

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Nicola Poad
Date: Wednesday, 1 March 2023 4:03:11 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicola Poad

Organisation name:

Agent's full name:

Email address: nicas1515@gmail.com

Contact phone number:

Postal address:

100 Karaka rd

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:

none

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyscape. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.

201.1

2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

201.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

201.2

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

201.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

201.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

201.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be a paid for by those wanting rezone and re develop the area in the rezoning application.

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

Details of amendments: Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 1 March 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Debra Jones
Date: Wednesday, 1 March 2023 7:45:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Debra Jones

Organisation name:

Agent's full name:

Email address: hdjones5762@gmail.com

Contact phone number:

Postal address:
27 Mahutonga Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
PC 88 (Private) rezoning of 307 Ha South of Beachlands Village in the area known as Formosa Golf Course from rural to Urban Residential

Property address: Beachlands South as above stated

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The lack of consideration for a roading upgrade, there is already approximately 1700 trips to and from areas outside Beachlands, not to mention the current developments underway and the associated construction vehicles. Also the knock on effect on other suburbs with increased volumes of traffic.

202.1

Public transportation is not a viable option to get to work destinations in a timely manner not to mention the Pine Harbour Ferries limited docking facilities and not always able to operate due to adverse weather or not enough staff to run them.

I seriously doubt that there is enough potable water if the new development is not using tanks. With proposed wastewater to be treated onsite and to be discharged onto land or ponds then the coastal environment. I do not agree this is appropriate or given this is stage1 the additional future numbers

202.2

would not work.

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

Submission date: 1 March 2023

202.1

202.2

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Angie Henderson
Date: Wednesday, 1 March 2023 9:46:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angie Henderson

Organisation name:

Agent's full name:

Email address: angie_bartlett@hotmail.com

Contact phone number:

Postal address:
8 Moana Terrace
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Expansion and redevelopment of Rydges Formosa + agricultural land into 3000 residences in Beachlands

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:
Lack resources to support additional 3000 dwellings, insufficient roads in and out of Beachlands, insufficient schooling. People have moved to Beachlands to escape the urban sprawl. This development is not welcome here!

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

Submission date: 1 March 2023

Attend a hearing

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

203.1

Declaration

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

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

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

Yes

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

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Whittaker Hamilton
Date: Wednesday, 1 March 2023 11:15:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Whittaker Hamilton

Organisation name:

Agent's full name: Whittaker Hamilton/ Hamilton Family Trust

Email address: whittakerhamilton@gmail.com

Contact phone number:

Postal address:
whittakerhamilton@gmail.com
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
All other related matters

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

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

The reason for my or our views are:

- This proposed development should be approved without change.
- It will provide economic benefit and much needed housing to the local area. Also opportunities for new businesses to open nearby.
- The developer has well thought through and mitigated many community concerns.
- School land has been set aside for future use which is great.
- The additional volume of traffic on roads into the area will mean Waka Kotahi can now justify additional spend and improvements to roads in future.
- The additional council rates gained will be able to go directly back into council revenue.
- Public transport will gain popularity and useage from the additional people set to move into this area.

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

204.1

Details of amendments:

Submission date: 1 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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Form 5
Submission on notified proposal for policy statement or plan, change or
variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council
Attn: Planning Technician
Private Bag 92300 Auckland 1142
(email unitaryplan@aucklandcouncil.govt.nz)

Name of submitter: Beachlands Avenues Limited

This is a submission on the following proposed variation to a proposed plan:

Proposed Plan Change 88 (Private) (Beachlands South) to the Auckland Unitary Plan – Operative in Part.

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

The specific provisions of the proposal that my submission relates to are:

- (1) The Proposed Indicative Primary Road Corridor (School) Road intersection with Jack Lachlan Drive.

My submission is:

- The submitter supports the Proposed Plan Change except for the proposed location of the Indicative Primary Road Corridor (School) Road intersection with Jack Lachlan Drive (as shown on Precinct Plan 5 – Movement Network).
- The Proposed Plan Change will provide for, over time, a master-planned development of Beachlands South which will have a range of social and economic benefits to current and future residents. This gives effect to Policy B2.6.2(3) of the Auckland Regional Policy Statement. The urban development of Beachlands South is a logical and sound extension of Beachlands, which has expanded considerably in recent years and has become a well-functioning urban area with high amenity values.
- The submitter has been the major developer within the Beachlands Avenues area and is fully aware of the continuing demand from the Auckland community for a range of housing typologies in the Beachlands/Whitford area. There is no reason to expect this demand for new living opportunities in the Whitford/Beachlands/Maraetai area to decrease and across Auckland there continues to be high demand for housing in coastal and satellite towns.
- The submitter supports structure and master planning process rather than ad-hoc development. The benefits of structure and master planning can be seen at Pine Harbour and Beachlands Avenue.
- The submitter is the owner of 101 Jack Lachlan Drive (Lot 276 DP 517012). This 1.0347 ha site has frontage to Jack Lachlan Drive and is zoned Residential – Single House. Under Proposed Plan Change 78, the proposed zoning is

205.1

Residential – Mixed Housing Urban and a number of qualifying matters apply. The site remains undeveloped and is the last part of the former extensive Beachlands Avenues Limited landholdings which is to be developed.

- The subject site has a good aspect, high amenity values (which in part is contributed to by the extensive riparian planting undertaken as part of the previous subdivisions stages) and is within walking distance to Pine Harbour Marina and the ferry service.
- The only potential access to the future residential lots on this land is from Jack Lachlan Drive. It is likely that access off Jack Lachlan Drive will be via a single road.
- There is a significant potential risk that an ill-conceived development pattern and roading access on the opposite side of Jack Lachlan Drive (and within the Proposed Plan Change area) could compromise future access into this site and sterilise the residential use of the land.
- Sterilisation of the residential use of 101 Jack Lachlan Drive would be an inefficient use of the residential zoned land resource and would be contrary to the Auckland Unitary Plan – Operative in Part objectives and policies.
- Precinct Plan 5 – Movement Network shows an Indicative Primary Corridor (School) Road with an access point onto Jack Lachlan Drive close to opposite from 101 Jack Lachlan Drive.
- The Integrated Transport Assessment does not address the potential effects of this future Indicative Primary Road Corridor (School) Road intersection with Jack Lachlan Drive on any future access into 101 Jack Lachlan Drive. It is considered that the effects on 101 Jack Lachlan Drive need to be assessed and that the Proposed Plan Change needs to identify an intersection location which can efficiently and safely provide access to both 101 Jack Lachlan Drive and the Proposed Plan Change area (either through a single or staggered intersection). Furthermore, any intersection design being proposed by Beachlands South Limited Partnership needs to be able to be constructed in stages to reflect that land development on either side of Jack Lachlan Drive may progress at different times.
- Given the importance of identifying the specific location of this intersection to ensure the future development of properties on either side of Jack Lachlan Drive are not compromised by it, it is considered reasonable that the exact coordinates and concept design of this intersection are provided in the Beachlands South Precinct.
- The submitter has not been consulted in respect to the proposed roading network and effects on 101 Jack Lachlan Drive. The submitter is open to an approach from Beachlands South Limited Partnership to discuss this future intersection and to achieve a design that provides safe and efficient access to both properties.

205.2

I seek the following decision from the local authority:

Approve the Plan Change with the following modifications:

- That the Precinct Plan B – Movement Network is modified so that it shows the exact proposed location of the Primary Road Corridor (School) Road intersection with Jack Lachlan Drive in a position that does not compromise future access to 101 Jack Lachlan Drive.
- That a new Figure 20 is included in the Beachlands South Precinct which provides the concept design of this intersection and including the access into 101 Jack Lachlan Drive.

205.3

205.4

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

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

Signature of submitter:



(David Hay, Planning Consultant to Beachlands Avenues Limited)

2 March 2023

Date

Electronic address for service of submitter:

david@osbornehay.co.nz

Telephone: 027 425-0234

Postal address PO Box 16, Warkworth 0941

Contact person: David Hay

Form 5
Submission on notified proposal for policy statement or plan, change or
variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council
Attn: Planning Technician
Private Bag 92300 Auckland 1142
(email unitaryplan@aucklandcouncil.govt.nz)

Name of submitter: Sielia Limited

This is a submission on the following proposed variation to a operative plan:

Proposed Plan Change 88 (Private) (Beachlands South) to the Auckland Unitary Plan – Operative in Part.

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

The specific provisions of the proposal that my submission relates to are:

(1) The Proposed Plan Change boundary and Future Urban Zone extent.

My submission is:

- The submitter supports the Proposed Plan Change. In particular, the Proposed Plan Change will provide for, over time, a master-planned development of Beachlands South which will have a range of social and economic benefits to current and future residents. Furthermore, this gives effect to Policy B2.6.2(3) of the Auckland Regional Policy Statement. In addition, the submitter supports the various environmental benefits which will arise over time including the protection of existing native vegetation.
- The submitter and associated companies have a long-history over many decades of undertaking development in the Whitford/Beachlands area. As long-term residents they understand the attraction for people to move into this area and to enjoy the many amenities and activities the area provides. There is no reason to expect this demand for new living opportunities in the Whitford/Beachlands/Maraetai area to decrease and across Auckland there continues to be high demand for housing in coastal and satellite towns.
- The submitter supports structure and master planning process rather than ad-hoc development. The benefits of structure and master planning can be seen at Pine Harbour and the newer developments in Beachlands. The identification of Future Urban Zoned land clearly identifies what land will be developed in the future and needs to be of a suitable size and with appropriate zone boundaries to allow for efficient structure planning in the future to create well-functioning urban environments with a range of lot sizes, housing typologies and price points.
- The submitter is the owner of 600 Whitford-Maraetai Road. This 22.4240 ha site adjacent to the southern end of the Proposed Plan Change area. The site

206.1

includes two residential dwellings and accessory buildings, extensive areas of protected native vegetation and areas of pasture currently utilised for grazing but suitable for future urban development. The site is not an economic farm unit.

