

Contact details

Full name of submitter: Lydia Lin
Organisation name:
Full name of agent:
Email address: Drlydialin@hotmail.com
Phone (daytime): 021798472
Postal address: 92 Trig road , Whenuapai , Auckland
Post code: 0618
Date of submission: 21-Sep-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5
Plan change/variation name/RPS: Whenuapai Plan Change
The specific provisions that my submission relates to are:
Plan provision(s):
Property address: 92 Trig Road Whenuapai
Map:
Other:

Submission

I/We:
Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:
Yes

The reason for my/our views are:
We do not want to relocate

I/We seek the following decision by council:
If the plan change/variation is not declined, then amend it as outlined below | 1.1
Proposed amendments:
Remove our house as part of sports park | 1.2

I/We wish to be heard in support of my/our submissions:
Yes

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

If you 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.

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:

(a) Adversely affects the environment; and

(b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

Contact details

Full name of submitter: Serrena Storr
 Organisation name:
 Full name of agent: Serrena Storr
 Email address: ericas999@hotmail.com
 Phone (daytime): 02102219459
 Postal address: 3 Sinton Road,, Hobsonville,, Auckland
 Post code: 0618
 Date of submission: 28-Sep-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5
 Plan change/variation name/RPS: Whenuapai Plan Change
 The specific provisions that my submission relates to are:
 Plan provision(s):
 Property address: 3 Sinton Road, Hobsonville, Auckland
 Map:
 Other:

Submission

I/We:
 Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:
 Yes

The reason for my/our views are:

There is a provision for the Riparian planting plan, easements and encumbrances and a stream on the property situated at 3 Sinton Road, Hobsonville that all infringe on the use of the land.

The Riparian planting place touches/ends the back corner of the property. With this planting plan in place it means that with the restriction of 10meters for the pond/stream on our property, the 20meter clearance for the riparian planting plan and the other covenants and encumbrances on the title restricting use in certain areas for 3 Sinton Road, Hobsonville there is only a small portion of the land usable for enjoyment and development.

I/We seek the following decision by council:

Accept the plan change/variation with amendments as outlined below

2.1

Proposed amendments:

We wish for the riparian planting plan that touches/ends on the back corner of 3 Sinton Road to be removed to allow for further use and enjoyment of the land.

2.2

We accept the easements and encumbrances and the restriction of 10 meters for the stream/pond if the above amendment is made.

I/We wish to be heard in support of my/our submissions:

Yes

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

Yes

If you 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.

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:

(a) Adversely affects the environment; and

(b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

Contact details

Full name of submitter: Teresa pattinson
Organisation name:
Full name of agent:
Email address: pattinson@maxnet.co.nz
Phone (daytime): 09 416 6799
Postal address: 10 Hobsonville Rd, Westharbour, Auckland
Post code: 0618
Date of submission: 5-Oct-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5
Plan change/variation name/RPS: Whenuapai Plan Change
The specific provisions that my submission relates to are:
Plan provision(s): Thechange of current zoning to apartments terraced housing housing zone
Property address: 10 Hobsonville Rd,Westharbour
Map:
Other: the impact of proposed changes on our residential property and living environment. The location of our residential sewerage system

Submission

I/We:

Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:

Yes

The reason for my/our views are:

please refer to the attached submission PDF

I/We seek the following decision by council:

Decline the plan change/variation

3.1

I/We wish to be heard in support of my/our submissions:

Yes

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

Yes

If you 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.

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:

(a) Adversely affects the environment; and

(b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

SUBMISSION ON THE UNITARY PLAN IN THE WHENUAPAI 3 PRECINCT, SPECIFICALLY
THE PROPERTY AT 10 HOBSONVILLE ROAD.

Teresa Pattinson
10 Hobsonville Road
5 October 2017

My submission in reference to some aspects of the Unitary Plan is:

1. Due to the **proximity and height** of the buildings proposed, behind our back boundary (our NW boundary that faces the existing paddocks), we don't believe that the impact of a **negative visual dominance** on us **would be minimized**. The concept that there would **continue to be a reasonable level of sunlight** into our property would be very much comprised as a consequence (i.e. a negative impact would result for us). 3.2
3.3
2. Also, the height allowance for any apartments or terraced housing means that the privacy in our two upstairs bedrooms (that face NW) will be compromised. This also applies to our back yard (that faces NW).
3. We have been residents of this property for over 30 years now. When we intentionally planned the placement of our house we decided to encourage bird life, not only for our own enjoyment but also for the benefit of the neighbourhood. Then place where we positioned our house was so that the lawn and native shrubs on our NW and NE boundaries received plenty of sun to encourage growth, provide habitat, food for native and introduced birds and also have a positive environmental effect. We believe it is reasonable, considering the proposed loss of green space in the Whenuapai Precinct, to take into consideration the negative effect that reduced sunlight and high-density apartments, terraced housing and suchlike buildings in close proximity to our property will have on these trees and shrubs and bird habitat. 3.4
4. We believe that the proposed plan encompasses some aspects (which could be imposed on us by council) that have the potential to impact our property, our living environment and neighbourhood in a negative way. Basically, because the proposed apartments and terraced houses could be located in **such close proximity to our property boundary**. 3.5
5. Please note, and ensure it is documented appropriately on council plans, that our residential sewerage system is connected to a sewer manhole which is located just outside of our NW boundary (ie the back boundary fence where the paddocks are at present) the land considered for the zone plan change. 3.6

Morning Diana,

Could you please add the following to no2 in the submission under my name ie our lounge, dining room and kitchen would also have the privacy aspect compromised. This is because, when the house was built, the location of these rooms was done due to the fact, the house could be placed facing North to facilitate to the maximum, the positive advantages of the sunshine and also the outlook onto the lawn its vegetation, and the activity of the birdlife.

Is it possible, that if apartments or terraced houses were built behind the boundary where the paddocks currently are, that some written provision could be made to the plans of the buildings to be constructed, which would minimize the exposure of this privacy aspect ? I have seen this achieved. | 3.7

Many thanks.

Kind regards,

Teresa

10 Hobsonville Rd,

Westharbour

Contact details

Full name of submitter: Peter Edward Pattinson

Organisation name:

Full name of agent:

Email address: Pattinson@maxnet.co.nz

Phone (daytime): (09) 416 6799

Postal address: 10 Hobsonville Rd, Westharbour, Auckland 0618

Post code: Auckland 0618

Date of submission: 5-Oct-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5

Plan change/variation name/RPS: Whenuapai Plan Change

The specific provisions that my submission relates to are:

Plan provision(s):

Property address: 10 Hobsonville Road

Map:

Other: Related to the new building envelope provisions and how they will adversely affect our property (and others along Hobsonville Road between Oriel Ave and Trig Road).

Submission

I/We:

Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:

Yes

The reason for my/our views are:

See the attached submission (PDF document)

I/We seek the following decision by council:

Accept the plan change/variation with amendments as outlined below

4.1

Proposed amendments:

refer to the attached submission for specific details (point 7 in the attached document).

I/We wish to be heard in support of my/our submissions:

Yes

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

Yes

If you 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.

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:

(a) Adversely affects the environment; and

(b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

SUBMISSION ON THE UNITARY PLAN AS IT CONCERNS BUILDING HEIGHTS IN THE WHENUAPAI 3 PRECINCT, SPECIFICALLY THOSE EXISTING PROPERTIES THAT BORDER THE NORTHERN SIDE OF HOBSONVILLE ROAD BETWEEN ORIEL AVENUE AND FITZHERBERT ROAD (NUMBERS 2 TO 14 HOBSONVILLE ROAD).

Peter Pattinson,
10 Hobsonville Road

5 October 2017

1. The existing properties along the **northern side** of Hobsonville Road (between Oriel Ave and Trig Road) were built to different building envelopes to those proposed in the new unitary plan. For example, our own house was one of the last to be built on an empty section in early 1980 and had to be at least 3 m from any boundary and the buildings had to fit inside a height envelope that would only allow a two-storey dwelling.
2. The new unitary plan allows buildings to be much closer to the boundaries of the existing homes and to be much higher. We understand that the maximum height of new buildings is constrained inside an envelope that extends 3 m above ground level at the property boundary and which then extends inwards (perpendicular to the boundary) at an angle of 45°, with a maximum height of 16 m.
3. The approximate orientation of the effected boundary for the houses between Oriel Ave and Fitzherbert (even numbers 2 to 14 Hobsonville Road) is very close to 45° west of north (i.e., they face NW towards the late afternoon sun).
4. New buildings adjacent to these boundaries, if built to the maximum height allowed and inside the proposed envelope, would create shade extending into the existing properties for a **minimum** distance of 3 metres for **at least 6 months of the year** (the actual period would be between 18 March to 25 September. This is the period during which the sun is below an elevation of 45° at an azimuth of 315° – in other words, when facing NW).
5. In addition to much-reduced sunshine, all of the properties on the northern side of Hobsonville Road to Trig Road would have reduced views to the north and west. However, we accept that views can never be guaranteed in perpetuity, but to have them taken away by a **major change** to the previous building envelopes without recompense is hard to accept.
6. To alleviate the loss of sunshine, and to a lesser extent the loss of views, we submit that the proposed new building envelope be amended where new buildings are to be built adjacent to the northern boundaries of the existing properties. This amendment would only apply to the boundary between the new and the existing houses.

4.2

7. We suggest that the building envelope be changed from a 45° line to a 30° line, **OR** move the 3 metre height limit from the boundary to 3 metres **inside** the new property boundary (effectively making the 45° line start at ground level at the boundary, while also moving the minimum distance between boundary and building out to 3 m). 4.3
8. We also recognise that future developers may well buy up some of the existing properties on Hobsonville Road with a view to removing an existing house and building new units to the new unitary plan building envelope, and that this could negate the intent of the changes proposed in 7 (above). However, we also contend that because the existing houses lie on top of a ridge, it would be in keeping with the height restrictions already in place to avoid the situation where very tall buildings could exist on one side of the road while lower buildings exist on the other. The same problems with shading would also impact on those existing houses on the southern side. 4.4
9. In cognisance of 8 (above), another option would be to re-draw the boundary of the Whenuapai Precinct 3 to **NOT** include the affected existing properties while still retaining the changes suggested in 7 (above). This would mean the any future development of existing houses would come under the same plan as those houses on the southern side of Hobsonville Road. It would also avoid major changes to the skyline along this portion of Hobsonville Road. 4.5
10. And finally, the shading problem for many of the existing houses may be avoided if the proposed main access loop road ran along the northern boundary of the houses as shown in the proposed development. 4.6
11. **But, this would still leave the problem unresolved for numbers 2 to 10** (and who will also suffer the most from shading due to the boundary orientation), and perhaps the “indicative” green area (we presume this refers to either a grassed area or some sort of park) shown below Number 10 could be made mandatory with a shared boundary with these houses. 4.7

EXTRA SUBMISSIONS FROM TERESA PATTINSON FOLLOW:

The reasons for my views are:

1. Due to the **proximity and height** of the buildings proposed, behind our back boundary, we don't believe that the impact of a **negative visual dominance** on us **would be minimized**. The concept that there would **continue to be a reasonable level of sunlight** into our property would be very much comprised as a consequence (i.e. a negative impact would result for us). 4.8
4.9
2. Also, the height allowance for any apartments or terraced housing means that the privacy in our two upstairs bedrooms (that face NW) will be compromised. This also applies to our back yard (that faces NW).

- 3. We have been residents of this property for over 30 years now. When we intentionally planned the placement of our house we decided to encourage bird life, not only for our own enjoyment but also for the benefit of the neighbourhood. Then place where we positioned our house was so that the lawn and native shrubs on our NW and NE boundaries received plenty of sun to encourage growth, provide habitat, food for native and introduced birds and also have a positive environmental effect. We believe it is reasonable, considering the proposed loss of green space in the Whenuapai Precinct, to take into consideration the negative effect that reduced sunlight and high-density apartments, terraced housing and suchlike buildings in close proximity to our property will have on these trees and shrubs and bird habitat.

4.10

- 4. We believe that the proposed plan encompasses some aspects (which could be imposed on us by council) that have the potential to impact our property, our living environment and neighbourhood in a negative way. Basically, because the proposed apartments and terraced houses could be located in **such close proximity to our property boundary.**

4.11

- 5. Please note, and ensure it is documented appropriately on council plans, that our residential sewerage system is connected to a sewer manhole which is located just outside of our NW boundary (ie the back boundary fence where the paddocks are at present) the land considered for the zone plan change.

4.12

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

Clause 6 of First Schedule, 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 of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Clayton Bradbury

Organisation Name (if submission is on behalf of Organisation)
Brigham Investments Limited

Address for service of the Submitter
P.O. Box 81101 Whenuapai AK 0662

Telephone: Email: aialadvisorynz@gmail.com

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission on:

Plan Change/Variation Number PC 5: Whenuapai Plan Change

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) See attachment

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:

See attachment

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the Plan Change/Variation
- Accept the Plan Change/Variation with amendments as outlined below
- Decline the Plan Change/Variation 5.1
- If the Plan Change/Variation is not declined, then amend it as outlined below. 5.2

See attachment

- I wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing


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

10/10/2017
 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.

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 this submission that:

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

Attachment to submission of Brigham Investments Limited on PC5: Whenuapai Plan Change.

Specific Provisions that submission relate to:

1. Objective 1616.2(9);
2. Policy 1616.3 9(15) & (16);
3. Activity Table 1616.4;
4. Standards 1616.6;
5. Assessment 1616.8.

Submission (reasons):

1. The provisions in PC5 relating to the Whenuapai 3 coastal erosion set back yard (the PC5 Set Back Yard") relitigate the approach to coastal hazards adopted in Chapter E36 of the AUP (OP), which itself was the product of extensive public submissions. 5.3
2. We believe that these provisions in PC5 should be deleted in their entirety, but that the width of the PC5 Set Back Yard should be adopted to measure the Coastal Erosion Hazard Area within the Whenuapai 3 Precinct (as provided by paragraph (c) of the Chapter J1 definition of Coastal Erosion Hazard Area). 5.4
3. We see no risk management imperative in Tonkin and Taylor's Coastal Hazard Assessment Report (August 2017) or any other report referred to by Council, for adopting the coastal hazard provisions in PC5 (apart from the width of the PC5 Set Back Yard as noted above). In our opinion there is no rationale for departing from Chapter E36 of the AUP (OP) in the manner contemplated by PC5. 5.5
4. The AUP (OP) implicitly recognises that while the risks of coastal erosion over a 100 year plus timescale need to be carefully managed, this does not necessitate a complete and immediate prohibition of new buildings and other structures on the affected land. In initiating PC5, the Council appears to have adopted a different attitude.
5. We observe that there are a number of existing dwellings located inside the PC5 Setback Yard. Therefore it is not correct to categorise all that land as a "greenfield area" and use this as a justification for Council's approach to coastal erosion in PC5. 5.6
6. If the coastal erosion provisions in PC5 are allowed to stand then there will be materially different outcomes for affected property owners than the outcomes available under the AUP (OP). For example:

- (a) the effect of standards 1616.6(3) and 1616.6.5 is to impose a total prohibition on all new buildings (this includes temporary and moveable structures) being located in the PC5 Set Back Yard. In contrast the AUP (OP) manages this risk as a restricted discretionary activity. 5.7

 - (b) coastal protection structures in the Whenuapai 3 Precinct are either a discretionary activity (if outside the PC5 Set Back Yard) or a non-complying activity (if within the PC5 Set Back Yard). In contrast the AUP (OP) manages such structures as a restricted discretionary activity (if outside the Coastal Erosion Hazard Area) or a discretionary activity (if within the Coastal Erosion Hazard Area). 5.8
7. Deleting the provisions in PC5 relating to the PC5 Set Back Yard (while adopting the set backs in the PC5 Set Back Yard) is consistent with the findings in Tonkin and Taylor's Coastal Hazard Assessment Report. It is also consistent with, and gives effect to the coastal hazards outcomes sought in AUP (OP) and the New Zealand Coastal Policy Statement and is thus the most appropriate way to achieve the purposes of the RMA.

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

Clause 6 of First Schedule, 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: 13 OCT 2017

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) SHARRON LORRANE & ROY JAMES PREECE

Organisation Name (if submission is on behalf of Organisation)

NOT APPLICABLE.

Address for service of the Submitter

S & R PREECE, P.O. Box 84077 WESTGATE AKLD; 0657.

Telephone:

(09) 416 9033

Email:

rprece@xtra.co.nz

Contact Person: (Name and designation if applicable)

SHARRON & ROY PREECE.

Scope of submission

This is a submission on:

Plan Change/Variation Number

PC 5: Whenuapai Plan Change

Plan Change/Variation Name

11

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan Change/Variation

Plan provision(s)

[Empty box]

Or

Property Address

50 KAURI RD, WHENUAPAI, AUCKLAND 0618

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: REFER TO ATTACHED SUBMISSION ON SEPARATE SHEETS.

REFER ATTACHED SHEETS

(continue on a separate sheet if necessary)

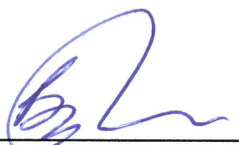
I seek the following decision by Council:

- Accept the Plan Change/Variation
- Accept the Plan Change/Variation with amendments as outlined below | 6.1
- Decline the Plan Change/Variation
- If the Plan Change/Variation is not declined, then amend it as outlined below.

- a) RETAIN EXISTING RESIDENTIAL STATUS AT 50 KAORI ROAD WHEN VAPA | 6.2
- b) THE 65dB NOISE CONTOUR BE REDRAWN FOR REASONS STATED IN OUR SUBMISSION AT PARAGRAPHS A-I.

