urban area. This is reinforced through its Schedule 1 map identifying the extent of its applicability.

Thus, full reliance on that document cannot be achieved, and the PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with stormwater discharges. 59.7

- 14. The site is not covered by the Watercare Network Discharge Consent for wastewater. This consent only applies to urban zones and the future urban zones. The PC73 area is not either of these zones. Thus, full reliance on that document cannot be achieved, and the PC73 applicant should be required to provide a full assessment of effects on the receiving environment associated with wastewater discharges. 59.8

- 15. Waiuku is a rural town with predominantly a farming community and is only recognised as part of Auckland because of the amalgamation of Franklin into Auckland supercity. The history and character of our town needs to be preserved. Overcrowded dense housing, narrow streets with no street parking is not suitable for a rural town and is contradictory to why people choose to reside here. 59.9

General Reasons for the submission

- 16. Overall PC73 will not promote sustainable management of resources, will not achieve the purpose of the RMA and are contrary to Part 2 and other provisions of the RMA.

Relief Sought

17. The submitter seeks that the Plan Change be decline unless its specific concerns are appropriately addressed, or any other such relief to satisfy the concerns of the submitter.

59.1

Hearing:

18. The submitter does not wish to be heard in support of its submission.

Signature: Janet Curley

Date: 26/04/2022

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