- When travelling to Beachlands from Whitford, the subject site is viewed to the left as you travel up the hill from Waikopua Creek and then along the ridge. The site appears within the same visual catchment as the Proposed Plan Change area and visually is more strongly connected with the land to the north (Beachlands South) than to the south. In effect, the southern boundary of the site would be a natural and strong “visual gateway” into the new Beachlands South area.
- Although currently zoned Rural – Countryside Living, taking account of the topography of the site, the access to the esplanade reserve track, the extensive protected native vegetation (which provides a high level of amenity) and its accessibility to both Whitford and Beachlands (and including the public transportation hub at Pine Harbour which is approximately 2.6km away) a residential use of the site is more appropriate in the long-term. In particular, the site can be relatively easily developed for urban development (for example, Residential - Large Lot or Residential - Single House) and, with the development of Beachlands South, could have strong multi-mode connections to Pine Harbour and Beachlands.
- At the time of the previous subdivision which created this property, an esplanade reserve was formed and vested in Council. The submitter developed a wide metalled footpath, installed bridges and fencing and landscaping within this esplanade reserve before vesting in Council. Since then Council has not undertaken maintenance of this esplanade reserve and it is now in a poor state. The key reason for this may be that currently there is no public access to this reserve. The re-zoning of this site to Future Urban and then the later Structure Plan process provides the opportunity to ensure this esplanade reserve is appropriately connected to the future pedestrian and cycle network in Beachlands South and to the widened Whitford-Maraetai Road (which it is assumed would have a pedestrian/cycle path). This would open and improve accessibility by the public to this section of the coastline.
- On the opposite side from 600 Whitford-Maraetai Road is the Waikopua subdivision with a number of houses now constructed. This subdivision, which fronts the Whitford-Maraetai Road, consists of 15 lots ranging in size from 0.79 to 1.5 ha plus a 10 ha lot of protected vegetation. On the eastern side of the Whitford-Maraetai Road the majority of the adjoining properties fronting the road between the Waikopua Creek bridge and Beachlands have been subdivided into a range of countryside living lots so that the visual appearance and character is now more countryside living. The shifting of the proposed Plan Change boundary to the southern end of 600 Whitford-Maraetai Road would more closely align with where this countryside living character commences on the opposite side of the road.
- Waikopua Creek is one of three shallow, drowned valley estuaries that flow into the Whitford embayment on Auckland’s southeast coastline. The winding main channel creates a patchwork of native marine plants along the estuary, including mangroves, oioi, and saltmarsh ribbonwood. At the estuary mouth, extensive sandbanks provide feeding areas for shorebirds. It is considered that this Creek provides a more natural and defined boundary for the southern end of the

Proposed Plan Change where it can be practically implemented. Although there is a property between the subject site and Waikopua Creek, part of this site is subject to a Coastal Inundation 1% AEP + 1m control and therefore has limited urban development potential. The submitter would not oppose this additional property (460 Whitford Maraetai Road) being included within the Plan Change area in order for the Waikopua Creek being the definitive southern boundary.

- The vegetation on the northern part of the site is identified as a Significant Ecological Area, within this overlay extending north into the Proposed Plan Change area. Incorporating the subject site into the Proposed Plan Change area, provides the opportunity in the future structure plan process to better incorporate this full Significant Ecological Area and the other areas of native vegetation on the subject site into the overall Structure Plan and development of this area (which could include providing public access to these areas).
- The future servicing of the site has not been investigated. There appear to be no physical constraints why the future water and wastewater connections that will be required for the Beachlands South area could not be extended into the subject site. This would have the benefit of providing additional lots to cover the significant cost for the development of these services for Beachlands South. The alternative option is for these lots to be zoned Residential - Large Lot with the requirement for on-site servicing.
- Part of the site is designated by Auckland Transport for the Road Widening of Beachlands Road (Designation 1806). The implementation of the road widening could have a significant impact on this property. To date, the current landowner has not been consulted by Auckland Transport or Beachlands South Limited Partnership in respect to the road widening requirements. The incorporation of the subject site into the Plan Change area will provide the opportunity for a more integrated design of the road widening and the urban development of Beachlands South at the time of the future Structure Plan process.
- The future planned widening of the Whitford-Maraetai Road provides the opportunity for new accessways into the site to be formed. Alternatively, access in the form of local roads could be provided from Beachlands South in the future.
- The Proposed Plan Change documentation does not appear to address why the current southern boundary of the proposed Plan Change has been selected and/or why 600 Whitford-Maraetai Road has not been incorporated within the Plan Change area. There are no obvious reasons why this site has not been incorporated and it may be purely on the basis that it is not under the ownership of the Beachlands South Limited Partnership. Since the notification of the Proposed Plan Change, the submitter has had discussions with Beachlands South Limited Partnership representatives and it is understood that no reasons for incorporating this site into the Proposed Plan Change, in order to get a better long-term planning outcome for this area, have been identified.

Based on the above, the submitter supports the Proposed Plan Change. It is considered that the proposed Plan Change and Future Urban Zone southern boundary would be better positioned at the southern end of 600 Whitford-Maraetai Road, as shown on the attached plans. The reasons for this are:

- (i) The subject site appears visually as part of the currently Proposed Plan Change area. There appears to be no specific reason why the Proposed

Plan Change did not incorporate 600 Whitford-Maraetai Road and the currently proposed zoned boundary is not a strongly defined by a natural feature or similar.

- (ii) The Waikopua Creek provides a more natural and defensible defined boundary for the Proposed Plan Change area and the future urban development.
- (iii) The site can be efficiently developed in the future and logically integrated with the land to the immediate north to create a well-functioning urban environment. As part of this, the site can be incorporated into the future cultural landscape mapping of the Beachlands south area, the Beachlands South sustainability strategy and existing areas of native vegetation incorporated into the ecologically protected area network.
- (iv) No physical reasons have been identified why the site cannot be serviced in the future or additional access provided to it.
- (v) The future widening of the Whitford-Maraetai Road required for the Beachlands South development will adversely impact the site. The re-zoning of the site to Future Urban and its incorporation into the future structure plan process will allow the opportunity to better integrate the Whitford-Maraetai Road widening with the future use of the site and pedestrian/cycle connections through to the already established esplanade reserve walkway.
- (vi) Although the number of houses which could be established on this site will not be high (and will be dependant on the zoning), it will nevertheless contribute to the overall housing requirements in Auckland and will in part contribute to the infrastructure funding required for Beachlands South and to the sustainability of public transport (including the Pine Harbour Ferry) in this area. The incorporation of this property increases the Proposed Plan Change area by approximately 7%.
- (vii) Having considered the s32 analysis supporting the Proposed Plan Change, it is considered that this is applicable to the proposed re-zoning of the subject site.
- (viii) Incorporating this site into the Proposed Plan Change area and re-zoning it Future Urban is not contrary to the Auckland Regional Policy Statement. It is recognised that under the Landcare Research NZ Soils Atlas, part of the site is identified as having LUC2 soils but the extent of this has not been confirmed by on-site testing to date.

I seek the following decision from the local authority:

That the Proposed Plan Change is accepted with the following modifications:

- That the Proposed Plan Change extent is modified to incorporate 600 Whitford-Maraetai Road (plan attached). 206.2
- That 600 Whitford-Maraetai Road is zoned Future Urban (plan attached). 206.3
- The SMAF1 Area overlay is extended over 600 Whitford-Maraetai Road. 206.4

- The 10m landscape buffer along the Whitford-Maraetai Road frontage is extended along and within 600 Whitford-Maraetai Road. 206.5
- Precinct Plan 2 (Natural Features) would need to be updated prior to the hearing to incorporate the natural features on 600 Whitford-Maraetai Road. Upon completion of this, Precinct Plan 3 (Structuring Elements), Precinct Plan 4 (Cultural Landscape) and Precinct Plan 5 (Movement Network) would need to be updated. 206.6
206.7
206.8
206.9
- Precinct Plan 7 (Earthworks Catchments) would need to be updated with 600 Whitford-Maraetai Road being incorporated into Catchment 5. 206.10
- Minor consequential changes to the Proposed Plan Change text will be required to reflect the increased Plan Change and Future Urban Zone areas. 206.11
- There are no known reasons why Council cannot incorporate this site into the Proposed Plan Change area.

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

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

Signature of submitter:

David Hay

(David Hay, Planning Consultant to Sielia Limited)

2 March 2023

Date

Electronic address for service of submitter:

david@osbornehay.co.nz

Telephone: 027 425-0234

Postal address PO Box 16, Warkworth 0941

Contact person: David Hay

Figures:

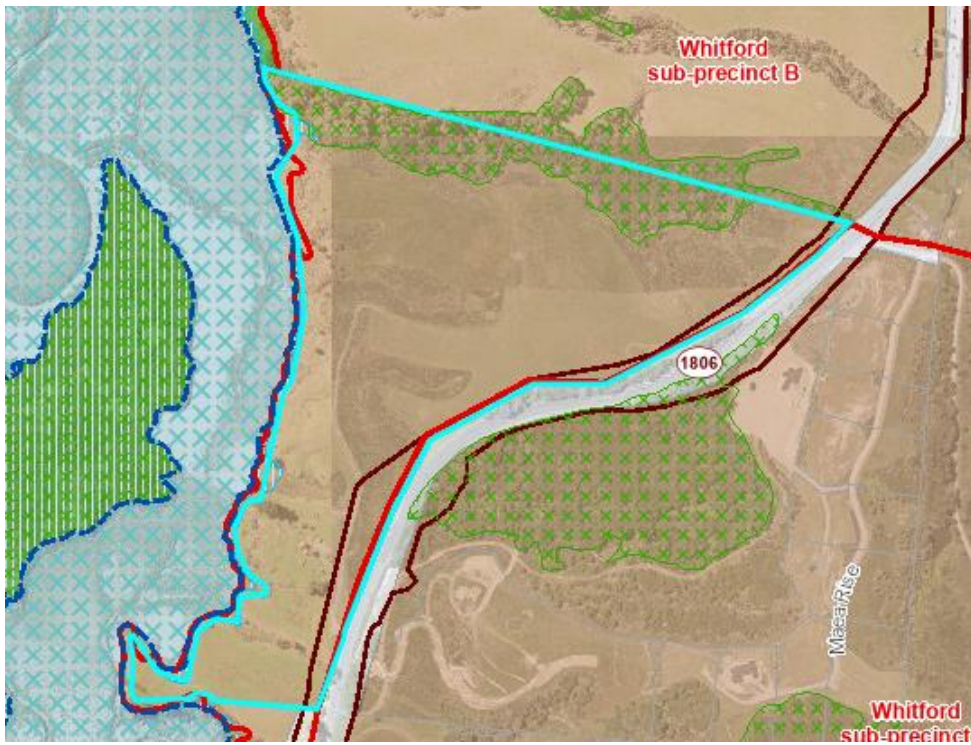


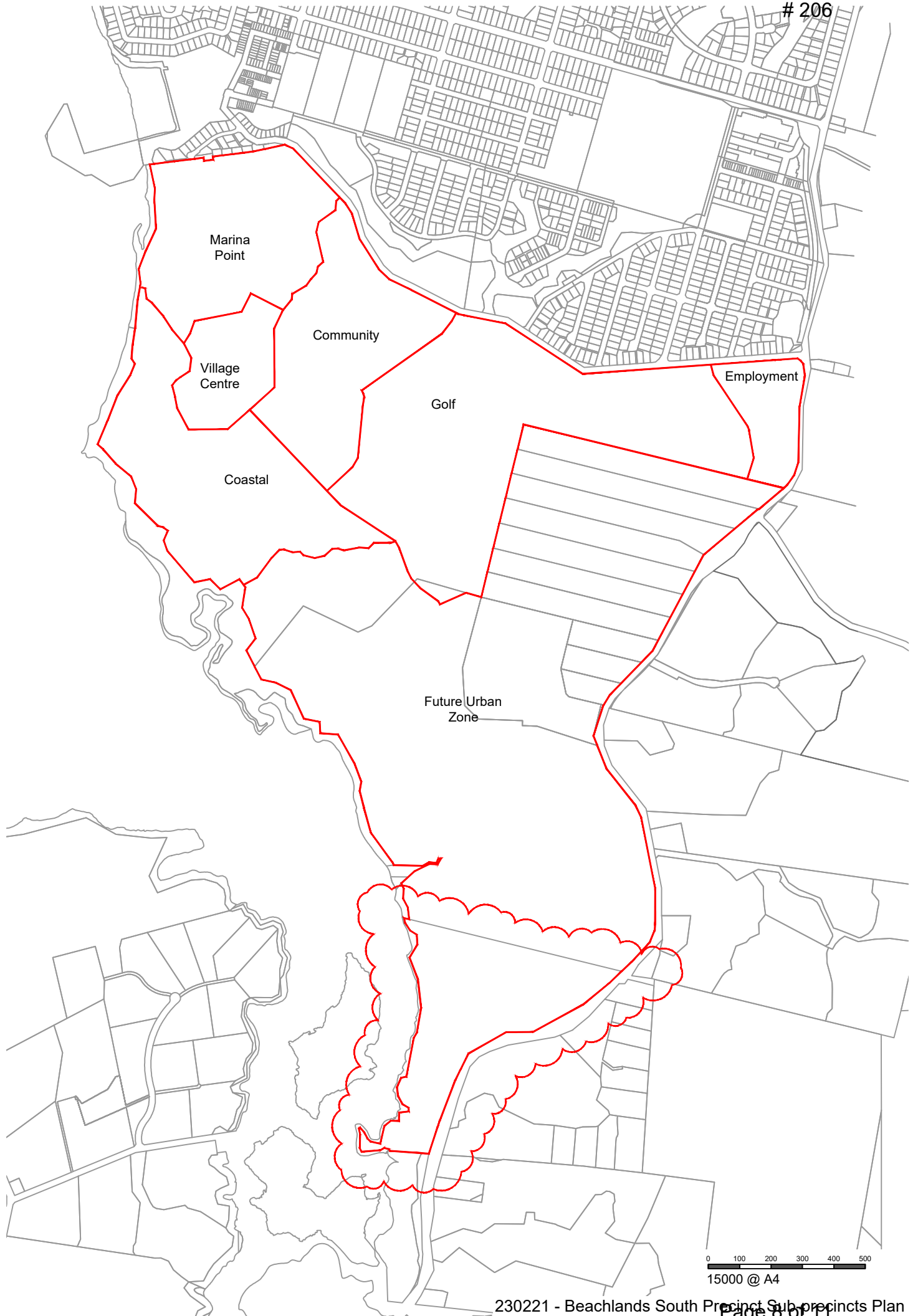
Figure One: AUPOP Planning Map Showing the Subject Site

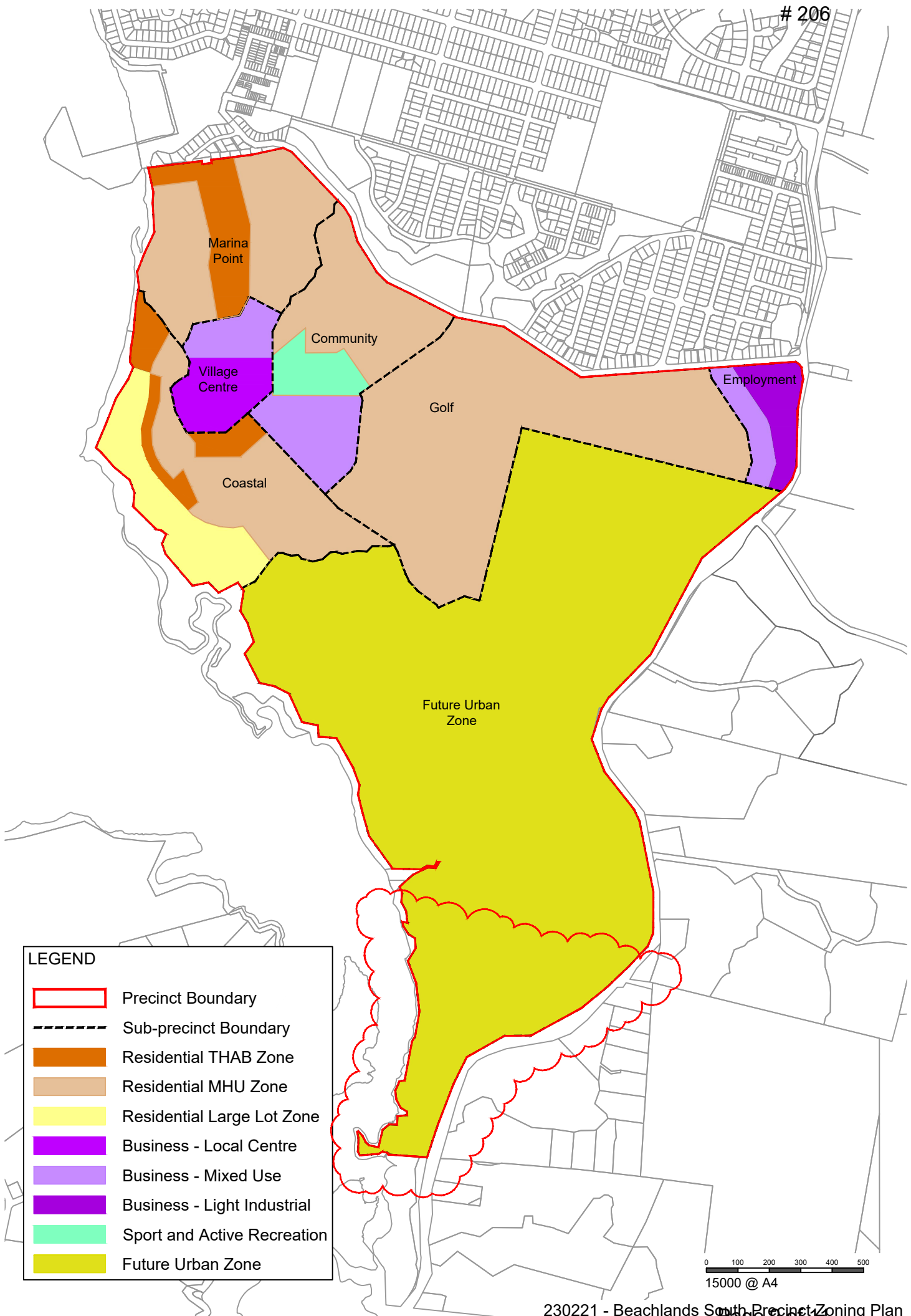


Figure Two: Designation 1806 over 600 Whitford-Maraetai Road








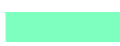


Attachments:

Proposed Zoning Plan
Proposed Sub-Precincts Plan
Record of Title





LEGEND

	Precinct Boundary
	Sub-precinct Boundary
	Residential THAB Zone
	Residential MHU Zone
	Residential Large Lot Zone
	Business - Local Centre
	Business - Mixed Use
	Business - Light Industrial
	Sport and Active Recreation
	Future Urban Zone

0 100 200 300 400 500
15000 @ A4



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




 R.W. Muir
 Registrar-General
 of Land

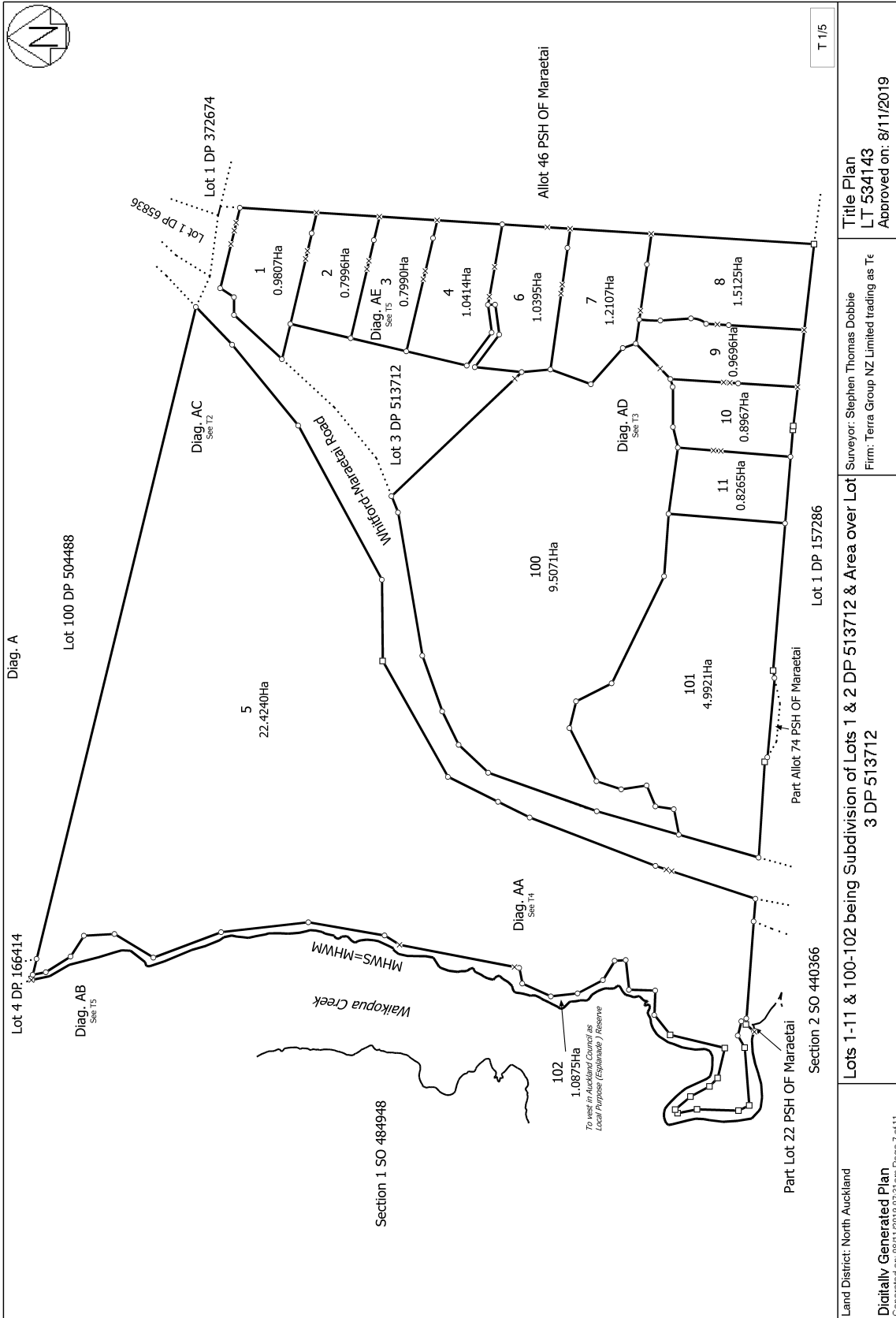
Identifier **879425**
Land Registration District **North Auckland**
Date Issued 31 October 2019