I wish to be heard in support of my submission

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

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

12TH OCTOBER 2017.
 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.
 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 this submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition

50 Kauri Road,
Whenuapai,
Auckland 0618.

10th October 2017.

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

Subject: *Auckland Unitary Plan:-
PC5 Whenuapai Plan Change as proposed 21st September 2017.
Submission relates to the proposed rezoning of 50 Kauri Road.*

Attention: *To whom it may concern:*

This submission originates from the owners of 50 Kauri Rd, and relates to the proposed rezoning outlined in the PC5 Whenuapai Plan Change documents as issued on 21st September 2017, and specifically to:-

- a) General Statement relating to the overall plan.
- b) The proposed rezoning of the existing residential property at 50 Kauri Rd, Whenuapai.

Note: A copy of this submission has been forwarded to our local MP for Helensville for his information and input as he sees fit.

SUMMARY:

We seek that:

- 1) *The 65dB noise contour be redrawn so as to exclude 50 Kauri Rd. for reasons stated at paragraphs A – I.* | 6.3
- 2) *That 50 Kauri Rd. not be rezoned so as to exclude rural residential uses for reasons stated at paragraphs A – I.* | 6.4

INTRODUCTION:

A brief letter from council received on the 20th September 2017 informed us that documentation relating to the “Proposed Whenuapai plan” changes would be available on line from the 21st September 2017.

All submissions responding to the proposed plan from affected/interested parties must be provided to council by 19th October 2017. The period of time allowed to prepare submissions is short, bearing in mind (1) the complexity and magnitude of the proposed changes to the area; (2) the fact that some information and/or detail ideally required to undertake a detailed analysis leading to a full submission appears to be unavailable or missing – e.g. a definition of the various zones such as “Business – Light Industry”; and (3) the seriousness of the impact of the proposed changes.

The proposed changes introduce uncertainty and potentially undesirable lifestyle and financial burdens for existing established residential property owners who fall within the new proposed 65Db engine testing contour shown on council plan 1616.10.3 Whenuapai 3 Precinct Plan 3. Should the new contour be introduced, all existing residential properties including 50 Kauri Rd. which are within the contour will be subject to rezoning to “Business – Light Industry”.

In particular we feel that rezoning of existing longstanding residential properties such as ours solely because a new and more restrictive noise contour has been adopted by council as part of the proposed plan change breaches natural justice and is unnecessary, unreasonable, and unfair.

50 Kauri Road,
Whenuapai,
Auckland 0618.

COMMENT ON PROPOSED OVERALL PLAN CHANGE:

We purchased our Whenuapai home because we love the rural aspect of the area and prefer to live in a rural setting rather than a built-up area comprised of mixed industrial and urban zones such as that proposed under the Whenuapai Plan. We are saddened to discover that the proposal if approved will change our local rural environment beyond recognition over the next few years.

We do fully accept however, the fact that the RNZAF base should be able to continue to operate in the manner of the past decades. To avoid any doubt, our submission is against arbitrary re-designation of our property.

PROPOSED 50 KAURI ROAD REZONING:

The Proposed Whenuapai Plan indicates our residential property at 50 Kauri Rd. along with neighbours either side (at 52 Kauri Rd. and 1 Rata Rd.) as being rezoned to “Business – Light Industry Zone. Two of these three residential homes have been here for over 50 years, and the third house for close to 30 years.

Background:

We purchased the property in August 2010. Immediately following the purchase of 50 Kauri Rd. we carried out a major upgrade including addition of an extension and remodelling of the existing dwelling. As part of the consent conditions, the upgrade included acoustic treatment to ensure that aircraft noise would not exceed 40dB within any habitable room. This requirement was included as part of the consent as the property was located within the 55dB “noise control area” or “Airbase noise contour” which was an applicable council requirement at that time. Note that this requirement *did not* include noise contours relating to engine testing at that time. Upon final completion, the upgrade was signed off by the council and a Code Compliance Certificate was subsequently granted summer 2011.

Since that time our zoning has been “Rural Residential”. Earlier information shown on council’s website referred this as being zoned “Future Urban”, and as part of the current changes the proposal is to now rezone it to “Business – Light Industry”, which would downgrade our current residential status drastically and create numerous unintended consequences for us going forward.

We have no wish to move in the foreseeable future.

6.5

REASONS WHY WE DO NOT WISH OUR ESTABLISHED RESIDENTIAL HOME TO BE REZONED TO BUSINESS – LIGHT INDUSTRY.

- A. The proposed changes have the potential to damage our future by reducing our options going forward, downgrading the rural setting of the area and reducing the equity in our property. This scenario could easily be compounded should council increase land and water rates to reflect business zoning, which tend to be historically higher than residential rates. We have no way of knowing if any or all of these issues will occur, and Council have given no indication as to their intentions regarding future rate changes.
- B. The combined land area relating to our residential property at 50 Kauri Rd. and the residential properties either side of us jointly make up an area of 9,524 sq. metres. As this area is physically separated from the new development proposed for the areas to the south of Rata Road we contend that there is little economic or practical gain to be achieved in rezoning 50 Kauri Rd or the properties either side of us from residential to “Business - light industry”.

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Auckland 0618.

- C. There are concerns about building insurance, which is generally based on building replacement values. Should the proposal to rezone our home be approved then we would likely not be allowed to rebuild it in the event of major damage such as a fire or earthquake damage. How will this affect our insurance situation? In the event of a major issue we would be left with a vacant piece of land and nowhere to live, and would have to immediately sell the land to raise sufficient funds to rehouse ourselves elsewhere. In the meantime, we would be forced to rent. Where? There is meant to be a housing shortage!
- D. An acoustic noise prediction and assessment report relating to engine testing provided by Malcolm Hunt Associates has been included in the council documents. Auckland Council has included the engine testing noise contours provided by the report and have based their zoning decisions upon the contours provided. The report is titled "Noise Predictions and Assessment". It would not be reasonable to rely on the report's conclusions (related to the positioning of the 65dB contour) for the following reasons:
- (i) The report states that the contours have been produced as the result of a "desktop prediction" as opposed to field measurements. i.e. the contours are plotted from theoretical approximations rather than actual noise measurements taken in the field. Theoretical calculations do not take all the relevant factors into account. A proportion of physical field test figures at indicative points would confirm (or otherwise) the accuracy of the calculations.
 - (ii) Acoustic noise data generated by the aircraft engines and propellers was by the report's own admission not available to match any of the three large aircraft based at Whenuapai airbase and being modelled in the report, so alternative noise data was used from different aircraft, propellers and engines with broadly "similar" acoustic properties. (Details of substitutions are included in the Hunt report).
To use alternative merely "similar" data in this manner when the prime objective of the report was to produce reliable noise contours is an unreasonable decision to make, despite an assurance provided in the report stating that the noise data used is "similar" or "conservative" when compared to the actual aircraft based at Whenuapai. Where input data is not reliable, the result will similarly be unreliable.
Computer modelling whilst capable of fairly accurate approximations inevitably does not allow for all factors involved, and the results will always be suspect where incorrect information is used at the start of the calculation process.
 - (iii) All calculations appear to have been carried out on the basis of "worst case scenarios", and additional safety margins appear to have been included at every available opportunity. This effectively compounds the safety margin allowed, resulting in the 65dB contour line being positioned somewhat further outwards from the airbase than it need be. In the context of our situation, whereby the proposed 65dB contour runs through 50 Kauri Rd., this is highly significant and unduly adverse in its effect.
 - (iv) The contour has been plotted on the basis of the receiver height being 4.2 metres which is designed to cater for receivers located on the upper storey of a two-storey dwelling. The noise level will be lower for a single storey building. Note that 50 Kauri Rd is a single storey building.
 - (v) The noise contour lines differ in position between the plan on the Hunt acoustic report and the plan shown on the council documents. The 65dB contour line shown in the Malcolm Hunt acoustic report appears to briefly cross through 50 Kauri Rd at the South West corner of the property. The

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Auckland 0618.

contour line is nowhere near the dwelling, so 50 Kauri Rd does not require rezoning under the plan rules. The 65dB contour shown in the “Proposed Plan Change 5 document ref. 1616.10.3 Whenuapai 3 Precinct Plan 3 entitled “Whenuapai Engine Testing Noise Boundaries” however shows the 65dB contour line passing further to the South and to the East. Even at this position, it is unlikely that the line would coincide with the footprint of the dwelling. Which contour line is correct? – Presumably the contour in the Malcolm Hunt report would be the accurate one since it would have been plotted from the calculated noise results. Please see maps attached showing contour line discrepancies.

- (vi) The times when engine testing is taking place (both at high power or low power) is looked at in the Hunt report as an overall amount of time and then averaged across all test locations. However, *when related to any individual site* the times exposed to the theoretical 65dB contour have much less of an impact than that indicated, in addition to which if the engine testing is taking place at a remote testing position it will have less effect than if it were close to any given receiver location.
- (vii) In reality, despite the averaged figures for the six designated engine testing locations mentioned in the reports, the frequency of engine testing which impacts on this property can vary anywhere between daily and as much as three weeks apart. It is important to point out that the majority of the engine testing is **not** done at high power and therefore for much of the time the resultant noise level will not be anywhere near the 65dB noise contour.

E. As Council has proposed to rezone property based on a recent suggestion to include engine testing noise contours, it is crucially important that all affected parties need to be confident in the positions of the contours as shown on the relevant plans. For the reasons outlined above, the contour positions are questionable, being excessive for any given individual receiver position external to the airbase. A professional field survey (i.e. physical testing not theoretical) could be carried out at relevant positions to determine the real position of the noise contours, or as a minimum an appropriate number of indicative measurements should be taken to check the accuracy (or otherwise) of the theoretical figures.

6.6

F. As an alternative to re-drawing the 65dB noise contour, a couple of options: Whilst we are aware that the airbase is a strategic asset, it appears to us that the residential property owners surrounding the airbase who are “caught” within the proposed engine testing 65dB noise contour are expected to accept having their assets significantly devalued and their future options and plans compromised. The airbase however is not demonstrating any willingness to compromise whatsoever.

- (1) The most practical means of reducing noise during engine testing and reducing the 65dB noise contour would be to install acoustic barriers around the designated testing locations as is typically done overseas, designed to absorb or deflect noise to a point where it is limited to the noise contours currently legislated for -i.e. the current 55dB noise profile.
- (2) Alternately the airbase could consider abandoning the problematic testing locations which are close to boundaries in favour of those deeper within the base boundaries, or consider creating new locations well away from affected residential properties, i.e. on the opposite side of the runways from the boundaries. This approach would have the immediate effect of moving the proposed 65dB noise contour back within (or close to) the airbase boundaries. This would allow the proposed Whenuapai Plan to include many more new residential homes than currently planned.

6.7

6.8

50 Kauri Road,
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Auckland 0618.

- See comments on the impact that the rezoning will have if proceeded with, taken from Section 8.7 Table 9 of the Proposed Whenuapai Plan Change Section 32 Report dated 21.9.2017. Under costs/economic: “the dwelling yields will reduce available housing from 8,233 to 6182 as a result of extending the Light Industry zone area south of the airbase”. This potential loss of residential housing could be easily avoided if the NZDF were open to altering how they carry out engine testing either as indicated above, or by some other means. This would move the new proposed 65dB noise contour back towards the airbase as indicated above, therefore opening up more land for residential properties. We are supposed to be in a “housing shortage crisis” at the present time, and yet the proposed plan does not appear to have considered this option.
- G. We have heard that purchasers of the new houses currently being built along Brigham Creek Rd. immediately to the west of Whenuapai village are required to agree to a covenant being registered on their titles to the effect that they are not allowed to complain about noise emanating from the airbase. This appears to be in conflict with clause 7.7.1 objective 1616.2 (13) which “seeks to protect the health and amenities of residents”, which council are using as justification for rulings regarding residential locations in relation to various noise contours. So – on one hand we are being rezoned because council want to “protect our health and amenities”, however at the new Whenuapai village houses the “health issues” take second place providing the purchasers are willing to sign away their rights to complain about noise issues. There appears to be a degree of inconsistency and convenient logic being applied here.
Note: We would be prepared to have a covenant of “no objection to noise emanating from the airbase” registered on our title if this becomes the only means by which we can retain residential status of our property at 50 Kauri Rd..
- H. We personally have no issues with the noise emanating from the airbase and accept it as one of the compromises for living at this location. The airbase is an important factor in the makeup of the area.
We understand from our research that the current Orion and Hercules aircraft at the airbase will be withdrawn and replaced with more modern aircraft in the next few years. Presumably the replacements will be considerably quieter than the somewhat aging existing aircraft due to modern propeller and engine technology along with much lower allowable noise output levels, which these days are far more environmentally friendly than when the current crop of aircraft and their associated engines and propellers were built. The two Boeing 757’s currently based at the airbase are less relevant to the engine testing debate as (a) we very rarely see one of these aircraft up our end of the base, and (b) there are only two of them, therefore much less testing time is required.
- I. The current noise levels experienced at 50 Kauri Rd have not changed in many years despite the proposed introduction of a new “engine testing noise” contours; however it will certainly decrease once new aircraft are introduced and the old ones disposed of, at which time it would probably be too late to reclaim our “residential status”.
We were aware when we purchased the property that there would be noise from the operation of the aircraft. All things in life are a compromise, and we do not consider that the aircraft noise in this situation to be sufficiently loud or annoying to be a valid reason to rezone this property.

50 Kauri Road,
Whenuapai,
Auckland 0618.

SUMMARY / CONCLUSION:

We respectfully request that our zoning remain as residential and not be altered to “Business – Light Industry”, and specifically that:

- i. Field measured noise data be used to produce the 65Db noise contour rather than theoretically produced data as is currently being used, and*
- ii. The 65Db noise contour be redrawn with a more realistic approach to “worst case scenarios” and safety margins.*
- iii. A covenant of no objection to noise emanating from the airbase be registered on our title if this is the only means by which we can retain residential status of our property at 50 Kauri Rd..*

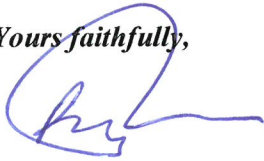
6.9

6.10

Please let us know if you would like any further information on the points outlined in this submission.

Note: A copy of this submission has been discussed with and forwarded to our local MP for Helensville, for his information and input as he sees fit.

Yours faithfully,




Roy and Sharron Preece.

The base assessment unit is the LAeq(24 hour) measured in dB⁶. The LAeq(24 hr) 57 dB and 65 dB contours have been predicted based on the 'worse case' rolling seven day engine testing undertaken by all THREE aircraft types (high and low power tests). This turns out to be the period 9-15 June inclusive as shown in Appendix 2. The prediction calculations are based on a receiver height of 4.2 metres which is designed to cater for receivers located on the upper storey of a two storey dwelling.



Figure 13 Map showing LAeq(24 hr) 57 dB and 65 dB contours for cumulative noise from engine testing of the B757, C130 and P3 aircraft conducted at Whenuapai Airbase over a 'worse case' seven day rolling time period recorded during the 60 day survey of engine testing conducted in 2016.

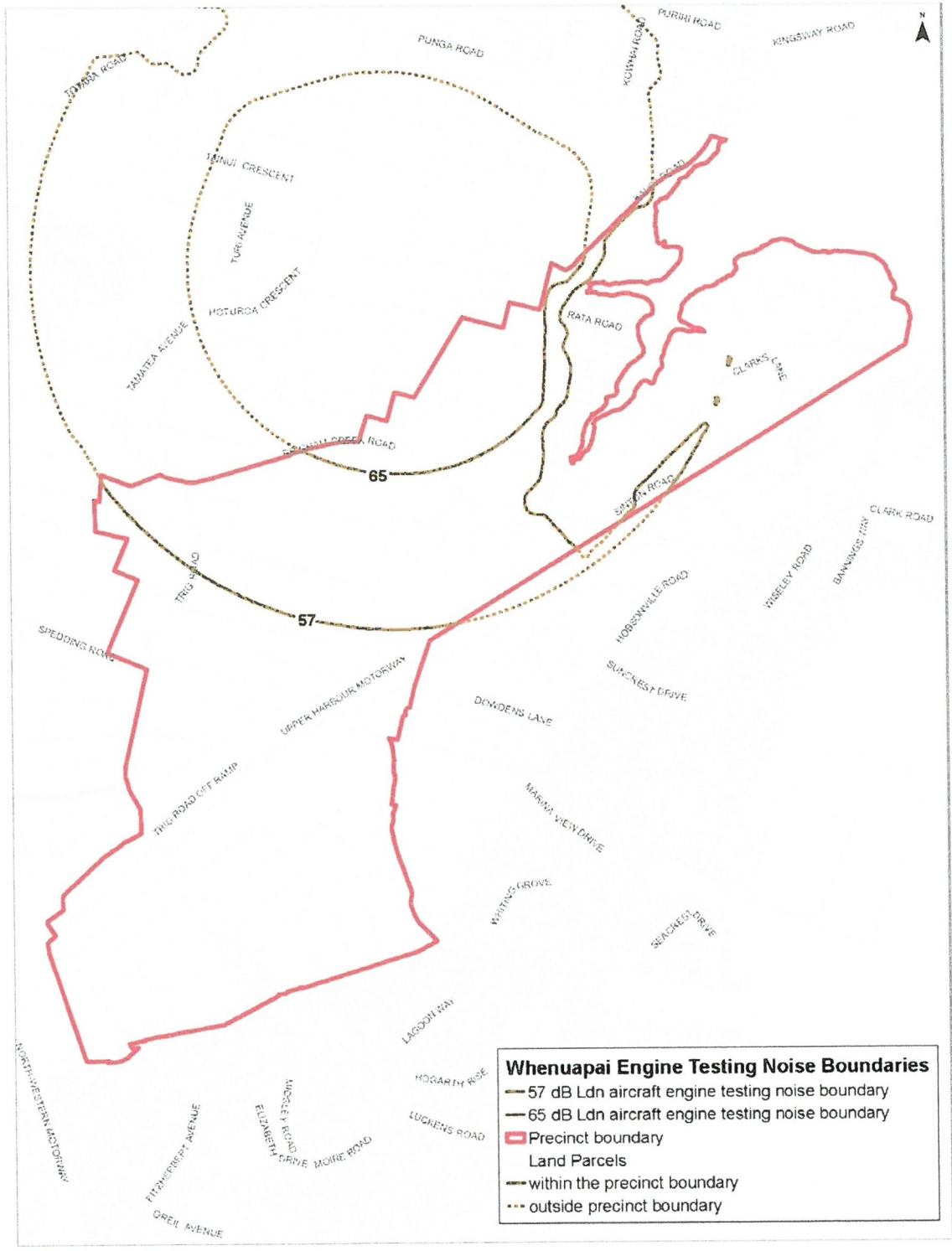
LAeq(24 hour) values are set out below for receiver sites A, B and C (as shown in **Figure 12**) in the following table

Location	LAeq(24 hr)
A	60.6 dB
B	51.4 dB
C	42.1 dB

Table 5 Calculated LAeq (cumulative) engine test noise levels for the three representative receiver locations shown in **Figure 12**.