Prior References
 794920

Estate Fee Simple
Area 22.4240 hectares more or less
Legal Description Lot 5 Deposited Plan 534143
Registered Owners
 Sielia Limited

Interests

11295022.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.2.2019 at 12:59 pm
 Subject to a maintenance access easement (in gross) over part marked L on DP 534143 in favour of Auckland Council
 created by Easement Instrument 11495117.2 - 31.10.2019 at 6:10 pm
 The easements created by Easement Instrument 11495117.2 are subject to Section 243 (a) Resource Management Act 1991
 11495117.15 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.10.2019 at 6:10 pm
 12600445.1 Mortgage to Bank of New Zealand - 11.11.2022 at 10:43 am



Land District: North Auckland	Surveyor: Stephen Thomas Dobbie Firm: Terra Group NZ Limited trading as Te	Title Plan LT 534143 Approved on: 8/11/2019
Digitally Generated Plan Generated on: 08/11/2019 07:31 am Page 7 of 11	Lots 1-11 & 100-102 being Subdivision of Lots 1 & 2 DP 513712 & Area over Lot 3 DP 513712	

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michael John Dagg
Date: Thursday, 2 March 2023 10:01:08 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael John Dagg

Organisation name:

Agent's full name:

Email address: mikedagg2@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Destruction of the existing golf course

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The Formosa Auckland Country Club golf course is unique in the North Island of New Zealand. It is the only Bob Charles designed course in close proximity to a major metropolitan center. To destroy such a unique facility is tantamount to destroying a priceless work of art for the insurance money. Yes, you get a financial return, but the world is deprived of the work for eternity. One of our greatest sportsmen, who will not be with us for ever to vandalize this work could easily be described as un-kiwi. The loss to the local community of recreation space is also unacceptable, once it is gone it will never be replaced. Topically, the water catchment this facility provides is an important part of flood protection. I think you will find this specified in the original resource consent.

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

Submission date: 2 March 2023

Attend a hearing

207.1

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Carl Shelley
Date: Thursday, 2 March 2023 10:16:38 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carl Shelley
Organisation name:
Agent's full name:
Email address: carlos.427@outlook.com
Contact phone number:
Postal address:
50 Eighth View Ave
Beachlands
Auckland 2018

Submission details

This is a submission to:
Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Infrastructure and green spaces
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:
Infrastructure ie the roading is not capable or handling all the extra traffic especially if there is an accident and emergency services need to get get out to whitford or beachlands the point made in the proposal that a large percentage of residents will use public transport (ferry or buses) is very far fetched and bordering on a lie just to get the plan past council and residents.
Also sewage just doesn't seem to be able to cope from my research.
And finally green spaces where they want to build is a massive green space and has a thriving eco system that Auckland is losing rapidly and we need to be smarter where we build, Abit of grass with a pond is not a green space no more lies to trick people make the developers be honest

208.1
208.2
208.3

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

Details of amendments: Roothing, sewage and green spaces

Submission date: 2 March 2023

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

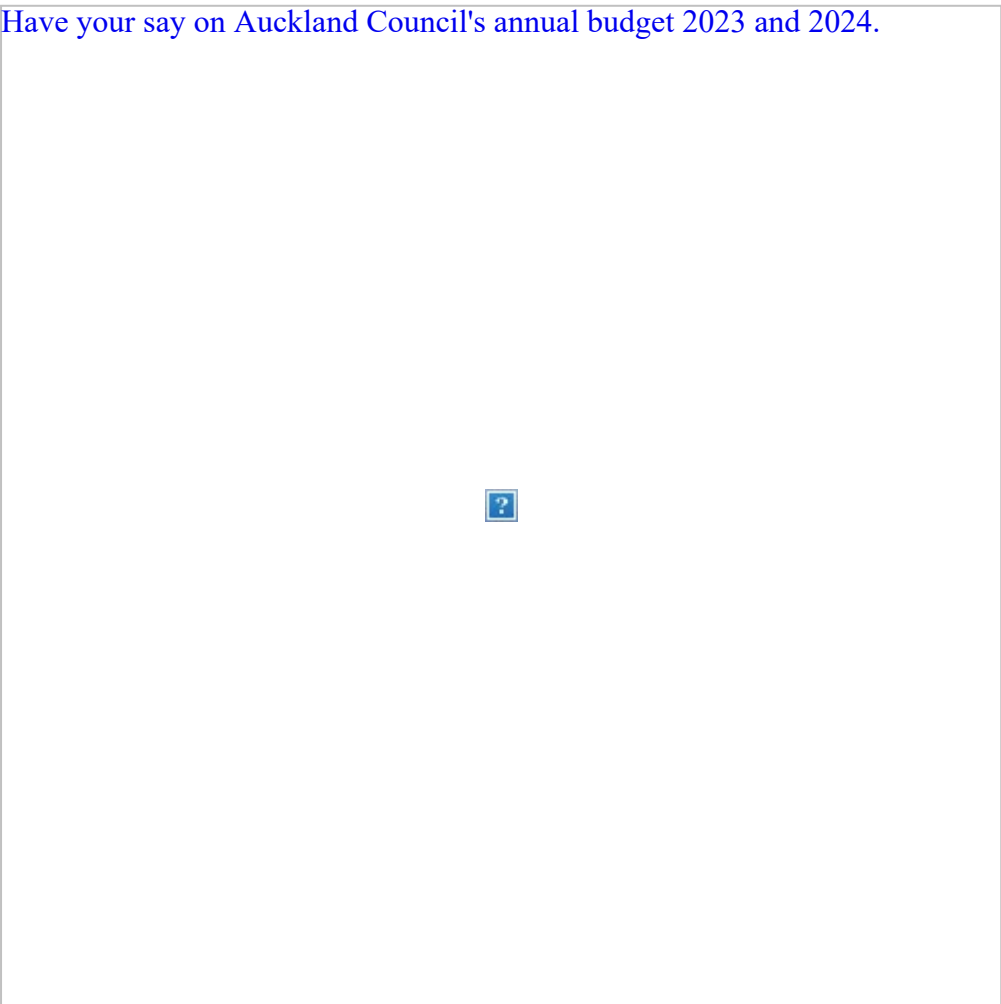
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Antony John Horton
Date: Thursday, 2 March 2023 11:46:00 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Antony John Horton

Organisation name:

Agent's full name: Tony Horton

Email address: tony.horton@me.com

Contact phone number: 021726456

Postal address:
12 Pine Harbour Parade
Beachlands
Beachlands 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Roading and Infrastructure

Property address: 110 Jack Lachlan, 620-770 Whitfords Maraetai Roads

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:

Beachlands was small seaside village that developed naturally, since 2006 2 large developments took place at Pine Harbour and Spinnaker Bay, along with large development around Omana. Roothing is a high risk, no town water and a at capacity wastewater system are evident. The road has been on plans for some 20 years plus (I have lived in the area since 1974). Very little has been done to fix the road by adding lanes, promised for decades. In a dry summer we cannot obtain adequate water supplies as we rely on trucks, which will clog up a worsening road. Commute times for the 3500 residents is additional 15 minutes each way now, Whitford being the bottleneck which has been planned to bypass since I was first in Whitford in 1974. To even show the lack of infrastructure Sandstone road has been reduced to one lane for 12 months with no work being done. The councils inability to fund this area is evident and so development should only take place when and after infrastructure is in place to cater for it, even if it is on a gradual basis. It is not meant to be an attack on council, just if they have no money to even fix a road, they cannot promise to build what we need and let's be realistic, do not allow development if that is the case.

209.1

209.2

209.3

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

Submission date: 2 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Ian Olan
Date: Thursday, 2 March 2023 11:46:16 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ian Olan

Organisation name:

Agent's full name:

Email address: ian.olanz@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
(Optional)

Property address: (Optional)

Map or maps: (Optional)

Other provisions:
(Optional)

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

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

The reason for my or our views are:

There is no sufficient infrastructure to support the existing population, we don't have a high school, enough ferries, enough buses (one very hour) and the roads are in bad condition and the traffic is already diabolical as is only two lanes, we do not have reticulated water and the sewage systems will be put under distress.

This proposal is doubling the size of the population and will exacerbate all these problems or make living an excruciating experience, these aspects need to be deal with before any development is put in place.

The developers are not addressing these issues or contributing financially in a meaningful way to solve these existing problems.

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

210.1

amendments I requested

Details of amendments: More buses and routes (e.g. direct to Howick/Panmure), more ferries, better road, expanding the road to four lanes or at least three and alternating at rush hour, building a high school, put reticulated water, increase capacity of sewage system.

210.2
210.3
210.4

Submission date: 2 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michael Box
Date: Thursday, 2 March 2023 12:01:00 pm
Attachments: [Submission - M Box.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Box

Organisation name:

Agent's full name:

Email address: mbox@xtra.co.nz

Contact phone number:

Postal address:
29 Mahutonga Ave
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Roading infrastructure and traffic management
Health and wellbeing
Education

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 attached.

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

Details of amendments: Please see attached.