⁶ As described above in Section 3, this is considered the equivalent to the "Ldn" unit.

I616.10.3. Whenuapai 3 Precinct Plan 3



From Auckland Unitary Plan Operative in Part Proposed Plan Change 5

Contact details

Full name of submitter: Andrew Castley Braithwaite
Organisation name:
Full name of agent:
Email address: andybte@hotmail.com
Phone (daytime): 0272752903
Postal address: 1 rata rd, whenuapai, auckland
Post code: 0618
Date of submission: 16-Oct-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5
Plan change/variation name/RPS: Whenuapai Plan Change
The specific provisions that my submission relates to are:
Plan provision(s):
Property address: 1 rata rd whenuapai zoning
Map:
Other:

Submission

I/We:
Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:
Yes

The reason for my/our views are:

The RNZAF should not be dictating the terms of reference for the future of Whenuapai's residential zones- especially when it appears that the base will eventually cease to exist if your projected maps are accurate. Council should stipulate to the RNZAF the necessary rules for aircraft engine testing - which are the sole cause of your rezoning plans. The report by Malcolm Hunt Associates commissioned by the RNZAF is based on several assumptions on noise levels which have led to random sound contours which cannot be validated, and therefore should be rejected pending more accurate data.

7.2

On examining the five engine testing sites used by the RNZAF it appears that if just one site- point C- was closed down the whole engine testing issue for this area would become redundant. The base only services an average of just over one plane a day so to have 5 testing sites seems totally unnecessary. In addition installation of concrete barriers or soundproofing would also reduce the noise levels to acceptable levels (this is routinely performed for many international airports where residential development has taken place nearby).

The Council needs to address its responsibilities to the Government and general public by maximising residential housing development in the area to the south of the airbase along Kauri Road- an ideal residential housing site due to its scenic and idyllic nature near the estuary and close proximity to the motorway. A strip of light industrial development would forever ruin that possibility.

Finally the Council has already set a precedence by permitting a high density residential development which is partially within the Ldn 55dB zone near the Whenuapai shops (as shown in Figures 13 and 14 of the report by Hunt). This area would have been ideal for any light industrial development - being close to the industry near the shops- if such extension was required. There is therefore no logic in now attempting the dictate to landowners on the southern side of the airport who are already living in a residential area that they should now be required to develop their properties as industrial sites.

(It also appears that my property at Rata Rd is half inside the 55dB zone and half outside. As I own two properties- 1 and 3- it appears that when I am permitted to subdivide I will have one property inside the zone and one outside- so how does this affect the classification? I presume no 1 would be industrial and no 3 residential- is this all logical and well thought out??)

I/We seek the following decision by council: | 7.1
Decline the plan change/variation

I/We wish to be heard in support of my/our submissions:

Yes

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

Yes

If you 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.

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:

(a) Adversely affects the environment; and

(b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

Contact details

Full name of submitter: Annette Mitchell
Organisation name: Upper Harbour Ecology Network
Full name of agent: Annette Mitchell
Email address: anniem1401@gmail.com
Phone (daytime): 0272942601
Postal address: 38 Waimarie Road, Whenuapai
Post code: 0618
Date of submission: 16-Oct-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5
Plan change/variation name/RPS: Whenuapai Plan Change
The specific provisions that my submission relates to are:
Plan provision(s): Whenuapai Plan Change 5
Property address: 38 Waimarie Road
Map: Precinct 3
Other:

Submission

I/We:
Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:

Yes

The reason for my/our views are:
Please read reasons in our submission

I/We seek the following decision by council: | 8.1
Decline the plan change/variation

I/We wish to be heard in support of my/our submissions:
Yes

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

If you 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.

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:

- (a) Adversely affects the environment; and
- (b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

Submission to Auckland Council in relation to
Whenuapai Precinct 3 Plan Change 5

On Behalf of: Upper Harbour Ecology Network

Background

This submission is made on behalf of the Upper Harbour Ecology Network (UHEN) which is a network of 10 environmental groups that work to restore and enhance the natural environments of their local communities through the eradication of invasive weeds and pest control. The goals of the UHEN is to uphold the vision of the North West Wildlink. (NWW) is to create linkages and connections for native habitat and wildlife to migrate from the Waitakere Ranges to the Islands in the Hauraki Gulf in order to flourish. There is a growing will within communities to find solutions to the long term environmental degradation and to uphold the North-West Wildlink.

Introduction

It has been recognised by the various ecological groups that operate in this area, including NZ Forest and Bird and Gecko Trust, that the Whenuapai area is devoid of its long history of farming and horticulture with a defence airbase in the middle of it, there is very little native habitat and a considerable amount of environmental contamination and degradation, both to the land, waterways and upper harbour tidal estuaries and mudflats. Currently Whenuapai strategically lacks the links to bridge the NWW across this landscape. However, under the new Auckland Council Unitary plan and re-zoning of Whenuapai for development as a Greenfields area, the Upper Harbour Ecology Network see this as a great opportunity to:

- Make right the degradation of wetlands, streams and riparian margins
- Enhance the quality of the environment for residents through large areas of green space for local residents.
- Use 21st century Storm water Best Practice and Water Sensitive Design (WSD) models to manage the impact of storm water from new developments on the sensitive tidal regions and in particular the Waiarohia Stream.
- Create substantial Green infrastructure Zones to provide the space and corridors for wildlife to flourish and to migrate across from the Waitakere Ranges to/from the islands in the Hauraki Gulf

Our group requests that all Enhancement Opportunities (ref Morphum Environmental Ltd view) are utilised when planning the development of Whenuapai and that a longer term and macro view of the area is taken to ensure enough land is set aside for residential recreational use and the introduction of substantial Green Infrastructure Zones.

8.2

8.3

The specific areas of the Whenuapai Proposed Plan Change 5 that we question are:

Biodiversity and Open Spaces

1616.1 (Page 4)

Biodiversity

The North-West Wildlink aims to create safe, connected and healthy habitats for native wildlife to safely travel and breed in between the Waitakere Ranges and the Hauraki Gulf Islands. The precinct recognises that Whenuapai is a stepping stone in this link for native wildlife and provides an ability to enhance these connections through riparian planting.

Open Space

An indicative public open space network to support growth in the precinct is shown on Whenuapai 3 Precinct Plan 2. This will generally be acquired at the time of subdivision. A network of public open space, riparian margins and walking and cycling connections is proposed to be created as development proceeds. Development is encouraged to positively respond and interact with the proposed network of open space areas.

Comments:

- This does not indicate that there is a specific and substantive requirement for developers to develop open space networks. "Encouraging" does not make this a requirement.
- All green zones need to be specific, identified and mapped before developments proceed
- What will stop developers contesting the green zone areas? In order for them to achieve maximum return on their investment?
- What ratio of biodiversity to built up land will council want developers to comply with – this needs to be stated before development commences?
- Is the council aware that the minimum threshold of natural habitat for sustainable preservation of ecology is 10%? For the North West Wilklink to have credibility surely this needs to be taken into account when planning the development of the Whenuapai region.

1616.3**(20) Page 3**

Require the provision of open space as shown on Whenuapai 3 Precinct Plan 1 (20) through subdivision and development, unless the council determines that the indicative open space is no longer required or fit for purpose.

Comments:

This wording is an open opportunity for developers and council to determine that an open space is "no longer required" or "not fit for purpose". How will community be engaged on this question? On what basis will this decision be made and at the same time protect areas of biodiversity and open recreational areas for community?

Storm water**1616.2 (Page 7)***Biodiversity*

Subdivision, use and development enhance the coastal environment, (10) biodiversity, water quality, and ecosystem services of the precinct, the Waiarohia and the Wallace Inlets, and their tributaries.

Open Space

Subdivision, use and development enable the provision of a high quality and (11) public open space network that integrates storm water management, ecological, amenity, and recreation values

Comments:

The Whenuapai storm water management plan states that up to 100% of the light industry zoning area can have impermeable surfaces and the Mixed housing urban and Terrace Housing and Apartments be 60 and 70% impermeable surfaces respectively. This water is to be piped straight into the Waiarohia and Wallace inlets. We do not support this method of dealing with large volumes of storm water as it will potentially exasperate the existing degraded water quality of the upper harbour and its tributaries. This amount of water may potentially have devastating and long term impacts on the sensitive coastal and wetland areas of this region. Alternatively, 21st century best practice would include the use of holding tanks, roading swales, green living roofs and filtering holding ponds. The use of land in this plan does not enhance the quality of the water in the Upper Harbour and therefore we do not support it.

Transport

Roading and cycle ways is stated as being the responsibility of each individual developer/development. As Whenuapai precinct 3 consists of multiple individual land holders we can see that the road, pedestrian and cycleway improvements are going to be done on an ad-hoc and random fashion with very little integrated approach. We take for example the recent development on the corner of Brighams Creek and Totara Roads.



Here our community have ended up with 500 metres of new, well structured road with poor quality and unsafe roading on either side – in particular the dangerous and hazardous Brighams Creek bridge.

It is likely that it will remain like this for some time. We would support a fully integrated approach where the main arterial roads are all completed at one time linking main routes so residents have a sense of continuity and safety.



I616.3.

Ensure development in the neighbourhood centre zone maximises building (9)frontage along Hobsonville Road and the realigned Trig Road by:

avoiding blank walls facing the roads;

We agree that blank walls should not be allowed right on a road frontage – then why are developers currently constructing a building with a wall of approximately 5 metres high right on Hobsonville Road? Does Auckland Council merely give lip service to such constraints and let developers do as the please?

Summary

The Upper harbour Ecology Network:

- We support the concern for the susceptibility and sensitivity of the valued marine environment. All developments should minimize the amount of storm water being discharged into the Waiarohia Inlet and Brigham Creek – as following WSD practice. | 8.4
- We support that all development reduces the generation of contaminants at source and applies treatment as required to effectively minimize contaminant increases in coastal waters and sediment. | 8.5
- We do not support that it is best practice sustainable urban development to pipe all storm water to the Waiarohia Stream and its tributaries. All care must be taken to ensure restoration and

- | | |
|---|-----|
| <p>regeneration and to not allow any further coastal erosion. Piping and outfalls of water directly being discharged into the marine catchment is an outdated method and again does not follow best practice.</p> | 8.6 |
| <ul style="list-style-type: none"> • We support the protection of streams through the identification of permanent and intermittent streams at development design stages, creation of riparian margins through development setbacks and appropriate design and use of green infrastructure. However, this needs to be taken further – not only do the streams need to be identified they need to be protected. We support the enhancement of streams and the steps taken as per the plan. | 8.7 |
| <ul style="list-style-type: none"> • <u>We do not support the fact that there are no substantial areas identified and set aside for natural biodiversity to enable the North West Wildlink to operate across this region.</u> | 8.8 |
| <ul style="list-style-type: none"> • We support the provision of esplanade reserves and the opportunity this provides to incorporate walking and cycle ways. | 8.9 |

Please be advised that the Upper Harbour Ecology Network wish to be advised of all hearings on the development of Whenuapai and all further consultations on the Whenuapai Plans.

**Annette Mitchell
 Convenor
 Upper Harbour Ecology Network**

Contact details

Full name of submitter: Annette Mitchell
Organisation name: Upper Harbour Ecology Network
Full name of agent: Annette Mitchell
Email address: anniem1401@gmail.com
Phone (daytime): 0272942601
Postal address: 38 Waimarie Road, Whenuapai
Post code: 0618
Date of submission: 18-Oct-2017

Scope of submission

Plan change/variation number/RPS: Plan Change 5
Plan change/variation name/RPS: Whenuapai Plan Change
The specific provisions that my submission relates to are:
Plan provision(s): Biodiversity
Property address:
Map:
Other:

Submission

I/We:
Oppose the specific provisions identified above

I/We wish to have the provisions identified above amended:

Yes

The reason for my/our views are:

I/We seek the following decision by council:

Decline the plan change/variation

I/We wish to be heard in support of my/our submissions:

Yes

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

Yes

If you 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.

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:

(a) Adversely affects the environment; and

(b) 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. Any further submission supporting or opposing this submission must be forwarded to me as well as the council:

Accept

Addendum to Submission on Whenuapai Plan change 5

From Upper Harbour Ecology Network

We, the Upper Harbour Ecology Network, request that a facility be created for the development of Greenways and related infrastructure to ensure that ecological restoration is integrated into the Whenuapai development and that the development process does not bring about further environmental degradation to the landscape.

8.10

This would include:

- Whenuapai specific restoration guides
- Planting guides, including eco-sourcing
- Stream restoration guidelines

We also request that, on behalf of the local community , the Upper Harbour Ecology Network is:

8.11

- Invited to lead local restoration activities within the new communities, with the support from Auckland Council and developers.
- Consulted on all further consultations and hearings during the planning and development process of Whenuapai,

Annette Mitchell

Convenor, Upper Harbour Ecology Network.

Contact details

Full name of submitter: Guoqing WU

Organisation name:

Agent's full name: Guoqing WU

Email address: mixhael1991@hotmail.com

Contact phone number: 0212627647

Postal address:

3 Simmental Crescent, Somerville
Auckland
Auckland 2014

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:

Property address: 57 trig rd, whenuapai

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

the plan changed looks fine to us, but hopefully this could happen as soon as possible to create more residential and employment opportunities to the local area. | 9.2

I or we seek the following decision by council: Accept the plan modification | 9.1

Submission date: 17 October 2017

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.

Contact details

Full name of submitter: Junwei WU

Organisation name:

Agent's full name:

Email address: mixhael311@gmail.com

Contact phone number: 09-5337145

Postal address:
3 Simmental Cres
Somerville
Auckland 2014

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:

Property address: 57 trig rd, whenuapai

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 plan looks solid, but the question to us , the owner of 57 trig road, whenuapai is how and when will those indicative collector road will be build. We are happy to fund the construction cost but we are wondering whether this will reduce the public contribution in the future when we development the land.

I or we seek the following decision by council: Accept the plan modification with amendments | 10.1

Details of amendments: please disclose how and when will those indicative collector road will be build. We are happy to fund the construction cost but we are wondering whether this will reduce the public contribution in the future when we development the land.

Submission date: 17 October 2017

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gongwang Li

Organisation name:

Agent's full name: Wayne Wang from GUC Consultants Limited

Email address: wayne.wang@guc.co.nz

Contact phone number: 021626781

Postal address:
PO Box 334116
Sunnynook 0743
Auckland
Auckland 0743

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:
I616.10.1 Whenuapai 3 Precinct Plan 1 - Location of proposed open space

Property address: #40 Trig Road

Map or maps: I616.10.1 Whenuapai 3 Precinct Plan 1

Other provisions:

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

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

The reason for my or our views are:
Please find the separated submission letter attached.

I or we seek the following decision by council: Amend the plan modification if it is not declined

11.1

Details of amendments: Taking the subject site (#40 Trig Rd) out of proposed open space area | 11.2 #11

Submission date: 17 October 2017

Supporting documents
Submission Letter.pdf
Instruction Ltr.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

TO: Auckland Council Unitary Plan Team

DATE: October 12, 2017

FROM: Wayne Wang, Planning Consultant of GUC Consultants (AGENT)
On behalf of owners of 40 Trig Road, Whenuapai, Auckland

SUBJECT: SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR PC 5 – WHENUAPAI PLAN CHANGE

This letter is in writing to make a submission on Plan Change 5 Whenuapai regarding the proposed open space area in Whenuapai 3 Precinct Plan 1.

From Whenuapai 3 Precinct Plan 1 shown (Appendix 1), the subject site, 40 Trig Road is fully within the indicative proposed open space area near Trig Road (Appendix 2).

My clients, the owners of 40 Trig Road oppose the proposed open space location which fully covers their property. The reasons are provided as follows.

1. Size of use

As Council may be aware, two indicative open spaces proposed in this precinct are generally located on large lot scale areas. They are both over 4 hectares and only occupied a single dwelling with large vacant lawn lands.

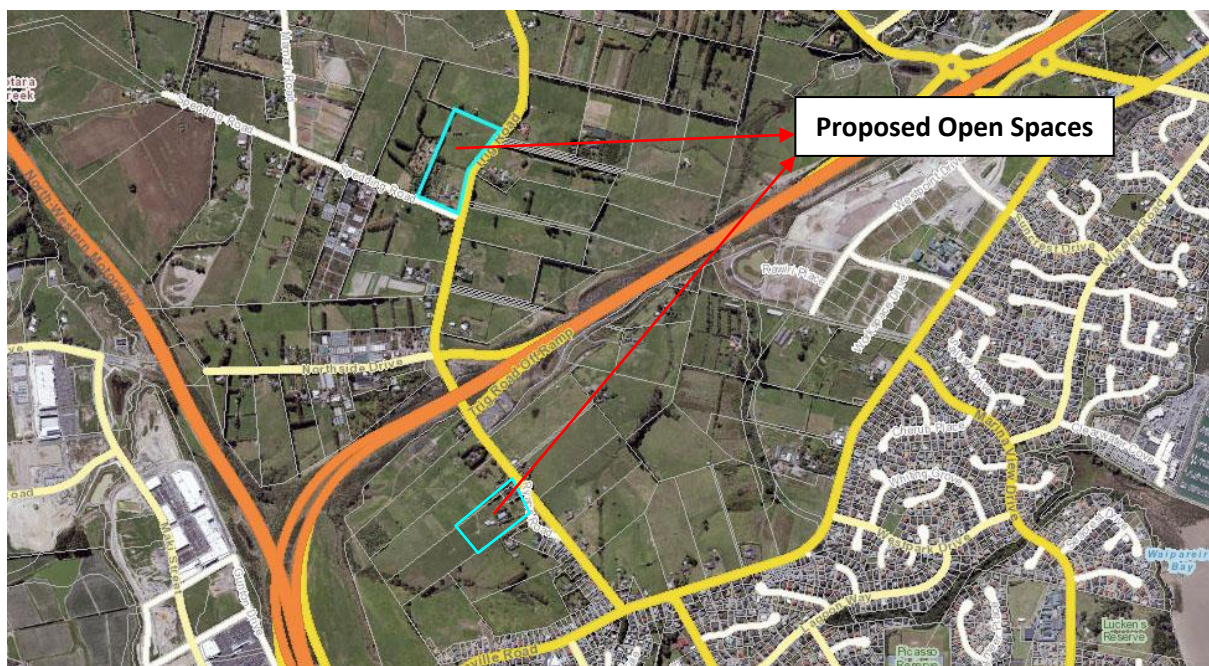


Figure 1: Aerial Map of Indicative Open Space

Comparing with those large sites, #40 Trig Road, it has only 2,555 square meters in total areas. This makes us question Council whether #40 Trig Road is necessary to consider to be included into the

area of proposed open space and we suspect the proposed open space should be normally selected in some large vacant sites to avoid disturbing the existing residential developments.

2. Characters on site

From the site shown, #40 Trig Road has been fully developed, including one three-bedroom main house, one two-bedroom minor house, an enclosed triple garage, a large greenhouse, two garden sheds and an open pavilion.



Figure 2: Main House



Figure 3: Triple Garage



Figure 4: Minor House



Figure 5: Green House



Figure 6: Pavilion



Figure 7: Garden Shed

The mainhouse with associated developments were built since 1930s. This traditional statehouse with hipped roof, large and long verandas and decorated curves gives a very strong historic

impression to the site. With well-maintained, they still present very good conditions for home occupiers.

Furthermore, the designed garden is another great treasure for natural amenity on site. The overall elements strongly illustrate a lifestyle character on site.



Figure 8: Garden View 1



Figure 9: Garden View 2



Figure 10: Garden View 3



Figure 11: Garden View 4



Full developments on site

Figure 12: Aerial View for #40 Trig Road

Additionally, the legacy district plan used to indicate the subject site as a countryside living zone and the current unitary plan defined it as a future urban zone. It therefore shows the subject site is more suitable to develop residential activities rather than a public recreation area.

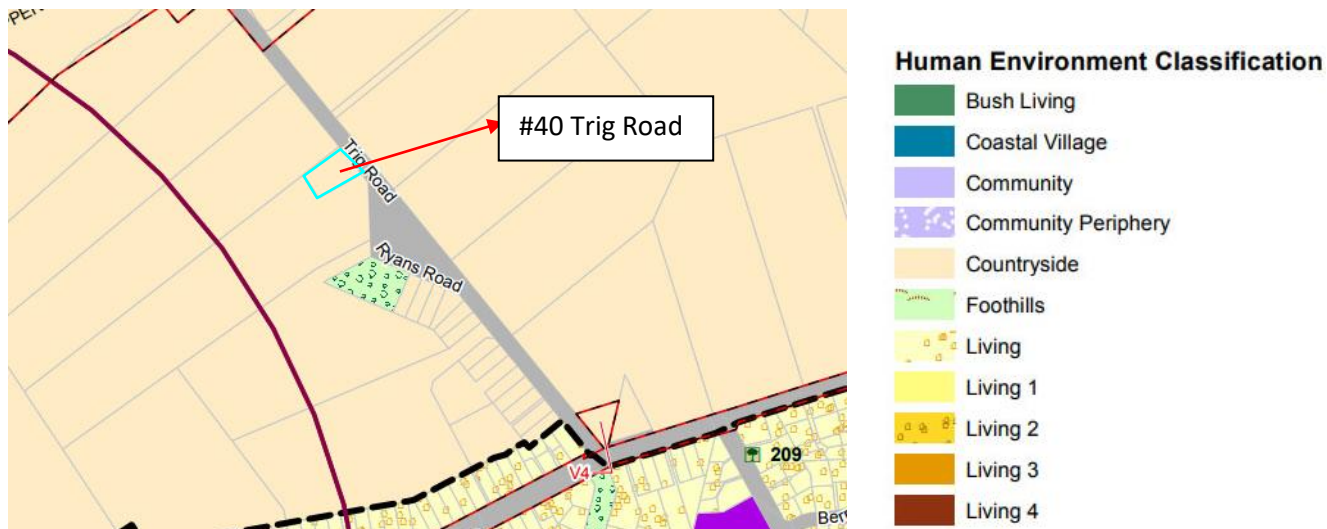


Figure 13: Legacy District Plan (Waitakere Section)

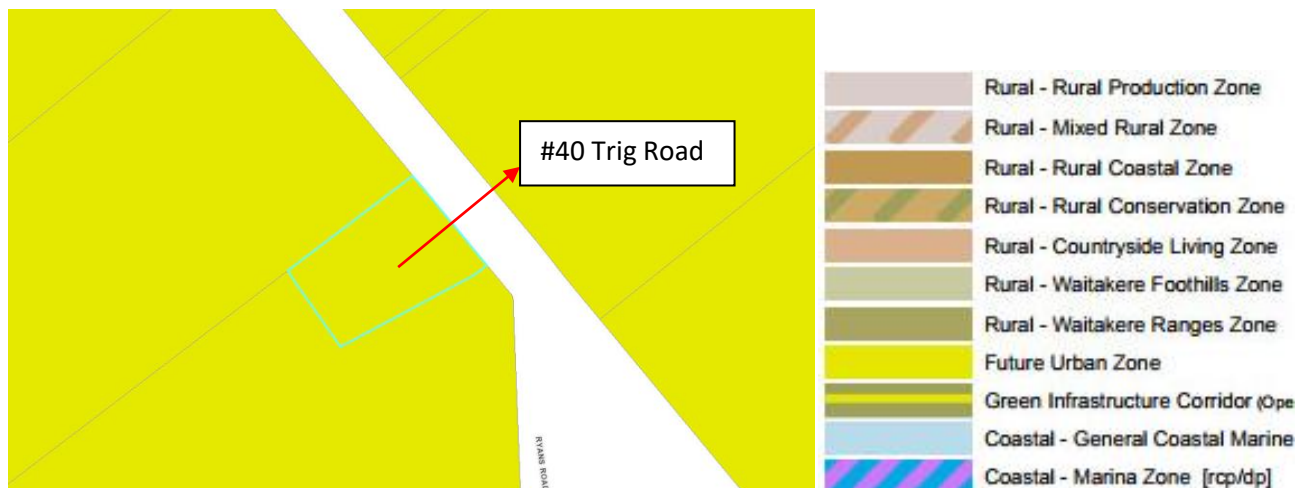


Figure 14: Current Unitary Plan (Subject to Modification- Plan Changes, Plan Change 5 Whenuapai)

3. Value of property and future plan

This reason is more related with personal aspects, however the property owners have to consider with. The ownership of #40 Trig Road has been just transferred to the current owners in the end of April, 2017 with a purchased price of \$1,710,000.00. The proposed plan change will directly impact on the valuation of property if it is zoned open space.

Also, the owners’ main intention to purchase this property is because of brilliant site amenity and valued historical architectural design. With the such short distance of highway route, the owners are proposed to move there for a future home place.

Therefore, the proposed open space will have a larger conflict of interests to the site owners. Manoeuvring

Given the current Council's information provided and those reasons listed above, we conclude to give a formal objection for proposed open space at #40 Trig Road.

If you have any further queries please do not heistate to contact us.

Yours sincerely



Wayne Wang
Planning Consultant
GUC Consultants Ltd

On behalf of the owners of #40 Trig Road
Gongwang Li, Yuru Fu and Xiaohua Zhou

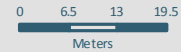
APPENDICIES

APPENDIX 1



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Aerial Photo - 40 Trig Road, Whenuapai

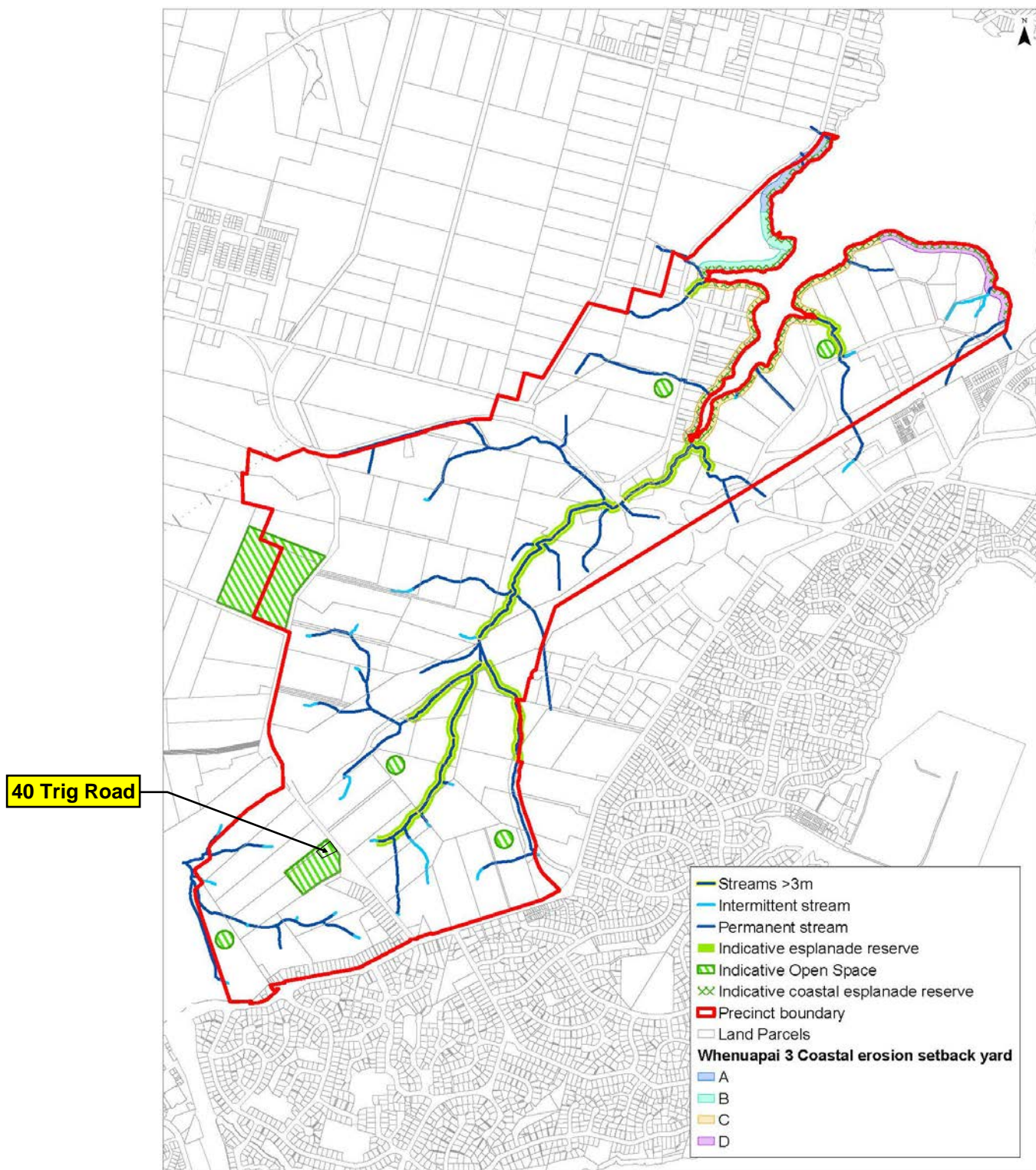


Scale @ A4
= 1:1,000

Date Printed:
12/10/2017

I616.10. Precinct plans

I616.10.1. Whenuapai 3 Precinct Pan 1



APPENDIX 2



Your Planning Solutions

INSTRUCTION CONFIRMATION LETTER

This letter confirms your instruction to GUC to provide the professional services described below. Thank you for the instruction, which will receive our best attention. Would you please sign and return the duplicate of this. If any of the following Information is incorrect, please let us know urgently:

Client Name: Gongwang Li, Xiaohua Zhou and Yuru Fu	
Trading Name:	
Contact Address: <i>30 Madison Terrace Millwater</i>	
Town/City:	
Phone: <i>02102363609, 02102363618</i>	
Email: yurufu@gmail.com	
Instructed By: Gongwang Li, Xiaohua Zhou and Yuru Fu	Agent/ Client (delete as appropriate)
Instruction: Provisions of submission to PC 5: Whenuapai Plan Change	
Project Site Address: 40 Trig Road, Whenuapai, Auckland	
Project Scope: Submission to PC 5: Whenuapai Plan Change	
Legal Description of Site: Lot 1 DP 110173	

Gongwang Li
Gongwang Li

CLIENT Authorised Signatory:

[Handwritten Signature]

Print Name: Gongwang Li, Xiaohua Zhou and Yuru Fu

THIS DEED IS DATED the 22nd day of December 2015

Appointment of Attorney

I Xiaohua Zhou (DOB: 29 April 1970)

of Shaanxi, in China

APPOINT

Gongwang LI of Auckland, New Zealand

(and if more than one jointly and severally)

TO BE MY ATTORNEY OR ATTORNEYS (and the person or persons so acting is hereinafter referred to as "my Attorney")

- (a) to act for me in my name on my behalf and in my interests in all matters with or in which I shall be in any way connected interested or concerned (whether solely or otherwise) as fully and effectually as I could if personally present
- (b) to sign and use my name in any manner in any deed document or writing
- (c) to act in my place as Attorney for any and all persons or bodies corporate who have appointed me or may appoint me their or its Attorney (whether solely or with another or others jointly or severally) by a deed which includes the power for me to substitute and appoint a substitute attorney or attorneys in my place to exercise all the powers and authorities conferred upon me by such deed in terms of and to as full an extent as I could act thereunder as if personally present.

Delegation of Other Powers

IN EXERCISE of the powers contained in Section 31 of the Trustee Act 1956 I **DELEGATE** to my Attorney (jointly and each of them severally if there be more than one) **DURING MY ABSENCES FROM NEW ZEALAND AND DURING ANY PERIODS OF TEMPORARY PHYSICAL INCAPACITY** the exercise and execution of all the trusts powers and discretions for the time being vested in me as trustee under any Will or Instrument of Trust whereof I may be the Trustee or one of the Trustees (or the appointed delegate of any such Trustee where the deed of delegation pursuant to which I was appointed permits me to so further delegate)

AND

I APPOINT my Attorney (jointly and each of them severally if there be more than one) to be my Attorney or Attorneys during such absences and periods to act for me in my name and on my behalf in all matters connected with the affairs of the estates and assets subject to the trusts of each and every such Will and Instrument of Trust and in all matters in which any of the said estates and assets may be interested as I could if personally present at my Attorney's absolute discretion **BUT** if under any of the said Wills and Instruments there shall for the time being be only two Trustees comprising myself and one of my said Attorneys then as regards that Will or Trust this Deed shall be construed as if the name of that Attorney had been omitted from these presents.

Examples of Powers

WITHOUT LIMITING the generality of the foregoing **I DECLARE** that my Attorney has the power for me and in my name

- (a) to enter into or to perform any contract in relation to my property or affairs present or future which I might enter into personally
- (b) to exercise any right power authority or discretion of whatsoever nature which the ownership or possession of any property or my legal relation thereto confers upon me or which by virtue of any fact or circumstance I am entitled to exercise
- (c) to purchase sell exchange mortgage charge or pledge any real or personal property either alone or jointly with any other person
- (d) to operate open and close any banking or other account and to sign and endorse cheques bills of exchange and other negotiable instruments and to place money on fixed deposit and to make arrangements with any banker with regard to the same and to overdraw such account and to give security for the repayment of the same
- (e) to apply for a grant of probate or administration in any estate where I would be so entitled to apply and to act for me as an executor administrator or trustee
- (f) to appoint in place of my Attorney one or more attorney or attorneys to exercise any or all of the powers and authorities hereby conferred and from time to time to revoke any such appointment and appoint any further one or more attorney in place of such attorney.