Submission date: 2 March 2023

Supporting documents
Submission - M Box.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

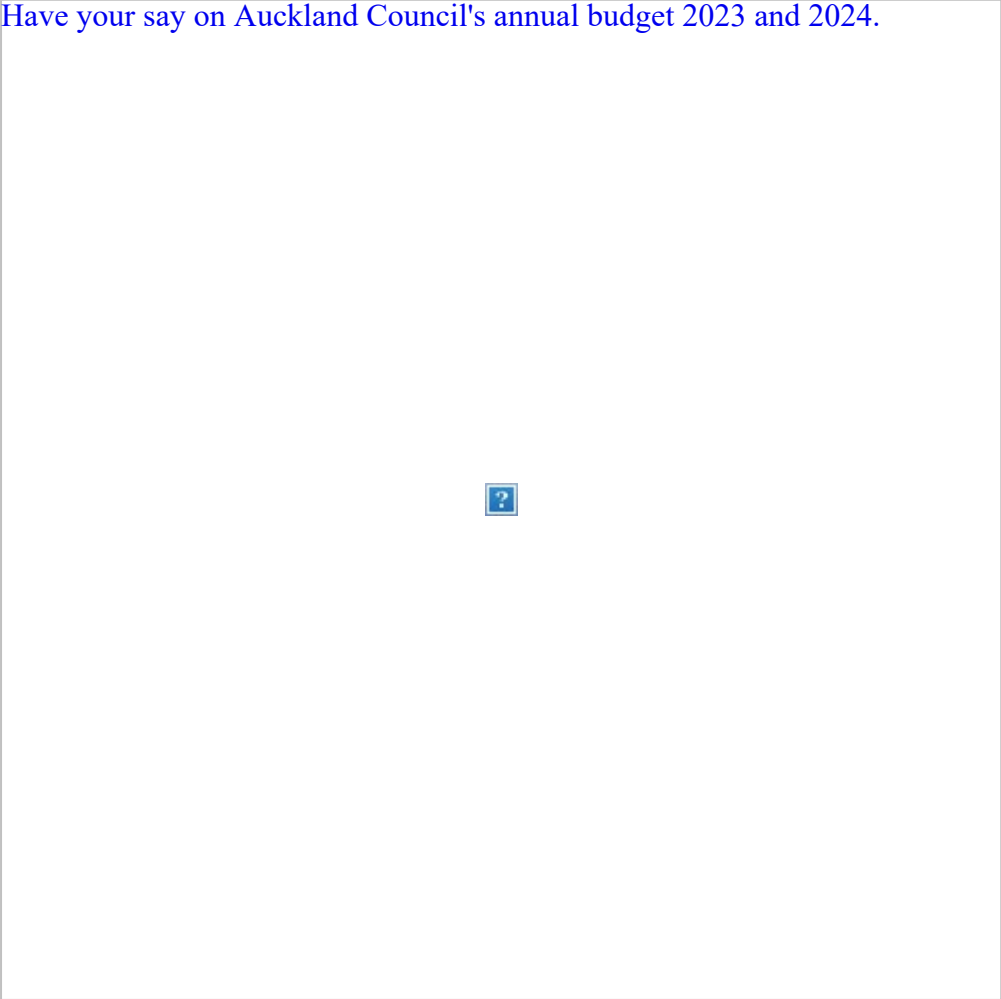
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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SUBMISSION IN OPPOSITION OF PLAN CHANGE 88 (Private):

Beachlands South

I am writing to voice my opposition to the proposed change, for the following reasons.

1. Roothing infrastructure and traffic management

There is very limited road access to and from the Beachlands community. One road is coastal, very narrow, and potentially dangerous in adverse weather conditions. The other, Whitford-Maraetai Rd, is almost entirely two lanes, poorly constructed, and often heavily congested, especially during peak traffic times. The Private Plan Change Request proposes to 'live zone' 159.54 hectares, to accommodate (among other things) 3,000 dwellings.

The developer has proposed that a significant number of people in the community would be able to travel to and from the local area using the Pine Harbour Ferry Service. Given that the ferries only travel to central Auckland, and the great majority of workers in the Beachlands community travel to other locations, this is a fallacious argument. Such an increase in the intensity of housing in the area would significantly increase road traffic, with likely adverse outcomes for the condition of the road. I understand that Auckland Transport is financially constrained to the point that it will not be addressing the issues for at least ten years.

211.1

2. Health and wellbeing

The current medical facility is at capacity, with a long-standing shortage of doctors. Adding to the population in such a significant way is going to exacerbate the current delays in getting appointments with local general practitioners. My understanding is that most other medical practices within a reasonable driving distance are similarly unable to offer the standard of health care required for our community.

In the event that emergency or hospital care is needed, this would require transportation to Middlemore Hospital, which is already known to be at or beyond full capacity, and in need of significant renovation. Applying my argument above, regarding roading and traffic management, the time required for an ambulance or other emergency vehicle to reach a patient in Beachlands, Maraetai or the surrounding area, could be extensive, and a return journey to hospital may result in a life-threatening or life-ending delay.

There is potential harm to mental health when much of a person's 'free' time is taken up waiting in traffic queues, rather than investing in healthy exercise, recreation or rest.

211.2

3. **Education**

The proposal put forward by the developer makes much of a suggestion that land will be set aside and made available to the Ministry of Education for a secondary school. Preliminary investigation has shown that the Ministry of Education has no interest in such a facility. At present, most students at this level commute to Howick College or other schools, often relying on private transportation, as there are insufficient buses available, and these follow routes that are excessively time-consuming. Increasing the population in this area by some 3,000 households, will likely mean a significant increase in the number of students. The anticipated lack of a suitable local education centre is a very serious concern. It ties in with the first two issues I have raised.

211.3

Please note, I have chosen these three reasons as primary concerns. However, they are not exclusive. I'm also at odds with the developer in terms of their proposals for water supply, wastewater treatment, the offered 'upgrade' to the Pine Harbour Ferry service, and other public transport facilities.

211.4

I appreciate your taking the time to read and consider this submission.

MICHAEL (MIKE) BOX

2 March 2023

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Lew Gerick Hansen
Date: Thursday, 2 March 2023 12:31:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lew Gerick Hansen

Organisation name:

Agent's full name:

Email address: younglew48@gmail.com

Contact phone number:

Postal address:

10 Tui Brae
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Rezoning that changes the character of Beachlands re higher density housing creating:

- Pressure on the rural transport hub because of doubling of population
- Pressure on water system - use of bores
- Pressure on waste water system
- Pressure on capacity for schools

212.1

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:

Rezoning that changes the character of Beachlands re higher density housing creates:

- Pressure on the rural transport hub because of doubling of the population.
- * BSL stated that the Pine Harbour ferries will provide Rapid Transit & relieve Pressure on the roads. However only 6% of the public use this system. Plans for more or bigger ferries are not practical.
- *The present public bus system is both underused & underfunded because of infrequency.
- *Most citizens travel by car using the Whiford/Maraetai Rd which is only 2 lane and is already extremely busy.
- *Traffic backups at the Whitford roundabout will not be alleviated with double lanes. **Suggested

212.2

Change - 2 lanes but traffic lights paid for by BSL

*Deterioration of roads will increase at a vast pace with the increased number of heavy trucks

*More road repairs will be needed with the ensuing traffic holdups

** Suggested Change - Road repairs paid for by BSL or at least a significant monetary contribution for good quality road surfaces.

- Pressure on water system - use of bores

*Use of bores may decrease the water system for other bores

** Suggested Change - Compulsory & increased addition of the use of the roof areas for water tanks

- Pressure on waste water system

*In the light of recent flooding is it adequate?

** Suggested Change - Further research in to the impacts of what is planned and an increase in spongy areas rather than vast amounts of concrete

- Pressure on capacity for schools

*The local Beachlands School is already at capacity

*Land will be donated by BSL supposedly for a High School but the Govt has no plans for a school till the population increases to a certain level but it will increase quite quickly before anything is concrete is done. Meanwhile pressure will increase on the roads.

** Suggested Change - Land made available for both a Full Primary & High School & ground made ready for building by BSL early in the development

212.2

212.3

212.4

212.5

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

Details of amendments: See above **Suggested Changes

Submission date: 2 March 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Dorothy McKeen
Date: Thursday, 2 March 2023 12:46:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dorothy McKeen

Organisation name:

Agent's full name:

Email address: dmckeen@xtra.co.nz

Contact phone number:

Postal address:
33 Te Pene Road
Maraetai Beach
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
The planned housing for Formosa grounds

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Building more houses at Beachlands without improving the current infrastructure does not make sense!
To build a new subdivision without improving the roads (a BIG issue!) does not make sense. The roads are dangerous, too narrow, and in poor state of repair.
Education and health provision also need to be included in any future planning

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

Submission date: 2 March 2023

Attend a hearing

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

213.1

Declaration

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

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

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

No

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

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sophia Yakich
Date: Thursday, 2 March 2023 1:16:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sophia Yakich

Organisation name:

Agent's full name: Sophia Yakich

Email address: virgo15-09@hotmail.com

Contact phone number: 0212515499

Postal address:

virgo15-09@hotmail.com

Auckland

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Subdivision of Beachlands land

Property address: beachlands

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This proposed subdivision ignores the community that has spoken up against this development. The reasons are as follows the roads are not coping as they are (speed limits have been reduced as the repair of the roads is unaffordable so the only way to maintain the roads is to reduce the speed - or so we have been told! Where is the money that is taken directly from the fuel tax for petrol cars and the RUC for diesel vehicles that has been collected for the last 40 years?). When the council/AT says there is no money to not upgrade but maintain the roads that are already in place, how can you even dream of putting in more housing? And to say you will fix the roads after the housing has gone in, well seems like the Tui add "Yeah Right"!!

Public transport - well where do we start, the ferry that runs into the city gets cancelled more often than anyone can cope with, especially with the strange weather that has been happening, the bus that runs into Botany - still does not provide people with ample choice of being able to travel for work to all parts of Auckland. I suppose it is all good if you work in Botany - but you will find that people in this area travel for work to other areas that are further than Botany Town centre.

214.1

Water supply is limited to rain water and existing bores in the area, placing a medium density housing in unacceptable as for the amount of water that this will use. These dwellings that we speak of are not run on tank water, but will require a bore to supply all the units/apartment's/flats (whatever you want to call them), this is unacceptable to place these new dwellings and run them off the existing waterways under the ground. What happens if the water supply underground is not enough for all the housing (bores can run dry), what happens in case of a major fire?

214.2

Waste water - to be treated on site and dumped! Dumped! Dumped! Dumped into our waterways, this is Unacceptable for our community we are NOT a THIRD WORLD COUNTRY!!!

214.3

Education - there is a primary/Intermediate school which has been bursting at the seams for the last 10 years in Beachlands /Mareitai area. There was conversation about a Secondary school being opened up around here but apparently Howick college numbers are decreasing so the all-mighty council has decided to get rid of the idea of a new school opened in this area but instead decided to bus more students into Howick. In the last 10 years we have seen how 2/3 school buses to Howick have become 7/8. So there will be more buses?? How many more?? And are they still travelling in the peak traffic times on the already fallen apart roads with the rest of the tax payers?

214.4

And of course who can forget healthcare... what health care??? Our closes hospital is Middlemore - and all you need to do is read the paper for the last 12 months to know that the hospital and the entire Healthcare system is not coping. Having a small medical centre here which already has a couple of days wait to see a GP, will not cope with doubling the population in Beachlands. And the council has always been good at making promises like you need progress before we can increase the infrastructure. But lets all be honest - Council has been struggling/not coping with the upkeep of the infrastructure. So lets cut the crap and be honest, stop screwing up our city more and more, get people into the council who live in the local areas which you are targeting for changes. People on the ground may be little but remember the council is there to serve the people!!