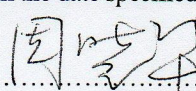
Agreement to Ratify Action

I DECLARE AND AGREE

- (a) that no person or corporation dealing with my Attorney shall be concerned to see or enquire as to the propriety or expediency of any thing which my Attorney may do or purport or agree to do in my name by virtue of these presents and
- (b) to allow ratify and confirm everything that my Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF this deed had been executed on the date specified above.

SIGNED by the said
Xiaohua ZHOU


.....

Witness Signature:.....

Witness Name:..... **WINSTON W.WANG**

Witness Occupation:..... **SOLICITOR**

Witness Address:..... **AUCKLAND**.....

Contact details

Full name of submitter: Dayna Swanberg

Organisation name:

Agent's full name:

Email address: jasnday@xtra.co.nz

Contact phone number: 021627208

Postal address:

PO Box 81013

Whenuapai

Auckland 0618

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:

Relating to wastewater

Property address: waimarie road whenuapai

Map or maps: wastewater

Other provisions:

The plans all come very close to the village but dont touch on wastewater services to the village. Being on septic tank is not ideal at all, problems are the smell over winter, soggy ground, mosquitos, seepage into waterways and hinderance of development to list a few.

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:

As above, wastewater is close enough to the village, connection should be an option for residents

I or we seek the following decision by council: Accept the plan modification with amendments | 12.1

Details of amendments: wastewater services brought to the village | 12.2

Submission date: 18 October 2017

Attend a hearing

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

Declaration

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

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

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

Yes

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

Contact details

Full name of submitter: Debbie Clark

Organisation name:

Agent's full name:

Email address: dclark@orcon.net.nz

Contact phone number: 0274947562

Postal address:
119 Kauri Road
Whenuapai
Auckland 0618

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:
Zoning. Urban Residential single House on large land parcels.

Property address: 119 Kauri Road

Map or maps: Kauri Road on properties surrounding 119 on large packets of land

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:
6800 sq m of land only allowing a single house. There are a small group of properties here that are overlooked and could be providing housing if allowed to be broken into 600 or 800 sq m sections.

I or we seek the following decision by council: Accept the plan modification with amendments

13.1

Details of amendments: Zoning change for properties allowing single house if large area of land. Specifically in the Whenuapai Village area. 13.2

Submission date: 18 October 2017

Attend a hearing

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

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

Declaration

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

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

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

No

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

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

Clause 6 of First Schedule, 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 of Submitter or **Agent** (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Harrison Grierson Consultants Limited

Organisation Name (if submission is on behalf of Organisation)

78 Hobsonville Ltd and Prestige Clark Road Ltd

Address for service of the Submitter

Attention: Abu Hoque. PO Box 5760, Wellesley Street, Auckland 1141.

Telephone:

09-9175003

Email:

a.hoque@harrisongrierson.com

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission on:

Plan Change/Variation Number

PC 5: Whenuapai Plan Change

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)

Change of zoning from the Mixed Housing Urban to the Terrace Housing and Apartment

Buildings zone for the properties at 78 and 80 Hobsonville Road, Whenuapai

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: Described in the attached Submission Document

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the Plan Change/Variation
- Accept the Plan Change/Variation with amendments as outlined below | 14.1
- Decline the Plan Change/Variation
- If the Plan Change/Variation is not declined, then amend it as outlined below.

This submission seeks the change of zoning that is currently proposed in the Whenuapai Plan Change, ie. from the Mixed Housing Urban zone to the Terrace Housing and Apartment Buildings zone at 78 and 80 Hobsonville Road, Whenuapai. For a full submission report, please see the attached document.

- I wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

17.10.2017

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.

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 this submission that:

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

PC 5: WHENUAPAI PLAN CHANGE SUBMISSION

SUBMITTED ON-LINE

This Submission seeks re-zoning of the property at 78 and 80 Hobsonville Road, Whenuapai from the Mixed Housing Urban Zone to the Terrace Housing and Apartment Buildings Zone.

To *Unitary Plan Team
Auckland Council*

unitaryplan@aucklandcouncil.govt.nz

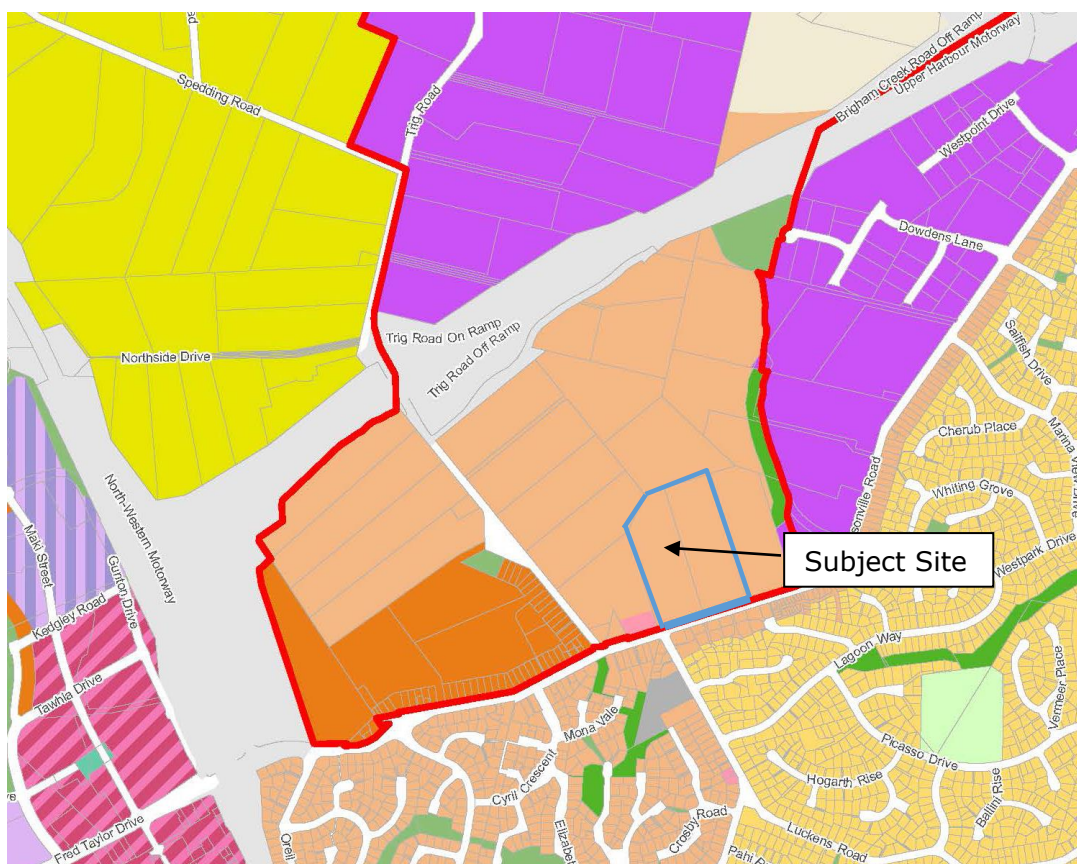
Name of the Submitter *78 Hobsonville Limited and Prestige Clark Road
Limited C/O Harrison Grierson*

This submission seeks the *change of zoning* that is currently proposed in the Whenuapai Plan Change, ie. from the Mixed Housing Urban Zone to the Terrace Housing and Apartment Buildings Zone at 78 and 80 Hobsonville Road, Whenuapai. The property descriptions are included below.

Site Address	78 and 80 Hobsonville Road, Whenuapai, Auckland
Address for Service	<i>78 Hobsonville Ltd. and Prestige Clark Road Ltd. C/- Harrison Grierson Consultants Limited P O Box 5760 Wellesley Street AUCKLAND 1141</i>
	Attention Abu Hoque
Legal Description	Lot 9 DP 66045, CT NA21C/1299 (78 Hobsonville Road), Lot 10 DP 66045, CT NA21C/1300 (80 Hobsonville Road)
Site Area	4.0468 hectares (78 Hobsonville Road), 4.1809 hectares (80 Hobsonville Road)
District Plan (Operative)	Auckland Unitary Plan (Operative in Part) 2016
Zoning Designations/ Special Limitations	Future Urban Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

Proposed Plan	PC 5: Whenuapai Plan Change
Zoning	Residential - Mixed Housing Urban
Designations/ Precinct	Whenuapai 3 Precinct

Figure 1: Proposed Whenuapai Plan Change Map



1.0 Background

Auckland Council has recently released the Whenuapai Plan Change document for public submissions being accepted through until 19 October 2017, at which time the public submission process is to be closed, submissions will be assessed and the Plan Change will be heard at a Council Hearing.

As part of the current submission process on the Whenuapai Plan Change this document has been prepared to support the submission in relation to the properties at 78 and 80 Hobsonville Road.

2.0 The Subject Sites and Their Immediate Surrounds

The sites are located immediately adjacent to Hobsonville Road (an important transport corridor in this area) and are on the northern side of this road. The

sites are currently occupied by residential lifestyle dwellings (one on each site) and are located close to Hobsonville Road. The rest of the site area to the north is currently vacant for both properties (see the site aerial photograph below). The dwellings are currently tenanted for residential purposes.

Photo 1: Site Aerial Photograph



The topography of the site includes medium to gentle slope with an un-managed stormwater overland flowpath which runs through the middle of 80 Hobsonville Road and extends towards the front part of 78 Hobsonville Road. A number of medium sized trees are located at the front of the site around the existing dwellings, otherwise the remaining part of the site does not have any significant natural feature.

Photo 2: Road Frontage of the Site

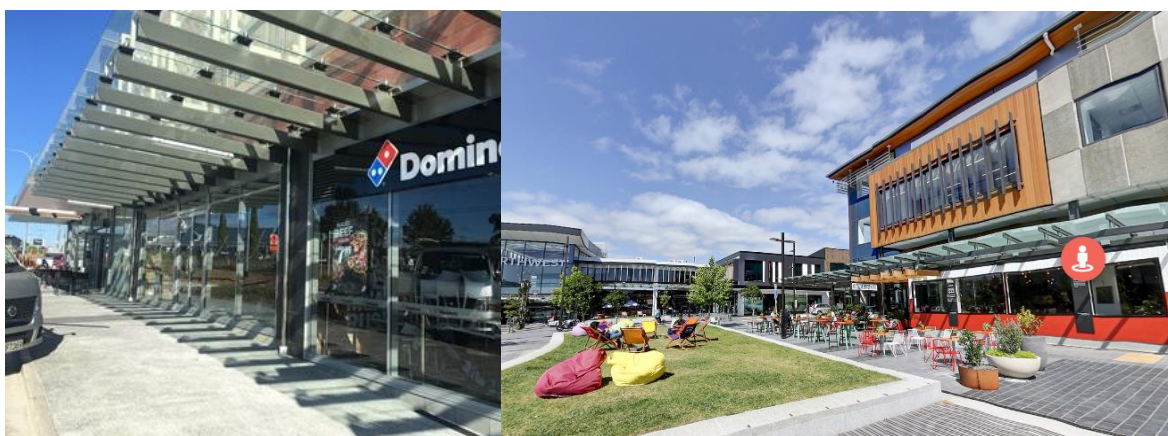


The site is currently bounded by other semi-rural lifestyle properties to the east, west and north, and by Hobsonville Road to the south. The existing residential

development on the other side of Honsonville Road currently comprises a mixture of 1 to 2 storey detached dwellings. The other side of the road is recently rezoned as the 'mixed housing urban' zone under the Partly Operative Auckland Unitary Plan. It is therefore assumed that in the future the entire southern frontage of Hobsonville Road will occupy 2-3 storey medium to high density mostly comprehensive housing developments. Similar type of medium to high density residential developments will happen on the north-western side of Trig Road, where the land is currently proposed to be rezoned as the 'terrace housing and apartment buildings' zone under the Proposed Whenuapai Plan Change. At the same time, the land to the east (currently zoned 'light industrial') is currently in the process of accommodating a number of business subdivisions to develop large scale commercial built forms including small pockets of retail and dedicated office spaces. In summary, the future built character of the surrounding area will be dominated by a mixture of high to medium density residential developments and light commercial uses which will complement a compact and sustainable living environment by promoting work and live together within this particular part of Whenuapai.

The subject sites are also well connected to the recently developed North West Shopping Area (a Metropolitan Centre) to the west and Hobsonville Shopping Area (a Local Centre) to the east. The area is adequately serviced by local schools (primary and secondary – existing and proposed), reserves (both active and passive recreation reserves) and Westgate based community facilities (library etc.). Hobsonville Road is no more a state highway, and is becoming a major arterial road for the north-western Auckland with rapid bus services, and improved cycle and pedestrian ways.

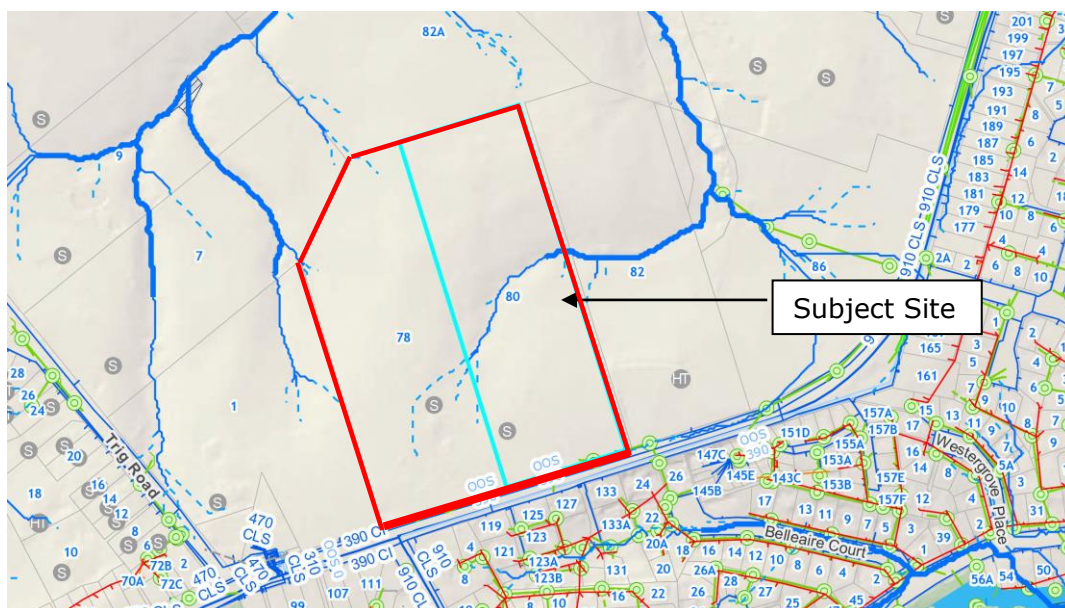
Photos 3 & 4: Surrounding Developments



3.0 Existing and Future Infrastructure

The site is a front site with about 245m frontage with Hobsonville Road, which is an adequately wide road with room to accommodate all the necessary road corridor services including a dedicated 'cycle metro route' with street planting, car parking, bus stops, footpath on both sides and stormwater management devices (eg. rain garden). The site is currently not connected to any urban wastewater and stormwater reticulation services. However, it is located within Stage 1A of the Plan Change area (as shown on Precinct Plan 2) and it is understood that any future development in this stage would be able to utilise the extra capacity of the Whenuapai pump station for wastewater servicing purposes. The existing overland flowpath which runs through the site can be managed and landscaped properly to maintain, enhance and expand the current stormwater channel and its ecological quality. Other utility services, ie. water, electricity, telephone etc. are available on Hobsonville Road (see the Council GIS map below). Hobsonville Road is already appropriately connected to the area's various social and communal infrastructure including schools, shops, public transport network and the nearby motorway system.

Photo 5: Current Underground Services Within and Around the Site



4.0 Proposed Zoning for the Site and its Implications

The Whenuapai Plan Change has identified the subject site as a 'mixed housing urban' zoned site. However, the properties near to the site's western boundary (on the western side of Trig Road) have been zoned 'terrace housing and apartment buildings'. The entire southern frontage of Hobsonville Road has been recently upzoned to 'mixed housing urban' under the partly Operative Unitary Plan. Again a vast area of land in the vicinity, especially on the eastern side, has been already zoned 'light industrial'. Some of these adjacent properties have

already accommodated light commercial developments with a mixture of some minor retail stores, cafes, and small office spaces.

It shows that the Unitary Plan has realised that upzoning of the properties in the area which would be required to support the nature of built environmental and land use transformation that are currently happening in the area. This also offers an opportunity for increasing the housing density by bringing new residential sections within the existing urban area and it complements the 'compact city' vision of the Auckland Plan. Unfortunately this opportunity is not fully considered for the subject site as the proposed zone for the site (ie. Mixed Housing Urban) has not done the full justice to the site's possible housing capacity. The site has the capacity to accommodate more density by going upward than the permitted density which is currently applicable for the site's proposed 'Mixed Housing Urban' zone.

The site can include vertical terraces and duplexes, and multi-storey apartments in the form of a comprehensive high density housing development. The combined area of two properties equals to 8.2277 hectares. If the site includes all 4-storey apartments or even multi-level vertical terrace housing, the site can accommodate approximately 600 dwellings at a density of 75 to 80 dwellings per hectare.

However, any future development plan for the site will take a pragmatic approach in selecting the house types to avoid any possible adverse environmental effect on the built-environmental quality of the site and its surrounding area. In this respect, an appropriate urban design strategy will be taken which will promote a housing diversity, neighbourhood connectivity, a positive public-private interface and provision for a neighbourhood focal point and pocket park. Any future development will also consider a number of smaller units (1 bed) to offer affordable housing for elderly people and first home buyers in this popular neighbourhood and a strategic location.

It is also considered that

- The site likely has some form of contamination due to its past agricultural use, but it has not been fully utilised for any productive agricultural purposes in the recent years, as more than half of the site is always vacant. Therefore any contamination removal/remedial work for any residential activity on the site should not be a huge exercise.
- The site is currently connected to a public water line, and some other infrastructure, ie. power, telephone etc. An appropriate capacity analysis will be done prior to plan any residential development on the site. At that stage, if any infrastructure capacity issue is identified then appropriate engineering measure, eg. on site stormwater detention by rain-water tank etc. can be

considered.

- Hobsonville Road has an adequate width and accommodation of any additional traffic within this road should not be a major issue. An appropriate traffic assessment will be carried out prior to any residential development on the site.

By doing a preliminary site analysis, it is clear that as the subject site is capable of accommodating more intensive development, the currently proposed zoning would not assist to utilise the site's full development potential for mid to high density housing developments.

At the same time, the following things need to be noted:

- As the surrounding area is becoming predominantly medium-density residential, the full housing capacity of the site needs to be achievable through any proposed upzoning.
- Any future intensive housing development on the site will be able to utilise more appropriately the surrounding social and economic assets of the area (ie. the park, school and shops in the vicinity).
- The zone and the associated density proposed for the site by the current version of the Whenuapai Plan Change will definitely not be able to utilise its full land capacity in the future, which will be a huge wastage of a large greenfield site in an established residential area.

In this context, it is considered that the subject site (78 and 80 Hobsonville Road) needs to be considered as a 'Terrace Housing and Apartment Buildings' zone, which will be consistent to its surrounding proposed and existing zoning. It will allow the site to be used for a planned residential development to address the current housing shortage within the existing Metropolitan Urban Limit of Auckland.

5.0 Decision Sought

For the above reasons, we seek the following decision from Auckland Council:

- a) The zoning of the property at 78 and 80 Hobsonville Road to be 'Terrace Housing and Apartment Buildings' under the Decision Version of the Whenuapai Plan Change.
- b) During the site development stage (ie. subdivision resource consent stage) we need to be allowed to determine the most appropriate design and geometric alignment of the indicative Arterial Road and a proposed intersection upgrade on 78 Hobsonville Road property's western boundary and the design and alignment of an indicative Collector Road beside the northern boundaries of 78 and 80 Hobsonville Road properties. Through a comprehensive design process these roads and the intersection upgrade work need to be located and designed to meet the site planning and development strategy for the site. We will consult the relevant Council

14.2

officers in this respect.

We, therefore, seek that the location and geometric alignment of this particular intersection upgrade, Arterial Road and Collector Road are shown on the Plan Change Map as indicative only, which is subject to final design at the resource consent stage.

14.3

- c) We wish to be heard in support of our submission.



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

Date 17.10.017

Address for Service of Submitter Harrison Grierson Consultants Limited
P O Box 5760
Wellesley Street
AUCKLAND 1141

Contact person: **Abu Hoque, Principal and Senior Urban Designer**

Telephone: 09-9175003
Facsimile & email: 09-9175001, a.hoque@harrisongrierson.com

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Contact details

Full name of submitter: Andy Milne

Organisation name: Whenuapai Ratepayers & Residents Association

Agent's full name:

Email address: secretary@whenuapai.org.nz

Contact phone number: 021 416 651

Postal address:
PO Box 81007
Whenuapai
Auckland 0662

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:
Overall comments on the Plan Change

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Please see our attached PDF objections to the proposed plan change

I or we seek the following decision by council: Accept the plan modification with amendments | 15.1

Details of amendments: Please see our attached PDF objections to the proposed plan change

Submission date: 18 October 2017

Supporting documents

Whenuapai Plan Change submission WP RR 171018a.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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



The Whenuapai Ratepayers & Residents Association Inc

Bringing Our Community Together

18th Oct 2017

Whenuapai Ratepayers & Residents Association Submission on Auckland Unitary Plan PC5 Whenuapai Plan Change 21-9-17.

This submission outlines the concerns of the Whenuapai Ratepayers & Residents Association relating to the Auckland Unitary Plan PC5 Whenuapai Plan Change 21-9-17.

- 1) We are concerned that zoning decisions are based on a desktop predictive noise study of Whenuapai Airfield rather than factual measurements. This is unacceptable considering the effect on landowners and future residents for decades to come. The noise from the airfield will adversely affect far outside the sound contours indicated. They are highly theoretical and not based on actual measurements. They also do not take into account what aircraft engines might be used in the future. 15.2
- 2) The Whenuapai stormwater management plan states that the light industry zoning can have up to 100% impermeable surfaces. The Mixed Housing Urban and Terrace Housing and Apartments can have 60 - 70% impermeable surfaces respectively. This water is to be piped straight into the Waiarohia and Wallace inlets. We do not support this method of dealing with large volumes of stormwater as it will potentially exacerbate the existing degraded water quality of the Upper Harbour and its tributaries. This amount of water may potentially have devastating and long-term impacts on the sensitive coastal and wetland areas of this region. The use of land in this plan does not enhance the quality of the water in the Upper Harbour and therefore we do not support it. The run-off is a particular problem with the relatively steep land gradient between the harbour and east side of the airfield. 15.3
15.4
- 3) Previous attempts by the Whenuapai R & R to have a footpath/cycleway along Kauri Rd were fruitless, because the road in some areas was frequently damaged by land erosion from existing stormwater run-off from farmland and the airbase. Roading and cycleways are stated as being the responsibility of each individual developer/development. As Whenuapai Precinct 3 consists of multiple individual landholders we can see that the road, pedestrian and cycleway improvements are going to be done in an ad-hoc and random fashion with very little integrated approach. 15.5
- 4) There are insufficient park and reserve areas for what is soon to be an intensely developed suburb. 15.6
- 5) Harbour and protected waterways will have even more pollution and in a fish breeding zone due to insufficient filtering/treatment of the greatly increased stormwater run-off volume. 15.7
- 6) Rezoning which allows for increased industrial or business activities in the Whenuapai area will result in heavier types of traffic, patterns of traffic and traffic density. These changes will have a direct impact on the residents of greater Whenuapai & Herald Island in regards to safety, speed, noise, vibration and air pollution. 15.8

Please note we wish to be made aware of all future consultations and hearings that relate to the plan change.

Yours Sincerely

Whenuapai Ratepayers & Residents Association

PO Box 81007, Whenuapai, Auckland 0662

secretary@whenuapai.org.nz Ph: 021 416 651

Contact details

Full name of submitter: Pauline Howlett

Organisation name:

Agent's full name:

Email address: phowlett05@gmail.com

Contact phone number: 416 8948

Postal address:

7 Trig Road

Whenuapai

Auckland 0618

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:

Definition of an intermittent stream

Property address: 7 Trig road

Map or maps: 1616.10.1 Whenuapai 3 Precinct Plan 1

Other provisions:

We oppose the intermittent stream proposed on 7 Trig road in Whenuapai Plan change 5 as we feel it does not meet your criteria for a stream

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:

On your proposed plan change 5 Whenuapai you have indicated an intermittent stream running through the north west part of our property. We feel this does not meet the guidelines for an intermittent stream. It does not have defined sides. It does not have a stream bed. It does not have any water pooling. It does not have water flowing

16.1

through it 48 hours after rain. It is a pasture with grass on it all year round and is grazed by cattle all year. Vehicles drive through this gully to access the rear of our property when necessary. The plan also shows a main arterial route with buses using it and amenities at the intersection of the realigned Trig road and Hobsonville road. Therefore we feel that the land should be maximised with high density housing to make full use of the new facilities and the existing North West town centre. We have owned this property for 38 years, we are not land developers or speculators and hope that our submission will be taken seriously. | 16.2

I or we seek the following decision by council: Accept the plan modification with amendments | 16.3

Details of amendments: Removal of the intermittent stream in Proposed Plan change 5 Whenuapai from 7 Trig Road

Submission date: 18 October 2017

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.

Contact details

Full name of submitter: Austino

Organisation name: Austino

Agent's full name: Dylan Pope, DCS

Email address: dylan@dcs.gen.nz

Contact phone number: 0224105514

Postal address:
Po Box 91247
Victoria Street West
CBD
Auckland 1142

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:
Please see attached

Property address: Various - Please See attached

Map or maps: Various - Please See attached

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:
please see attached

I or we seek the following decision by council: Accept the plan modification with amendments

17.1

Details of amendments: please see attached

Submission date: 19 October 2017

Supporting documents
Whenuapai Plan Change 5 Submission.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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

SUBMISSION TO PROPOSED PLAN CHANGE 5 WHENUAPAI

Prepared by: Dylan Pope and Brooke Dales of DCS Ltd on behalf of Austino

Subject Sites: Various sites, including 86 Hobsonville Road and 100 Hobsonville Road, Hobsonville (please refer to Aerial map identifying the location of the properties)

Contact Details

Dylan@dcs.gen.nz & Brooke@dcs.gen.nz


PO Box 91247, Victoria Street West, Auckland 1142

06 631 0400 & 022 410 5514/027 432 4283

DCS Ltd have been engaged by Austino to prepare a Submission to the Proposed Plan Change 5 - Whenuapai, with particular consideration in respect to their land holdings / interests including land at 86 Hobsonville Road and 100 Hobsonville Road, Hobsonville. These landholdings are identified on the Aerial Map below:

Figure 1: Aerial Map Identifying Location of Austino's Land Holdings / Interests



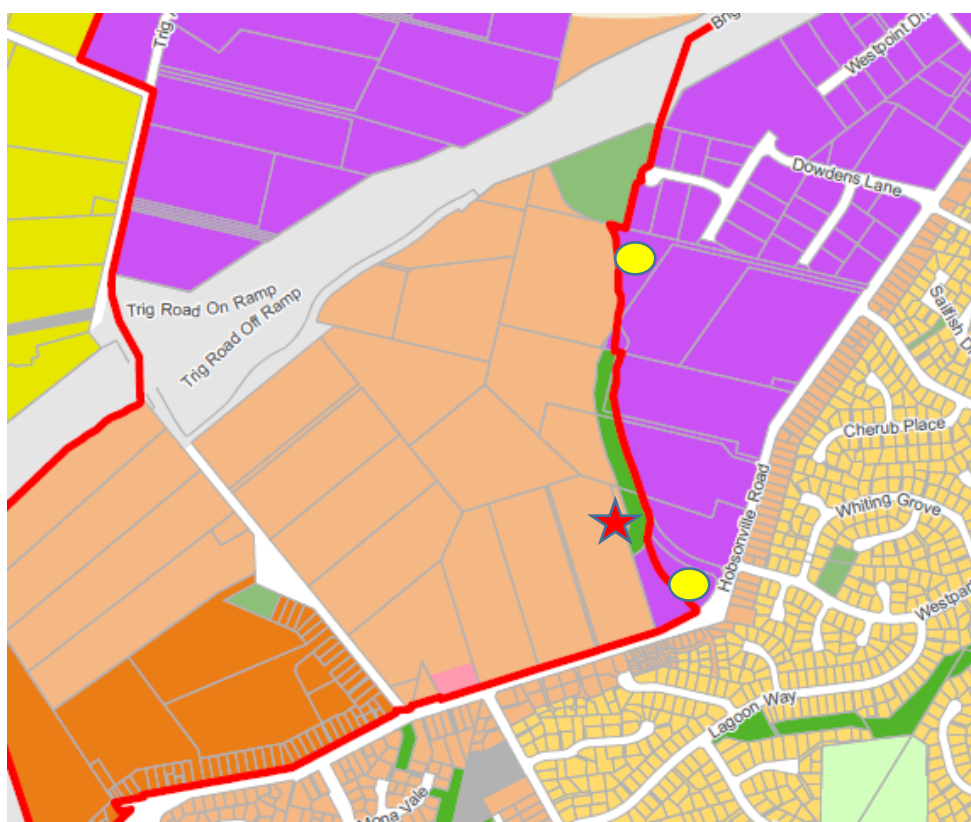
 Location of Austino's land holdings / interests.

With the exception of portions of the land located at 86 Hobsonville Road and 88 Hobsonville Road, and 100 Hobsonville Road the other land areas are located within the Proposed Plan Change 5 Whenuapai area. We have specifically identified these areas to demonstrate Austino’s overall land interests and their commitment to future development within the wider Whenuapai area.

1. Stage 1A Plan Overall

Our team support the Stage 1A land area, but request minor alterations to the Proposed Plan Change boundaries to wholly encapsulate Austino’s sites at 86 Hobsonville Road and 100 Hobsonville Road within the future Mixed Housing Urban land; (i.e. to encapsulate the small residual triangle-shaped piece of the site at 100 Hobsonville Road that is currently zoned Light Industry; and the irregular triangle piece of land located between the proposed road, Hobsonville Road and the plan change boundary at 86 Hobsonville Road). These areas are identified on the extract from the Plan Change 5 Map Zone Change below:

Figure 2: Land Areas Sought to be Included in Plan Change



- Areas of land requested to be included in the Proposed Plan Change 5 zone change.
- ★ Area of Public Open Space

We support the location of the Open Space Conservation zone (public open space green network) at 82 Hobsonville Road that is located adjacent to the riparian margin within Stage 1A and that forms the boundary of the Proposed Plan Change 5 zone area.

17.2

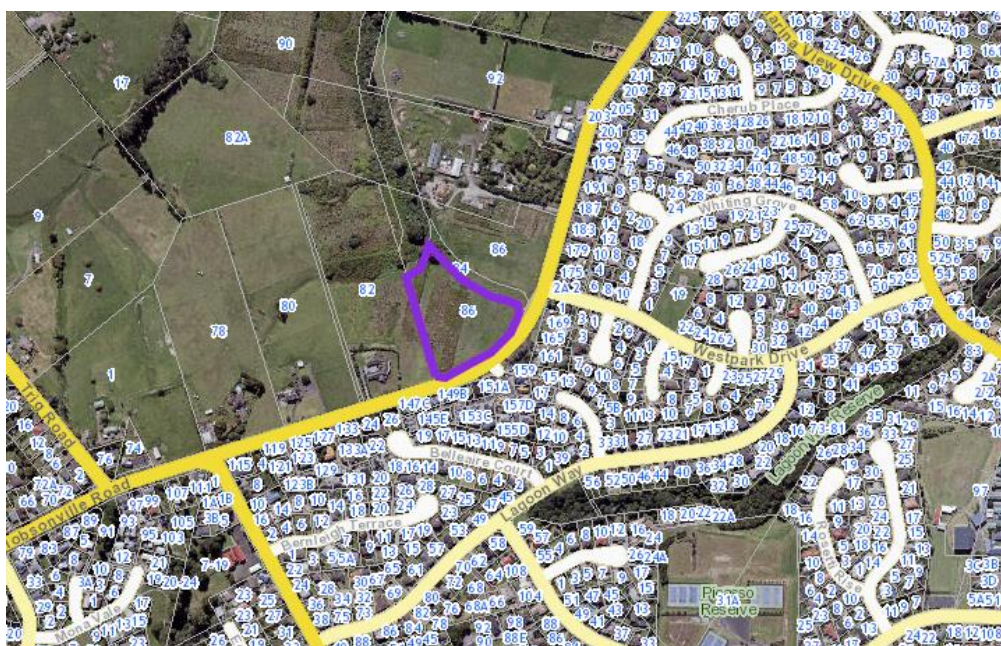
2. Part of 86 Hobsonville Road in Plan Change to Remain as Residential Not Light Industry; and inclusion of Portion of 86 and 100 Hobsonville Road in Plan Change to be Zoned Residential

We would request as part of Austino’s submission that the whole site located at 86 Hobsonville Road be included within the Proposed Plan Change 5 Whenuapai zone change area. The extent of the site

17.3

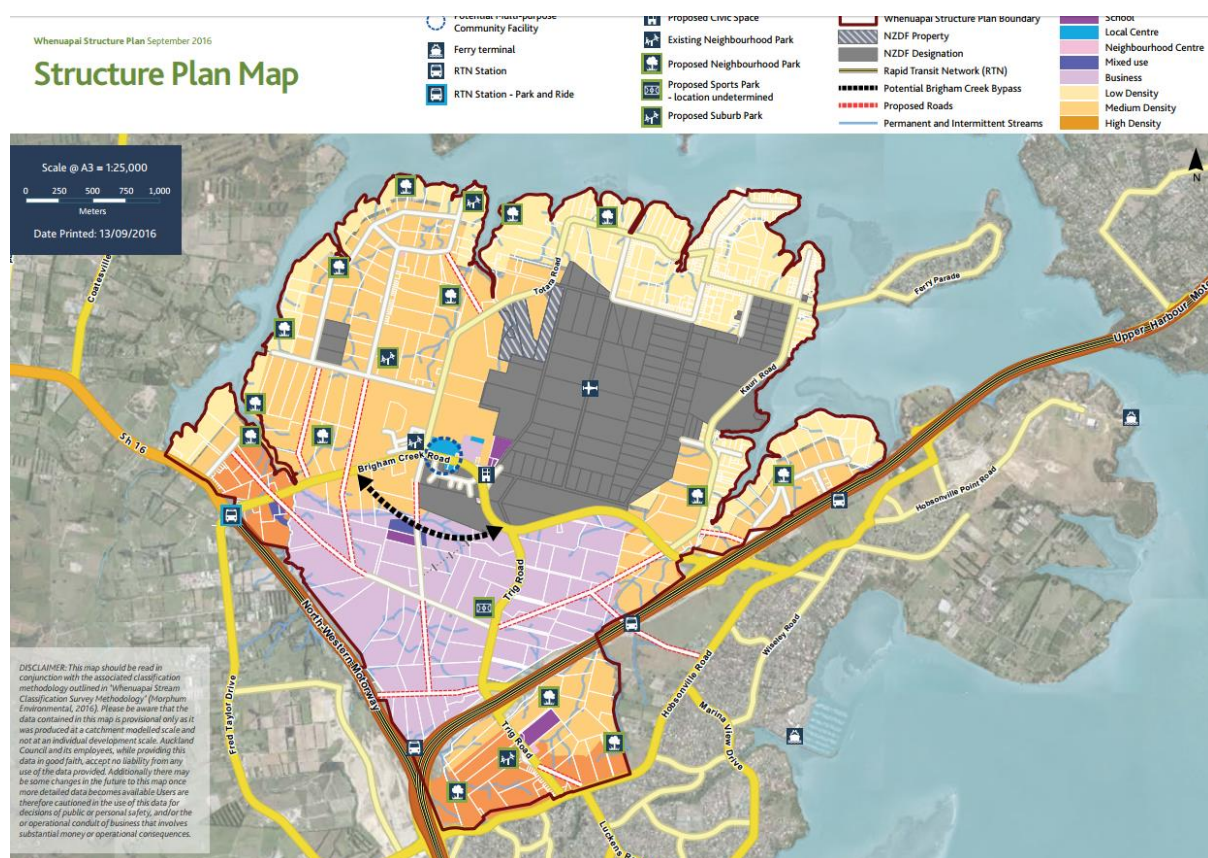
that is sought to be included with the Proposed Plan Change area is identified on the extract from the Aerial Photo on page 3.