214.5

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

Submission date: 2 March 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

NERINA CAROL GROVES

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

Address for service of Submitter

31 PINE HARBOUR PARADE
BEACHLANDS

Telephone:

09-537-6591

Fax/Email:

nerina.groves@xta.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 88 (Private)

Plan Change/Variation Name Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: 1. 3,000 DWELLINGS NOT SUPPORTED BY ROADING - AT PEAK NOW FEB 2023
" 2. INFRASTRUCTURE NOT SPECIFIED BY DEVELOPER
3. INSUFFICIENT POLICE SERVICES TO SUPPORT MORE PEOPLE
4 (continue on a separate sheet if necessary)

215.1

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

215.2

1. ROADING TO BE IMPROVED BY TWO MORE LANES
2. INFRASTRUCTURE TO BE IN PLACE BEFORE SUBDIVISION
3. MORE POLICE STAFFING IN BEACHLANDS & SHROUNDS

I wish to be heard in support of my submission

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

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

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

26-02-2023
Date

Notes to person making submission:

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

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

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

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

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

STEPHEN ANDREW OPIE

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

Address for service of Submitter

23A HAWKE CRES BEACHLANDS 2018

Telephone:

0272913398

Fax/Email:

STEVEOPIE2@GMAIL.COM

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private) ✓

Plan Change/Variation Name

Beachlands South ✓

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc ✓

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:

- Insufficient infrastructure, particularly Roading (the existing 2 lane road needs to be increased to 4 lanes) |
- The sewerage system as proposed is inadequate and disposing to existing land will not work | 216.1
- Water supply using bore water is inadequate for a development of that size |

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Provide a 4 lane road from Whitford Rd along Whitford Maraetai Rd to the site including upgrading Jack Lachlan Drive | 216.2

Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground | 216.3

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare | 216.4

I wish to be heard in support of my submission

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

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


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

15/2/23
Date

Notes to person making submission:

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

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

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

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

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Coileen Agnes DRUMMOND

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

Address for service of Submitter

21 Karaka Road, Beachlands

Telephone:

09 536 5540

Fax/Email:

cdrummond@extra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

✓ Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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)

Oppose

I **oppose** the specific provisions identified above ✓

I wish to have the provisions identified above amended Yes ✓ No

The reasons for my views are: The proposed amendment will absolutely over-
whelm facilities in the area. The proposed 5th Beachlands 217.1
Development was reasonable. This amendment is totally outside
the reasonable views of the area. The main road is not coping
now, what will happen with added (continue on a separate sheet if necessary) →

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

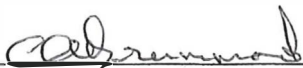
If the proposed plan change / variation is not declined, then amend it as outlined below.

as attached sheet.

I wish to be heard in support of my submission

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

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


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

18-02-23
Date

Notes to person making submission:

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

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(b) does not relate to trade competition or the effects of trade competition.

construction vehicles coming and going. If a secondary school is not constructed promptly, more traffic with extra school buses going to and fro.

217.1

Storm water needs particular action – already we have pollution on our beaches because of poor drainage. Our cliff areas are very vulnerable to slips.

217.2

What becomes of the chateaus at Rydges? Does the golf course get reduced?
We do not require more little boxes on the hillside, we require more trees to replace those already demolished because of other developments in the area and restore our bird population which has been sadly displaced.

217.3

The introduction of another sports field, a park or gardens would be a more appropriate usage to enhance the area and make better returns on house values in the area.

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

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Paul Michael Orriss

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

N/A.

Address for service of Submitter

17 Omana Heights Dr Manurewa

Telephone:

0212563030

Fax/Email:

1paulorriss@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: That the increase in population will increase the traffic volume of the Whitford Mametai Rd from an already stressed level at peak times to a dangerous inefficient pathway to the coast. The changes proposed by the plan do not correct a road that is long overdue for some effective safety upgrades. (continue on a separate sheet if necessary)

218.1

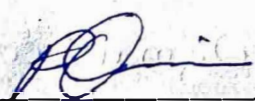
I seek the following decision by Council:

- Accept the proposed plan change / variation 218.0
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- For road widening to take place including the bridge by Waikopua Rd
- High crash corners to be redesigned and altered

218.2

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


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

20/2/2023
Date

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Renette Brink
Date: Friday, 3 March 2023 7:00:49 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Renette Brink
Organisation name:
Agent's full name:
Email address: renettebrink101@gmail.com
Contact phone number:
Postal address:
52 Eighth View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:
Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Infrastructure
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:
Lack of infrastructure, roads, ferries and parking.
I or we seek the following decision by council: Decline the plan change
Submission date: 3 March 2023

219.1

Attend a hearing

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

Declaration

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

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

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

No

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

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Ian Wallace
Date: Friday, 3 March 2023 8:30:47 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ian Wallace

Organisation name:

Agent's full name:

Email address: beachlands@yahoo.com

Contact phone number:

Postal address:
13 Beachlands Road
BEachlands
BEachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Increase of Plan change 88

Property address:

Map or maps:

Other provisions:
Increase of this development to 3000 dwellings

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

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

The reason for my or our views are:
We are very concerned about this plan change due to the detrimental effect this will have on current beachlands/Pohutakawa coast resources and current lifes that we enjoy and have moved here for. Roothing, public transport congestion, secondary schooling are all inadequate currently in this area, how is adding another 3000 property's going to improve this? also we are very concerned about effect to the environment due to over development that this obviously is!

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

Submission date: 3 March 2023

Attend a hearing

220.1

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Steve West
Date: Friday, 3 March 2023 11:15:57 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Steve West
Organisation name:
Agent's full name: Stephen West
Email address: stephenwest57@gmail.com
Contact phone number:
Postal address:
stephenwest57@gmail.com
Beachlands
Auckland 2018

Submission details

This is a submission to:
Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Property address: 38 Cadwil Drive, Beachlands
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:

Beachlands is a beautiful peaceful small community, already expanded greatly over the last 10+ years, with this and the already agreed developments the infrastructure is struggling to support the current community, these and any future developments impact on people's lives, wildlife, environmental impact etc etc.

There are government plans ie Road to Zero, that will fail further with just adding additional traffic on the roads. Therefore with a proposed doubling of people, will need a minimum doubling of road capacity, we understand currently only 6% use ferries, this will remain at 6% even with a population increase.

We currently look over towards the golf course, with the proposed development, all the views and quiet that we moved to Beachlands for will be destroyed.

We do not understand why we need this development in Beachlands, where there is only one way in and out, such a development for Auckland needs to be near a full roading/public transport hub. We could understand if these were lifestyle sections, low density, but the proposal is not in keeping with the existing environment with the proposed high density/high rise buildings.

221.1

221.2

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

Submission date: 3 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Chantelle Pinch
Date: Friday, 3 March 2023 3:30:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chantelle Pinch

Organisation name:

Agent's full name:

Email address: chantellepinch@yahoo.co.nz

Contact phone number:

Postal address:
100 first view ave
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Roding

Property address: Whitford Maraetai Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I only support the provision and plan if the developer pays to upgrade Whitford Maraetai Rd to 4 lanes to support the extra population on the roads.

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

222.1

Details of amendments: Upgrade the main road to 4 lanes.

Submission date: 3 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Mark Regan Casey
Date: Friday, 3 March 2023 4:00:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Regan Casey

Organisation name:

Agent's full name:

Email address: qcsab@hotmail.com

Contact phone number:

Postal address:
8 Fantail Crescent
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of northern and southern portion.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The infrastructure of Beachlands and Maraetai is straining to cope with the current population. The huge increase in population under PC88 and associated requirements on roads, waste water, electricity grid and medical facilities will overwhelm current facilities.

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

Submission date: 3 March 2023

Attend a hearing

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

Declaration

223.1

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

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

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

No

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

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

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



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Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Elisabeth van Stiphout

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

Address for service of Submitter

92 Beachlands Road, Beachlands

Telephone:

21370158

Fax/Email:

eldirnz@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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

224

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

224.1 I do not believe that the proposed plans sufficiently resolve the traffic constraints that will only worsen with more cars on the road and no AC funding to mitigate the impact.

224.2 There are no clear plans on how to deal with storm water and sewage given that Watercare has no ability (funding) to increase capacity and the impact this may have on the surrounding environment.

224.3 There are no clear plans for additional schooling and understand that the Min. of Education sees no reason to add extra local capacity for the foreseeable future

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

224.4 The developer be made solely accountable for the increase in traffic movements between Beachlands/Maraetai and a motorway access point.

224.5 The developer to demonstrate how it will contain all storm water and sewage from the new development now and in the future


224.6 The developer to fund an independent review of the impact on the local and surrounding environment and infrastructure, (water, roadng, & public transport)

224.7 An independent review to be funded looking at the impact of ~1,000 dwellings allocated to Kainga Ora on the local community

I wish to be heard in support of my submission

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

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



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

02/17/2023

Date

Notes to person making submission:

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

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

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Dirk de Jong

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

Address for service of Submitter

92 Beachlands Road, Beachlands

Telephone:

21506103

Fax/Email:

eldir@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

- 225.1 There are currently 2 roads that provide access to Beachlands/Maraetai and both are severely compromised - 1 due to coastal erosion and the other sheer volume of traffic leaving no alternatives in an emergency.
- 225.2 The proposal to take water from the Pine Harbour aquifer seems flawed as you will have a large community reliant on one source which could become contaminated or disappear due to over use..
- 225.3 There are no clear plans to contain storm water and sewage and no available independent reviews available to assess local impact on the community and environment.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

- 225.4 Instruct the developer to commission an independent report to assess the impact of a large community of social housing on the current community of Beachlands.
- 225.5 Change the plan from high to low density housing more in keeping with the current community to reduce the impact on the environment and local community.
- 225.6 Seek compensation from the developer for the extra infrastructure (water, roading, transport) that will be needed to cater for the planned influx of an extra ~10,000 people
- 225.7 Seek confirmation from the Min. of Education that extra schooling will be funded to cater for the influx of an extra ~10,000 people (from primary to high school)

I wish to be heard in support of my submission

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

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

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

02/17/2023
Date

Notes to person making submission:

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

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

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

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

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

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

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Suzanne Mevissen
Date: Friday, 3 March 2023 8:45:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Suzanne Mevissen

Organisation name:

Agent's full name: Suzanne Mevissen

Email address: suzelea18@gmail.com

Contact phone number:

Postal address:
suzelea18@gmail.com
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Lack of suitable transport infrastructure to support a development of this size. There are minimal public transport options out of Beachlands and Maraetai - the ferry being the best public transport but only useful if commuting to the CBD. The majority of the population of this area have no choice but to commute by car. This development will exacerbate the problems associated with insufficient transport infrastructure.

226.1

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

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

The reason for my or our views are:

There is one two lane road in and out of Beachlands. It is a very dangerous road and there are a number of bottle necks that will only be made worse by the proposed development at Beachlands South.

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

Details of amendments: Substantially reduce the number of dwellings able to be developed until suitable traffic infrastructure is in place

226.2

Submission date: 3 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Oleg Bartsaikin
Date: Saturday, 4 March 2023 10:45:40 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Oleg Bartsaikin
Organisation name:
Agent's full name:
Email address: omegaqsservices@gmail.com
Contact phone number: 0272977244
Postal address:
4 Te Makuru Lane
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Infrastructure between Beachlands/ Maraetai and Auckland ammended to 4 lanes prior development discussions starts

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Current Infrastructure cannot support the development.