Figure 3: Map Identifying 86 Hobsonville Road, Hobsonville



The residential zone would be consistent with the zonings that were previously identified on the Whenuapai Structure Plan 2016 Maps.

Figure 4: Extract from Whenuapai Structure Plan 2016 Maps



In our opinion, there is an opportunity for the site at 86 Hobsonville Road to be zoned for residential purposes. We understand that a resource consent application (Council ref: BUN30525847) for a hotel and function / conference centre (i.e. a commercial-residential use) is currently being considered by the Auckland Council and that the reporting planner has recommended this be approved. This commercial-residential land activity would provide an appropriate "buffer" and transition from the Business: Light industry zone to the north and the Residential: Mixed Housing Urban zone area to the west that are proposed as part of Proposed Plan Change 5.

This buffer would be further enhanced through the residential re-zoning of the site at 86 Hobsonville Road and comparatively would enable reverse sensitivity effects to be more appropriately managed than the current proposed zone boundaries.

Given the location of the site adjacent to Hobsonville Road, being identified in the AUP(OP) as an Arterial Route, we consider there is an opportunity to provide increased residential intensity for sites, including 86 Hobsonville Road that have road frontage to Hobsonville Road. This would align with the Auckland Regional Policy Statement that encourages intensification along transport corridors. Furthermore, this would enable an appropriate transition from Business: Light Industry to the Residential Mixed Housing Urban zoned land. In this regard, a Residential Terrace Housing and Apartment Building zone is requested for the site 86 Hobsonville Road (as identified on Map 3 above) that could also extend in a westward direction along the Hobsonville Road to the intersection with Trig Road.

In respect to 100 Hobsonville Road, and the small residual triangle-shaped piece of the site that is currently zoned Business: Light Industry, we would request that the Proposed Plan Change 5 zone boundary be realigned to encapsulate this area. This would enable a comprehensive development plan to be bought forward for this land holding rather than separate applications that could otherwise result in ad-hoc and unplanned development. This could also result in better planning outcomes with future development plans including mechanisms to ensure reverse sensitivity effects are appropriately managed through landscape planting and planned road alignments.

When considered in the context of the overall existing and proposed Business: Light Industry land areas, the abovementioned changes represent a small proportion of the overall light industry zone area. More specifically Proposed Plan Change 5 proposes 124ha¹ of Business: Light Industry zone, and the proposed changes sought to 100 Hobsonville Road and 86 Hobsonville Road represent a minuscule reduction to the light industry areas of approx. 9,000m² and 1.3ha respectively.

Within the Stage 1A area, where indicative arterial roads and collector roads are located there is an opportunity to provide increased residential intensification through additional buildings heights and density. This would enable greater intensification and delivery of housing along this transport routes to assist with alleviating Auckland's Housing shortage, and contribute towards a greater range of housing options, typologies (e.g. apartments) and diversification of housing within the stage 1A area. We requested that either:

- (a) The precinct provides specific provisions to provide for additional height as a permitted activity where land is located adjacent to proposed arterial roads and collector roads; or alternatively
- (b) Land be rezoned to Terrace Housing and Apartment Building zone where this is located adjacent to proposed arterial roads and collector roads.

¹ Section 2.3.1 of Section 32 Report dated 21 September 2017.

Conclusion

In conclusion, we support the Stage 1A land area with the following requested changes:

- Part of 86 Hobsonville Road in Plan Change to remain as residential not light industry | 17.4
- Inclusion of portion of 86 and 100 Hobsonville Road in Plan Change to be zoned residential | 17.5 17.6
- Provide for increased residential intensification along indicative collector and arterial road frontages. | 17.7

We trust that the submission helpful to Proposed Plan Change 5 Whenuapai, and our team welcomes the opportunity to discuss our submission with Council

We thank the Council team and other stakeholders for the opportunities to be involved in this exciting planning process. We look forward to hearing from the team.

Yours faithfully



A handwritten signature in blue ink, appearing to read "Dylan Pope".

Dylan Pope

Consultant Planner, DCS

A handwritten signature in blue ink, appearing to read "Brooke Dales".

Brooke Dales

Director/ Planning Consultant, DCS



SUBMISSION ON PC 5: WHENUAPAI 3 PRECINCT

BY HSIU HO LIN

Overview of the Submission

1. This submission on proposed Plan Change 5 ("PC5") to the Auckland Unitary Plan Operative in Part ("AUP(OP)") is made on behalf of Hsiu Ho Lin ("the Submitter").
2. The Submitter is the owner and occupier of 17 Trig Road ("the Site") which is located within Area 1A of the proposed Whenuapai 3 Precinct.
3. The Submitter's land is affected by the following notations under PC5:
 - a. An indicative open space (Neighbourhood Park);
 - b. An indicative road (Collector Road); and
 - c. A permanent stream and indicative esplanade reserves.
4. The Submitter is concerned that these notations, and associated provisions which restrain the utility of the Site, do not represent a fair and equitable distribution of the benefits and costs of PC5. The Submitter considers that, cumulatively, these obligations place an unfair and unreasonable burden upon the Site.
5. The Submitter seeks that the indicative open space notation be removed from the Site, and other changes as contained herein.

The Site and PC5

6. The Site measures 4.36ha and falls within Area 1A of the proposed Whenuapai 3 Precinct.
7. PC5 proposes to re-zone the Site from Future Urban Zone (FUZ) to Mixed Housing Urban (MHU). The proposed re-zoning is supported by the Submitter.

18.1

8. The proposed precinct plans illustrate, among other matters, indicative roads, open spaces, streams and esplanade reserves. The provisions of the proposed Whenuapai 3 Precinct seek to ensure that these notations are protected, vested in Council, or otherwise provided for when the affected properties are subdivided and developed.
9. The Site is affected by the following notations (refer **Figure 1**):
- An indicative open space (neighbourhood park)¹;
 - An indicative collector road (ICR); and
 - A permanent stream and indicative esplanade reserves².



Figure 1: The Submitter's property is outlined in red; the ICR is identified in purple; a green circle represents an indicative neighbourhood park; streams and esplanade reserves are identified in blue/yellow/green.

10. Associated with these notations, PC5 sets out a suite of provisions (policies, rules, standards and assessment criteria) which impose various obligations upon the Submitter, if she decides to subdivide or develop the Site.

¹ New neighbourhood parks are typically between 0.3 to 0.5 hectares in size according to Auckland Council's Open Space Provision Policy 2016.

² Any subdivision involving the creation of allotments less than 4 hectares must provide a minimum 20m wide esplanade reserve under E38.7.3.2 of the AUP(OP).

Indicative Open Space

- | | | |
|-----|---|--------------|
| 11. | The Submitter opposes the identification of the indicative open space (neighbourhood park) within the Site. | 18.2 |
| 12. | The Submitter considers that it is inequitable for her to carry the burden of providing both a collector road and a neighbourhood park. | 18.3 |
| 13. | The Submitter accepts the obligation to maintain and protect watercourses and their margins, and does not object to the indicative esplanade reserve notations shown on Precinct Plan 1. These natural elements act as inherent constraints to any future development of the Site. By contrast, the location of indicative roads and open spaces are discretionary and, it is submitted, arbitrarily imposed. | 18.4
18.5 |
| 14. | The section 32 report accompanying the notified PC5 asserts ³ that the quantum and location of the indicative open spaces are consistent with the Council's <i>Open Space Provision Guidelines 2016</i> and implements the open space network identified in the <i>Whenuapai Structure Plan: Parks and Open Space Report (2017)</i> . | |
| 15. | The Submitter notes that Appendix 1 of the <i>Whenuapai Structure Plan: Parks and Open Space Report (2017)</i> shows the proposed open space located further south, on the boundary of 13, 17 and 19 Trig Road (refer Attachment 1). The notified Precinct Plan 1, however, confines the neighbourhood park entirely within the Site. | |
| 16. | The Submitter is not convinced that the neighbourhood park needs to be located within her Site; it could be accommodated on a neighbouring property that is not already affected by an indicative road. | 18.6 |
| 17. | The Submitter considers that the cumulative impact of providing both a collector road and a neighbourhood park, on top of the non-negotiable requirement to vest a significant area of the Site as esplanade reserve, is unfair and unreasonable. | |
| 18. | The Submitter seeks that the indicative open space notation be removed from the Site. | |

Compensation not Payable and Potential for Double Dipping

19. According to the *Auckland Council Parks and Open Space Acquisition Policy*, possible methods of acquiring land for parks and open space include⁴:

³ Refer *Section 32 report for notification of the Proposed Whenuapai Plan Change* dated 21 September 2017, at Section 6.10.

⁴ At page 11.

- a. Willing seller – willing buyer;
- b. Compulsory acquisition;
- c. Gifting and bequeath;
- d. Vesting;
- e. Land exchange; and
- f. First right of purchase agreement.

20. Vesting is further elaborated as follows:

Land is vested in Auckland Council as a park or open space due to a requirement in planning rules, such as those relating to esplanade reserves or subdivision. In some cases, Auckland Council pays for the land to be vested and in other examples it must be vested at no cost (e.g. esplanade reserves).

21. The Submitter understands and accepts that esplanade reserves will be vested in the Council at no cost. However, the Submitter is concerned that the same approach is being applied, in an arbitrary way, to prime development land through the use of indicative open space notations and associated rules, to the detriment of affected landowners.
22. The Submitter is also concerned with the prospect that it could be asked to pay development contribution levies for reserve acquisitions, when it is already required to provide, at no cost, a neighbourhood park for the benefit of the wider community⁵. The same concern applies to the prospect that those who bear the costs of providing indicative roads must also contribute to the Council's costs of "acquiring" and "developing" them through development contribution levies.
23. The indicative collector road and indicative open space provisions effectively amount to the "taking" of land with no opportunity for compensation. While this is achieved by way of plan making notation, the power to do so needs to be exercised carefully and fairly.
24. The Submitter requests the Council to provide a regulatory impact assessment for every property that is affected by multiple precinct notations which require the vesting of land where no compensation will be payable. The purpose of this assessment is to analyse and quantify the cumulative effects, including financial impact, of imposing multiple burdens on individual landowners. 18.7
25. The Submitter believes that, had this assessment been undertaken, the Site would have stood out as one of the most adversely affected properties and that any

⁵ Section 7.9 (Provision of Open Space) of the *Section 32 report for notification of the Proposed Whenuapai Plan Change* explains that land for suburb and larger sports parks will be purchased by the council while neighbourhood parks will generally be acquired by the council through subdivision.

reasonable person would agree that the current arrangement does not represent a fair and equitable distribution of benefits and costs.

Indicative Collector Road

26. The Submitter notes that the proposed ICR has been shifted southward from the location shown in the Draft Whenuapai Plan Change documents. This alignment still affects the Submitter's property in a material way, but no longer bisects it; it represents the lesser of two evils.
27. The Submitter supports the proposed alignment of the ICR, subject to the removal of the indicative open space from the Site. The Submitter reserves the right to object to the location of the ICR if the relief sought by this submission is not granted, on the basis that it would be unfair and unreasonable for a single landowner to bear the burden of providing both a neighbourhood park and part of a collector road, without any opportunity to be properly compensated.

18.8

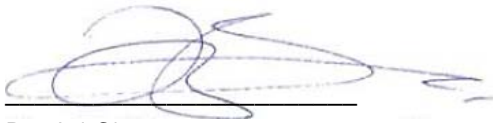
Relief Sought

28. The Submitter seeks that the indicative open space notation be removed from the Site.
29. The Submitter requests the Council to provide a regulatory impact assessment for every property that is affected by multiple precinct notations which require the vesting of land where no compensation will be payable. The purpose of this assessment is to analyse and quantify the cumulative effects, including financial impact, of imposing multiple burdens on individual landowners.
30. The Submitter supports the proposed alignment of the ICR subject to the removal of the indicative open space from the Site. The Submitter reserves the right to object to the location of the ICR if the relief sought is not granted, on the basis that it would be unfair and unreasonable for a single landowner to bear the burden of providing both a neighbourhood park and part of a collector road, without any opportunity to be properly compensated.

Procedural Matters

31. The Submitter could not gain an advantage in trade competition through this submission.
32. The Submitter wishes to be heard in support of this submission.
33. The Submitter would consider presenting a joint case with any other party seeking similar relief.

34. The Submitter agrees to participate in mediation or other alternative dispute resolution, and would be pleased to discuss the content of this submission with Council staff, if required.



Daniel Shao

Date: 18 October 2017

On behalf of Hsiu Ho Lin

Address for Service:

Hsiu Ho Lin
C/- Haines Planning Consultants Limited
PO Box 90842
Victoria Street West
AUCKLAND 1142

Attention: Daniel Shao

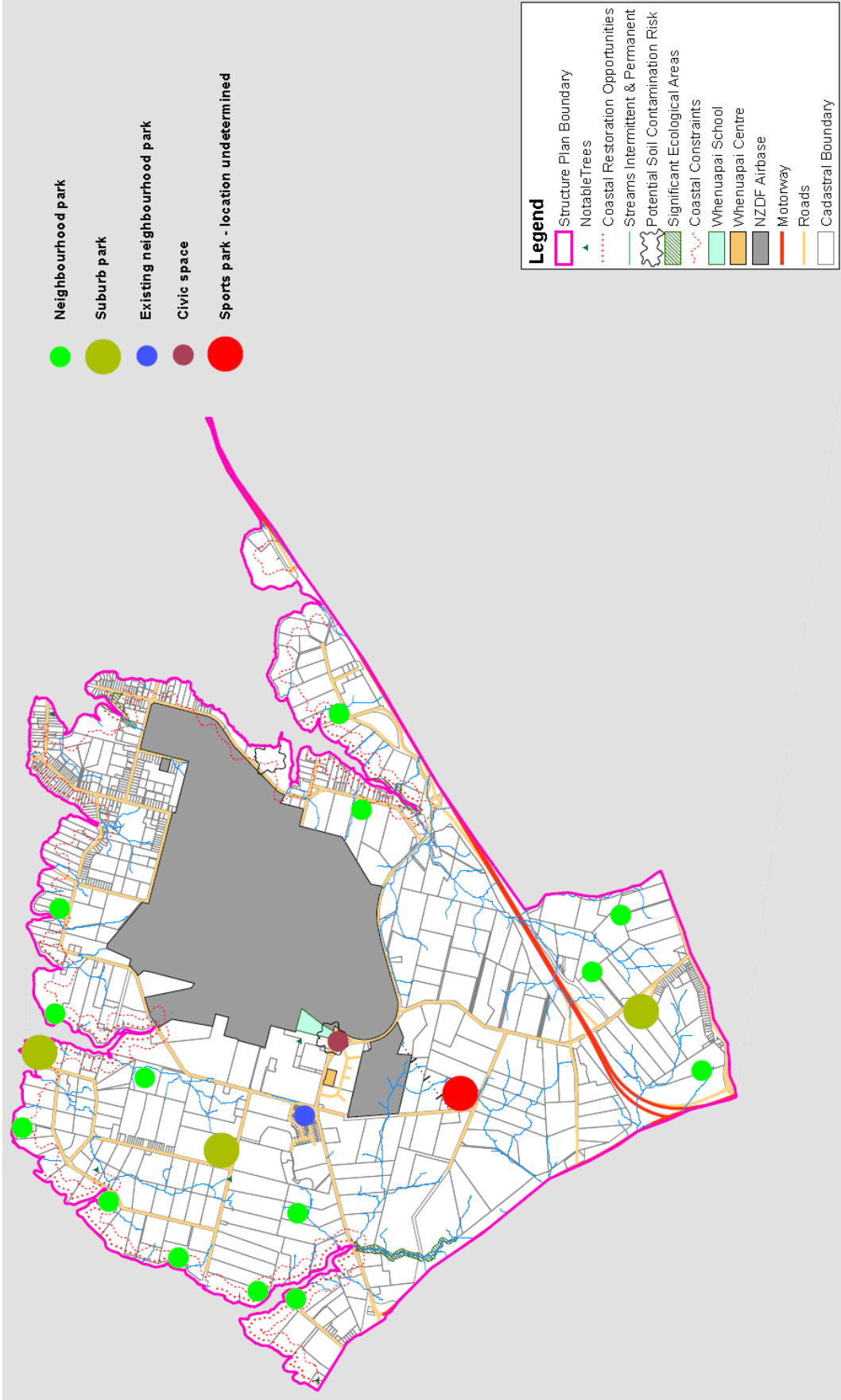
Telephone: (09) 360 1182

Facsimile: (09) 360 0182

Email: daniel.shao@hainesplanning.co.nz

7.0 APPENDICES

Appendix 1. Locations of proposed parks within the Whenuapai Structure Plan area



Contact details

Full name of submitter: Charissa Snijders

Organisation name: Herald Island Environmental Group

Agent's full name: Charissa Snijders

Email address: charissa@csaarchitect.co.nz

Contact phone number: 021 309 593

Postal address:
84 The Terrace
Herald Island
Auckland 0618

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:

Property address: Whenuapai Precinct 3

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Please accept the PDF as the HIEG submission. I have spoken to Anne Bradbury and she has confirmed that she will accept the submission in its current format.