- 1. There is a single 2 lane road in-out (Whitford Rd). Some sections of the road are in poor condition and require maintenance. Majority of the local working population is using their cars to commute between town and Maraetai. 227.1
- 2. Public transport is a shamble, so we cannot rely on it.
- 3. Medical practice in Beachlands is the only one and fully committed. We need a new medical centre. 227.2
- 4. Water supply and water treatment issues. What will happened with another heavy rain fall? The local beaches will be unswimmable like in central Auckland. 227.3
- 5 No housing NZ dwellings. People invested their lives, health into the area and would like to maintain the value of the area growing. 227.4

Put the infrastructure in place first. Then we can discuss the development.

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

227.5

Details of amendments: Road infrastructure 4 lanes installed prior to development discussion starts.

Submission date: 4 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Debra Black
Date: Saturday, 4 March 2023 11:00:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Debra Black
Organisation name:
Agent's full name:
Email address: egoliblacks@gmail.com
Contact phone number:
Postal address:
215 Jack Lachlan DR
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Infrastructure
Property address: Formosa Golf Course
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:
Roding will not manage traffic from Beachlands to Whitford, Beachlands needs a High School. Water etc.

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

Details of amendments: Roding, Emergency Services, High School

Submission date: 4 March 2023

Attend a hearing

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

228.1

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Karen Kerr
Date: Saturday, 4 March 2023 11:15:42 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Kerr

Organisation name:

Agent's full name:

Email address: karenjkerr1@gmail.com

Contact phone number:

Postal address:
280 Jack Lachlan Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning approximately 307 hectares of land south of the Beachlands township.

Property address: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I do not believe that the current infrastructure for this area can support a development of this magnitude without significant investment, particularly the roading which is currently struggling to accommodate the existing traffic. The belief that public transport will resolve this issue is not realistic unless you are working in the CBD and can catch a ferry. The bus is not an option for everyone due to the limited area it feeds and the time it would take to get to destinations.

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

Submission date: 4 March 2023

Attend a hearing

229.1

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Blair Nix
Date: Saturday, 4 March 2023 1:45:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Blair Nix

Organisation name:

Agent's full name:

Email address: blair.nix@mii.com

Contact phone number:

Postal address:
280 Jack Lachlan Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

The rezoning approximately 307 hectares of land south of the Beachlands township. This includes the properties at 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Property address: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I believe the existing roadway out of this area does not have the capacity to accommodate a development of this size. It has been suggested by the developers that a large portion of people in the new development will use public transport, this is simply not possible from an area this far out of Auckland.

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

Details of amendments: We need to see the road widened and improved before a substantial population growth is approved.

230.1

Submission date: 4 March 2023

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

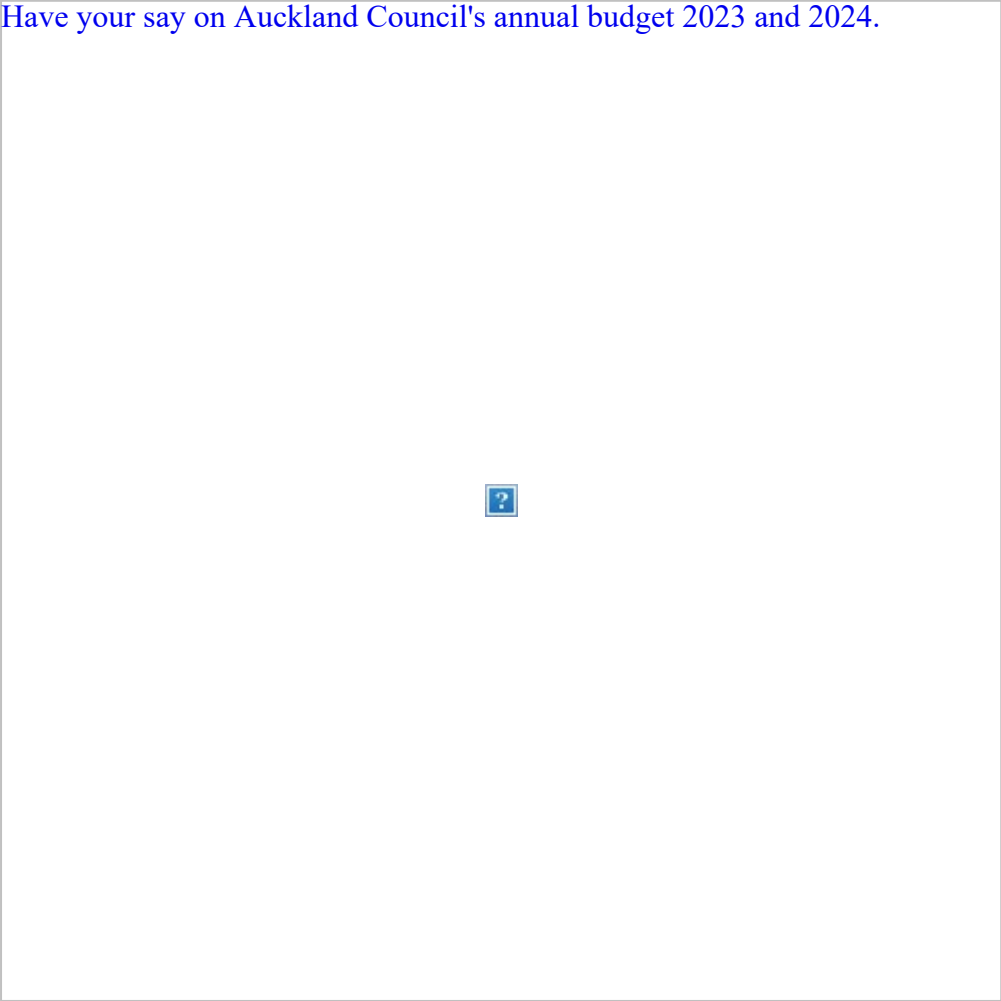
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Nithya Balakrishnan
Date: Saturday, 4 March 2023 11:15:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nithya Balakrishnan

Organisation name:

Agent's full name: Nithya Balakrishnan

Email address: Nithyabalki@gmail.com

Contact phone number:

Postal address:
71 Eighth View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Pc 88 Appendix 7 and pc 88 appendix 11

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

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

The reason for my or our views are:

The plans provided does not make any provisions for the increased traffic that Beachlands Maraetai community faces. There is a delay of 25 to 30 min every day during peak hours at the junctions of whitford flat bush and whitford Summerville. Adding another 3000 houses on top if the new developments added will not help the situation. First the infrastructure has to be upgraded to support existing communities and then upgrade infrastructure to take on more. Plz don't bring families first and then think about upgrading infrastructure.

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

Submission date: 4 March 2023

Attend a hearing

231.1

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Ivan Peter](#)
To: [Unitary Plan](#)
Subject: Submission - Proposed Development of Beachlands South
Date: Sunday, 5 March 2023 11:40:11 am
Attachments: [BDSC-logo_43x43px_19535e23-843b-48e3-b2d8-e383a03d9b54.png](#)
[Knowledge-with-character_253px_d9cec97f-cbf0-415f-9528-6a8c372b5666.png](#)

Good Morning

I, Ivan Connell Peter of 9 Flaxfield Lane, Beachlands **oppose** the proposed development as put forward by the Russel Group. There is absolutely no way this development can go ahead and my reasons are as follows :

1. **ROADING**

There is only one main road that services Whitford. Maraetai and Omana at the moment. The volume of traffic on this road has affected the state of the road and the poor condition of the main road is a recipe for disaster – one has to look at the number of accidents on the road to verify this. Another development at Formosa is going to add to the huge volume of traffic that this road has to cope with as well as the huge increase in the number of vehicles using this road. The ferry service will not ease this as there is only a limited number of people who use the ferry to work. A poor infrastructure has accounted for the extensive problems this area is facing.

232.1

2. **TRANSPORT**

Public transport to and from the area is very inadequate. A larger ferry at Pine Harbour will not ease the situation as the harbour cannot accommodate a large ferry because of the lack of space – to even suggest this is quite ludicrous. The bus service in the mornings is really transporting secondary school students from the area as well as Clevedon to Howick and Botany – had we built a secondary school in the area this will not be a problem – but that is another issue that has been given very little thought or consideration.

232.2

232.3

3. **WATER**

Another issue that appears to have been overlooked by the developers. There simply isn't enough water to service the new development and the residents of the area are certainly NOT going to pick up the tab when the water in the new development runs out!! Again very little thought by the developers. Have they considered the well being of the residents in BMO and the strain this new development will put on the residents here – really making big money isn't everything.

232.4

Therefore I totally oppose this and hope all the others affected do likewise.

Grumpy!!
Ivan Peter



Ivan Peter
 Teacher
 i.peter@bdsc.school.nz

Botany Downs Secondary College
 575 Chapel Rd, East Tamaki, Auckland, NZ
 +64 9 273 2310 ext 291 | www.bdsc.school.nz



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mfr & Mrs Rose

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

Address for service of Submitter

247 Trig Rd

Whitford

Telephone:

211148036

Fax/Email:

59flowerpower@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

This sort of urban sprawl goes completely against today's thinking and there is limited supporting infrastructure.

Already there is a clear need for a 4 lane carriage way between Whitford & Beachlands - and what of & what of suitable medical (A & E) and Educational resources. See attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

No development is to go ahead then it cannot happen until the 4 lane carriage way between Beachlands & Whitford is in place z(perhaps the developer can provide the funds for this, for council to pay back at a later date when the budget allows. Land must be allocated for an Accident & Emergency centre & suitable schools before development goes ahead.

I wish to be heard in support of my submission

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

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

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

03/05/2023
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Why we oppose the Plan Change & Development of the Formosa site.

This sort of urban sprawl goes completely against today's thinking and there is very limited supporting infrastructure in place.

233.1

Surely we are looking to lessen our urban footprint around Auckland, not increase it.

Already there is a clear need for a 4 lane carriage way between Whitford & Beachlands – based on existing traffic numbers and the safety record of the present road layout, which is dismal. We hear the sirens almost daily.

What of suitable medical (Accident & Emergency) and educational centres for such a boost in population? When would such services be provided? By who and at what cost?

233.2

Has thought gone into the impact all the extra traffic generated will have on the main arteries beyond Whitford – Ormiston Rd & Ti Rakau Drive – which are already overloaded most weekday mornings & late afternoons. If so what sort of planning has been done to mitigate the impact of this proposed subdivision? We see nothing in the proposal that suggests this has been seriously considered.

Water supply and the provision of an adequate wastewater system are also need to be addressed. Will what is being proposed actually cope with the eventual growth in a way that is both ecologically sound and sustainable, so close to the coast?

233.3

Should the development go ahead the roading & service infrastructure needs to be in place beforehand, not arrive afterwards.