I or we seek the following decision by council: Amend the plan modification if it is not declined

19.1

Details of amendments: refer to the attached PDF

Submission date: 19 October 2017

Supporting documents
HIEG Whenuapai Precinct 3 Plan Ch 5 submission Oct 2017.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

On behalf of: Herald Island Environmental Group

BACKGROUND

1. This submission is made on behalf of the Herald Island Environmental Group (HIEG) which is a subcommittee of Herald Island Resident & Ratepayers Association Incorporated (HIR&R). The HIEG is a member of the Upper Harbour Ecology Network (UHEN). HIEG supports the North-West Wildlink (NWW, a habitat corridor providing linkages and connections for native wildlife between the east coast (Hauraki Gulf islands) and the west coast (Waitakere Ranges). The NWW accord was formalized in 2006 and this has led to a partnership group (NWWPG) that supports the restoration outcomes of the NWW. Auckland Council is a member of the NWWPG.

Since 1995, the Herald Island Environmental Group (HIEG) (previously known as Keep Herald Island Beautiful), has worked predominantly on public land, to control environmental plant pests and replace them with local native plants. In 2016, this work was extended to include the control of animal pests, starting with rats. In 2017 this work was further extended to working with Auckland Council and other relevant council controlled organisations to ensure the future fresh water and coastal waters of the Upper Harbour catchment area are healthy. In addition, since its inception the HIR&R have been active submitters on the effects of development on Herald Island, the Upper Harbour and surrounding areas.

INTRODUCTION

Currently Precinct 3 is made up predominantly of farming, lifestyle blocks and horticulture. Various ecological groups that operate in this area, including NZ Forest and Bird, Gecko Trust and UHEN see the development of Whenuapai as a once in a lifetime opportunity to remedy the environmental contamination and degradation caused both to the land, freshwater streams and upper harbor coastal estuaries. The mitigation needed is twofold – firstly the upholding of a healthy North-West Wildlink that requires 10% of land to be intact forest – the minimum threshold for the sustainable preservation of ecology (Auckland Council should set an example as a member of the NWWPG) and secondly, by upholding the objectives set in the recent Stormwater Management Plan of “promoting and supporting best practice sustainable urban development” and includes complying with the National Policy Statement for Freshwater Management and the New Zealand Coastal Policy Statement.

Currently, Whenuapai strategically lacks the links to bridge the NWW across this landscape. It is imperative that under the Unitary Plan, the rezoning of Whenuapai for development:

- Create at a minimum 10% of land as intact forest, including riparian margins to provide the space and corridors for wildlife to flourish. | 19.2
- Makes right the degradation of wetlands, streams and riparian margins | 19.3
- Enhance the quality of the environment for residents through designating large green open space for local residents with connectivity between spaces for walkways and cycleways. | 19.4

The benefits of this has been highlighted in a study published in the journal Ecological Modelling, where researchers found that a tree-based ecosystem provides in real terms an annual monetary value. The study's lead author, Dr Theodore Endreny of the College of Environmental Science and Forestry (ESF) in Syracuse, New York, says "If trees were to be established throughout their potential cover area, they would serve to filter air and water pollutants and reduce building energy use, and improve human well-being while providing habitat and resources for other species in the urban area," he says. In terms of the methodology, the study estimated existing and potential tree cover, and its contribution to ecosystem services and at the same time estimated the benefits of tree cover in reducing air pollution, stormwater runoff, energy costs associated with heating and cooling buildings, and carbon emissions. Trees play a vital part in any urban ecosystem, mega or otherwise, performing services such as the removal of airborne particulates, cooling and insulation, and carbon sequestration.

- Use 21st century Stormwater best practice and water sensitive design to manage the impact of stormwater from all new developments. Make it mandatory not as it currently states “if practicable or reasonable”.
As quoted in UP E10 Stormwater management “*development can be enabled while also protecting and enhancing in-stream biodiversity and other river and stream values by reducing and managing stormwater runoff, and other measures such as enhancing riparian margins. Redevelopment also offers an opportunity to reduce existing adverse effects and enhance river and stream values.*”

| 19.5
- Provide assurance that the wastewater impact on the Upper Harbour from the urban intensification, particularly from the wastewater outlets entering the Waiharoa Inlet are compliant with the NZ Coastal Policy. Further provide evidence that tidal flows will be restored and assist to flush out the inlet. The significance of all the above multiple discharges within a relatively small area flowing into the inlet and seabed in the immediate vicinity is of great concern.

| 19.6
| 19.7
- The impact of both Stormwater and Wastewater and the need to comply with the NZ Freshwater and Coastal Policies provides the ideal opportunity for Council to restore the tidal flows originally identified in the consent process granted in 1957 for the Herald Island causeway. The approval process associated with the 1957-58 construction of the Herald Island causeway carried reference to the potential need for culverts and some minor dredging to restore tidal flows. The construction of culverts under the Herald Island Causeway is not a huge consideration in the overall sizing of this urban intensification. Waiarohia Inlet needs every bit of tidal flow it can gather in order to provide a safe environment for the potential emergency discharges that are permitted and the increase in stormwater discharge due to intensification. Auckland Council has an obligation to ensure those tidal flows are restored and assist to flush out the inlet.
- The HIEG requests that all Enhancement Opportunities (ref. Morphum Environmental Ltd) are utilized when planning the development of Whenuapai and that a longer term and macro view of the area is taken to ensure enough land is set aside for residential use and the introduction of substantial green infrastructure zones. If this does not occur now we have lost the opportunity to do so in the future.

| 19.8

The specific areas of the Whenuapai Precinct 3 that we either support, oppose or question are as follows:

1616.1 Precinct Description

Currently the indicative open space extent is unclear with regard to esplanade reserves, open space conservation zones, and coastal esplanade reserves – these need to be clearly identified and retained.

| 19.9

Integration of Subdivision and Development with Infrastructure

As noted, funding of all required infrastructure is critical to achieving the integrated management of the precinct.

We request that Auckland Council reinstate Developer Contributions to 10% to ensure ability to regenerate local ecology and best practice green infrastructure.

| 19.10

Stormwater Management

We support the stormwater management area control as Flow 1 for the whole of the precinct.

| 19.11

Coastal Erosion Risk

We support the coastal erosion setback yard to avoid locating new buildings in identified areas of risk.

| 19.12

Biodiversity

We support the North-West Wildlink and that Whenuapai is recognized as a stepping stone in this link.

| 19.13

Open Space

We generally support the objectives set out with regard to open space. We raise concerns about and oppose the fact that there is no specific and substantive requirement for

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| 19.15

developers to develop open space networks. "Encouraging" does not make this a requirement. All green zones need to be specific, identified and mapped before developments proceed. An exact ratio of intact forest/riparian margins/green open space needs to be stated upfront that all development needs to comply with.

1616.2 Objectives

(2) We support the need for a well-connected, safe and healthy environment for living and working with an emphasis on the public realm including parks, roads, walkways and the natural environment. 19.18

(3) We further support items (3), (4), (5), (8), (9), (10) and (11) 19.19

We are concerned that there is no green open space buffer between the Business - light industrial zone and Residential zones. 19.20

1616.3 Policies

(8) Transport

Roading and cycleways is stated as being the responsibility of each individual developer/development. As Whenuapai Precinct 3 consists of multiple individual land holders we can see that the road, pedestrian and cycleway improvements are going to be done on an ad-hoc and random fashion with very little integrated approach. We take for example the recent development on the corner of Brighams Creek and Totara Roads. Here our community has ended up with 500m of new, well-structured road but either side of this we have poor quality and unsafe roading – in particular, the dangerous and hazardous Brighams Creek bridge.

We instead support a fully integrated approach where the main arterial roads are all completed at one time, linking main routes so residents have a sense of continuity and safety. 19.21

Further, we request a master plan confirming that pedestrian and cycleways do connect to the arterial roads to ensure connectivity between places and thereby create a safe and liveable community. 19.22

(9) Development in the Neighbourhood Centre Zone

We are concerned about the location and size of the identified Neighbourhood Centre zone and request an understanding as to how effective the identified zone be for its purpose. 19.23

We agree that blank walls should not be allowed right on the road frontage. We are astounded that this has already occurred on the recent new Business – Light industrial zone on Hobsonville Road. What assurance can we have that this will not occur again? 19.24

(12) Stormwater Management

We oppose in part the current Whenuapai 3 Precinct Stormwater Management Plan (2017) – please refer to our submission. 19.25

This excerpt has been taken from UP E10 Stormwater Management document and states ***“The creation of impervious surfaces in a catchment undergoing development increases the flow rate and volume of stormwater runoff. This change in hydrology, unless managed, can have a significant adverse effect on streams within the catchment, including accelerating river and stream erosion and bank instability, particularly in steeper upper catchment areas, and creating hydrological conditions that do not support healthy aquatic ecosystems. In developed urban catchments with large areas of impervious surface, increased runoff is one of the primary causes of degraded river and stream health, and also causes loss of land (including the undermining buildings) and amenity values.”***

How then, can the Business – Light industrial zone allow up to 100% impervious surface, and the Residential zones 60 and 70%?

It appears that even though objectives and Policies state otherwise, the Plan allows water to be piped straight into the Waiarohia and Wallace Inlets. We do not support this method of dealing with large volumes of stormwater as it will exacerbate the existing degraded water quality of the Upper Harbour and its tributaries. This amount of water will have devastating and long-term impacts on the sensitive coastal and wetland areas of this region.

All WSD practices should be enforced – including holding tanks, swales, green roof gardens, permeable paving and filtering holding ponds. 19.26

It is our understanding that currently a total of 5 stormwater discharge points plus the wastewater discharge points feed into the Waiarohia inlet. We are concerned that additional loading will only exacerbate an already fragile and degrading situation. Why support this type of stormwater management when *The Waiarohia Stream Integrated Catchment Management Plan (URS 31 August 2005)* states that "The stream discharges to the Upper Waitemata Harbour, which is ranked highest of the seven receiving environments applicable to the city, in terms of ecological value, vulnerability of receiving environment to degradation and sensitivity ranking" (URS 2001) page 4-4.

In addition, we ask to review the Environmental Monitoring that Watercare has undertaken to provide an understanding of the current impacts wastewater has on the surrounding environment and an understanding of the considerations Council is giving to the future impacts of development on both Wastewater and Stormwater.

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In addition to our previous submission we are also concerned about Item 2.7 Cultural. As already noted by Noel Rugg on 30 November 2015 to Auckland Council re: Greenhithe Bridge Watermain Duplication and Causeway Northern Interceptor Phase 1, "The coastal area known as the Waiarohia Inlet lies between Hobsonville Point and Herald Island. The upper reaches start around Brigham Creek Road.

Recognised for its significance and importance as a key area associated with the early Maori occupation of the Upper Waitemata Harbour, this coastal area was surrounded by early Maori settlements with evidence reinforced by the recent archeology exposure and recording of the shelter locations and midden activity on the foreshore of Summerset Village at Monterey Park (recordings all fully recorded and filed).

History books repeatedly record the importance of the location for the fishing, and shell fish from the area and seabed. This inlet is rich with its connection to Maori culture and near-by locations have been recognised by a number of appropriate blessings, stones and memorial plaques represented in many areas, especially associated with the Upper Harbour Bridge crossing, the SH18 Squadron Drive motorway bridge and foundation blessings of the Summerset Village.

Regrettably, the environment and historic significance of this inlet has been totally disregarded in the drive to handle the expansion needs of the city. The reports carry more referencing to the historic places items like Clark Cottage in Summerset's property with virtually no consideration or significance referenced to the Maori culture and heritage. The inlet has now become destined to be the collective basin for the emergency draining of Watercare's wastewater and stormwater projects."

In light of this, we request that the Te Kawerau a Maki, Ngati Whautā o Kaipara and Ngati Whatua Orakei are informed and involved in all stormwater discharges to this area.

19.28

SUMMARY

The Herald Island Environmental Group

- We support the concern for the susceptibility and sensitivity of the valued marine environment. All developments should minimize the amount of stormwater being discharged into the Waiarohia Inlet and Brigham Creek – as following WSD practice.
- We support that all development reduces the generation of contaminants at source and applies treatment as required to effectively minimize contaminant increases in coastal waters and sediment.
- We do not support that it is best practice sustainable urban development to pipe all stormwater to the Waiarohia Stream and its tributaries. All care must be taken to ensure restoration and regeneration and to not allow any further coastal erosion. Piping and outfalls of water directly being discharged into the marine catchment is an outdated method and again does not follow best practice.
- We support the minimization of the impact on the Upper Harbour of wastewater from urban intensification.
- We support the protection of streams through the identification of permanent and intermittent streams at development design stages, creation of riparian margins through development setbacks and appropriate design and use of green infrastructure. However, this needs to be taken further – not only do the streams need to be identified they need to be protected. We support the enhancement of streams and the steps taken as per the plan.

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- We do not support the fact that there are no substantial areas identified and set aside for natural biodiversity to enable the North West Wildlink to operate across this region. | 19.35
- We request that Auckland Council reinstate Developer Contributions to 10% to ensure ability to regenerate local ecology and best practice green infrastructure.
- We support the provision of esplanade reserves and the opportunity this provides to incorporate walking and cycle ways. | 19.36
- We support the restoration of Upper Waitemata Harbour tidal flows in the vicinity of the Waiarohia inlet, and particularly around the Herald Island Causeway, by means of Causeway culverts and dredging or replacement of the Causeway with a bridge. | 19.37
- We support the development of fully integrated and planned roads and cycleways and do not support their adhoc planning/construction by individual developers. | 19.38
- We do not support Council approval of buildings that are out of place in a residential environment, | 19.39

Please note that the Herald Island Environmental Group wish to be advised of all hearings on the development of Whenuapai and all further consultations on the Whenuapai Plans.

Charissa Snijders
 Waterways spokesperson
 Herald Island Environmental Group

Contact details

Full name of submitter: Martin and Rochelle Good

Organisation name:

Agent's full name: Rochelle Good

Email address: marty-rochelle@xtra.co.nz

Contact phone number: 094163319

Postal address:
1A Waimarie Road
Whenuapai
Auckland 0618

Submission details

This is a submission to:

Plan modification number: Plan change 5

Plan modification name: Whenuapai Plan Change

My submission relates to

Rule or rules:
Stormwater, roading, parks and reserves

Property address: Kauri Road

Map or maps:

Other provisions:

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

20.1

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

The reason for my or our views are:
Whenuapai village residents.

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Amendments to stormwater plan, piecemeal roading improvements and more green spaces.

Submission date: 19 October 2017

Supporting documents
Whenuapai Plan Change Submission.pdf

Attend a hearing

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

Declaration

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

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

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

Yes

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

1A Waimarie Road
Whenuapai
Auckland 0618
Ph 09 416 3319

18th October 2017

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

To whom this may concern,

Re: Auckland Unitary Plan:- Proposed Whenuapai plan changes draft as at 5 September 2017.

This is a submission regarding the proposed Whenuapai plan change, we are residents of the Whenuapai Village and feel we are directly affected by these plan changes.

We are concerned about the effects of increased storm water runoff into the harbour from housing intensification and industrial development with large increases to impermeable surfaces. We would like to see more investigation into how much storm water runoff there would be and how the storm water will be treated/filtered to stop even more pollution in the upper harbour. The land between Kauri road and the Airbase which is zoned industrial is relatively steep creating storm water runoff to go directly towards the harbour. We believe previous attempts by the Whenuapai R & R to have a footpath/cycleway along Kauri Rd were fruitless, because the road in some areas was frequently damaged by land erosion from existing storm water run-off from farmland and the airbase. 20.2

The Whenuapai plan appears not to have enough green spaces, parks and reserves. Whenuapai will eventually be a very big suburb, though quite disjointed with an airbase in the middle. Allowances for meeting spaces/parks/playgrounds for each pocket of housing in important. 20.3

The rezoned increased industrial/business activities at the end of Kauri road will create changes to the types of traffic, patterns of traffic and traffic density. These changes will have a direct impact on the residents of this area in regards to safety, speed, noise, vibration and air pollution. As residents of the Whenuapai Village we will be directly affected by having to drive through this area to access our homes. What worries us the most is the piecemeal approach which is evident at the end of Totara Road. These changes will just add more traffic to the already unsafe and congested Brigham's creek road. 20.4

Yours Sincerely,

Martin and Rochelle Good