233.4

Perhaps, as part of any agreement reached, the developer could be required to loan council the money for building the necessary 4 lane road (which could be paid back once the development is providing the necessary rates) and provide the land immediately for the necessary schools & an emergency medical centre so those bodies can get to work promptly.

233.5

233.6

David & Angenieta Rose
247 Trig Rd
Whitford

From: [Freddy Brignone](#)
To: [Unitary Plan](#)
Subject: Beachlands development
Date: Sunday, 5 March 2023 4:19:02 pm

Dear sir, madam

I urge you to stop or prevent the development of Formosa golf course in Beachlands. The area barely supports the increase in traffic as it is, with queues forming on all sides of the Whitford roundabout and at the Beachlands/Maraetai roundabout. The awful development of Ormiston where people are packed on top of each other has already added to our traffic woes, without adding thousands of people to an already congested area subject to regular power cuts.

234.1

I do not understand the council's motivation to concrete over every piece of available land, especially when we're told to do our bit for climate change and the environment. Most new developments don't have nearly enough trees to counter the effects of building and carbon emissions resulting from such developments. Ormiston being one of the worst I have ever seen.

The Formosa course could be a real asset to the area and the people of Auckland if it was turned into a public park.

234.2

I urge you to block the development on environmental grounds. The local roads and local infrastructure will not handle the increase in traffic or the population. If the recent weather events have taught us one thing, it is to stop building for the sake of packing people in badly designed developments.

Please consider making Auckland better for us and the next generations instead of turning it into an unliveable slum.

Regards,

Freddy Brignone
Beachlands

Sent from my iPhone

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Andrew Buckingham
Date: Sunday, 5 March 2023 4:30:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Buckingham

Organisation name:

Agent's full name: Andrew Buckingham

Email address: asbucko@gmail.com

Contact phone number:

Postal address:

9 Whites Road

Whitford

Whitford 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Traffic

Property address: 9 Whites Road, Whitford

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

As a resident of the Broomfields Peninsula for almost 20 years, the volume of traffic on Whitford Road has increased substantially since we settled in this location. There have been no traffic improvements in that period despite a growing population in Beachlands. Additional housing at Beachlands will inevitably create further traffic on Whitford Road. At times it is now almost impossible to turn right out of Broomfields Road or Wades Road onto Whitford Road due to traffic congestion. Council needs to either implement roading improvements such as dual lane roading from Beachlands to Somerville or impose conditions on the developer which achieve this. Otherwise the Plan Change should be declined.

235.1

235.2

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

Submission date: 5 March 2023

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.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Stephen murray cox

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

Address for service of Submitter

88 Carlton Crescent Maraetai, Auckland, 2018

Telephone:

2102319242

Fax/Email:

stevecoxnz@hotmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307ha south of Beachlands village in the area of Formosa golf course from rural to future urban residential etc

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:

Insufficient infrastructure, particularly roading (the existing 2 lane road will not be able to cope with the increase in traffic.)

236.1

The sewerage system as proposed is inadequate and disposing to existing land will not work.

Water supply using bore water is inadequate for a development of that size.

(continue on a separate sheet if necessary)

236.2

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Provide a 4 lane road from Whitford Road along Whitford Maraetai Road to the site including upgrading Jack Lachlan Drive.

236.3

Replace the proposed disposal disposal of sewerage system with one that does not rely on disposal to existing ground.

236.4

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare.

236.5

I wish to be heard in support of my submission

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

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

S.M.COX

05/03/2023

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

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Nigel Ewels
Date: Sunday, 5 March 2023 6:15:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nigel Ewels
Organisation name:
Agent's full name: Nigel Ewels
Email address: nigelewels@hotmail.com
Contact phone number:
Postal address:
36 Campbell Rd
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

I believe that the proposed development will put significant strain on the transport, water, waste water and other infrastructure of the area. The development will greatly increase the population of the area and neither the developers or Council have proposed adequate investments in the range of infrastructure and support needed for such an increase. Without it we can expect a negative social outcome from the development if it goes ahead.

237.1

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

Submission date: 5 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Hamish Sutherland
Date: Sunday, 5 March 2023 8:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hamish Sutherland

Organisation name:

Agent's full name: Samantha Sutherland

Email address: hasutherland@gmail.com

Contact phone number:

Postal address:
62 Second View Ave
Beachlands
Beachlands 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Private plan change

Property address: This includes the properties at 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The plan change does not take include any provisions to upgrade the Whitford Maraetai Road which is currently at near capacity. The plan change will double the population in Beachlands and assumes people living in the area and moving into the area will use public transport and the existing pine harbour ferry with no provisions for extending the ferry service which the developers have no control over. There is not enough provision for parking in the new development, the developer makes assumptions that public transport will be used but currently 75% of residents use a car to transport themselves out of the area to work and school and only a small amount use the hourly bus service or ferry. The ferry car parking is currently at full capacity and there is nowhere to extend it, the developer suggest a shuttle bus but has not offered who will provide this and does not offer parking facilities close to the ferry for its own homeowner or the rest of residents in the area. The developer proposes high intensity housing/apartments close to the ferry (high frequency public transport) which is currently at capacity, and this in turn creates more pressure on the existing

238.1

238.2

transport, and less opportunities for street parking by ferry users as the apartment dwellers will have limited off street parking, which will create traffic safety issues for all residents as they negotiate the narrow streets surrounding the Pine harbour marina. The developer wants to create a modal shift to public transport but we currently have only one bus an hour, which goes to botany, to travel to howick in peak times would take 1 hour 30 min or 20 minutes by private car. Most residents travel by car as the public transport is not fit for purpose for the diverse areas residents travel to for work/school/shopping and this is not addressed. The main arterial road into Beachlands is at near capacity already and upgrades have been neglected. The area is completely isolated if the road is blocked by an accident or major weather event and the only other road into the area is a deteriorating coastal road which was blocked by a slip in the last major weather event and Maraetai beach road is often flooded - the developer is relying on AT to upgrade the roads and this must be completed before we allow any further development - there is currently hundreds of new homes being built on Beachlands Road in a development which will add hundreds of cars to this existing road with no potential upgrades planned. The local board itself had concerns about the traffic generated by the new plan changes. Howick local board is opposed to the development due to the inflow of traffic into their area. The developer suggests the existing Pine harbour ferry service supports higher intensity development but does not offer proof of this when over 75% of residents use the road to travel. Who is upgrading the ferry - it is privately owned land?

238.3

238.2

238.4

238.5

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

Submission date: 5 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Samantha Sutherland
Date: Sunday, 5 March 2023 8:00:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Samantha Sutherland

Organisation name:

Agent's full name: Samantha Sutherland

Email address: samantha_sutherland@hotmail.com

Contact phone number:

Postal address:
62 Second View ave
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Private plan change request

Property address: This includes the properties at 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The plan change does not take include any provisions to upgrade the Whitford Maraetai Road which is currently at near capacity. The plan change will double the population in Beachlands and assumes people living in the area and moving into the area will use public transport and the existing pine harbour ferry with no provisions for extending the ferry service which the developers have no control over. There is not enough provision for parking in the new development, the developer makes assumptions that public transport will be used but currently 75% of residents use a car to transport themselves out of the area to work and school and only a small amount use the hourly bus service or ferry. The ferry car parking is currently at full capacity and there is nowhere to extend it, the developer suggest a shuttle bus but has not offered who will provide this and does not offer parking facilities close to the ferry for its own homeowner or the rest of residents in the area. The developer proposes high intensity housing/apartments close to the ferry (high frequency public transport) which is currently at capacity, and this in turn creates more pressure on the existing

239.1

239.2

transport, and less opportunities for street parking by ferry users as the apartment dwellers will have limited off street parking, which will create traffic safety issues for all residents as they negotiate the narrow streets surrounding the Pine harbour marina. The developer wants to create a modal shift to public transport but we currently have only one bus an hour, which goes to botany, to travel to howick in peak times would take 1 hour 30 min or 20 minutes by private car. Most residents travel by car as the public transport is not fit for purpose for the diverse areas residents travel to for work/school/shopping and this is not addressed. The main arterial road into Beachlands is at near capacity already and upgrades have been neglected. The area is completely isolated if the road is blocked by an accident or major weather event and the only other road into the area is a deteriorating coastal road which was blocked by a slip in the last major weather event and Maraetai beach road is often flooded - the developer is relying on AT to upgrade the roads and this must be completed before we allow any further development - there is currently hundreds of new homes being built on Beachlands Road in a development which will add hundreds of cars to this existing road with no potential upgrades planned. The local board itself had concerns about the traffic generated by the new plan changes. Howick local board is opposed to the development due to the inflow of traffic into their area. The developer suggests the existing Pine harbour ferry service supports higher intensity development but does not offer proof of this when over 75% of residents use the road to travel. Who is upgrading the ferry - it is privately owned land?

239.3

239.2

239.4

239.5

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

Submission date: 5 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

M / Mrs / Miss / Ms (Full Name)

GERARD ANTHONY WADE

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

Address for service of Submitter

21 KIBBLEWHITE AVENUE, BEACHLANDS AUCKLAND

Telephone:

021356455

Fax/Email:

mrsol7@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: I DO NOT BELIEVE THE ROAD INTO BLEAKLANDS IS
ADQUATE FOR THE DEVELOPMENT
THE FERRY TO THE CITY PROPOSAL IS ABSOLUTELY NOT VIABLE.
LAND FOR A SCHOOL SHOULD BE INCLUDED IN THE DEVELOPMENT
REGARDLESS OF THE EDUCATION DEPT. STANCE. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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


HAVE SUFFICIENT ROADING INFRASTRUCTURE IN PLACE "PRIOR" TO COMMENCEMENT 240.1
OF DEVELOPMENT

REVISE THE FERRY PLAN PROPOSAL TO ONE THAT WILL ACTUALLY WORK 240.2

I wish to be heard in support of my submission

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

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


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

07/03/23
Date

Notes to person making submission:

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - David Powley
Date: Sunday, 5 March 2023 9:00:50 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Powley

Organisation name:

Agent's full name:

Email address: david@brightlight.co.nz

Contact phone number: 021417217

Postal address:
21 Mahutonga Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: 21 mahutonga avenue, beachlands

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:

Ferry Service : Given the unstable weather we often encounter in Beachlands there are no reliable ferry options available from the marina. The current ferry is often canceled due to windy conditions and the marina is not currently big enough to accommodate larger vessels. This puts a lot of pressure on commuters having to find travel options by road which happens regularly.

241.1

Road travel: There is only one road that is currently shared by motorists and cyclists. Currently, there are cars falling off the roads just about on a weekly basis, the condition of these road is poor and there is no space for cyclists to safely travel on the road currently. Traffic is already at its limit for the current population of beachlands.

241.2

Land use : Beachlands is currently a nice laid out centre with nice-sized sections for families to enjoy. The locals look after the area and their properties. I believe that the project proposal is too big and does not allow the community to grow at a reasonable pace with regard to the infrastructure and services required to double the size of the population. The project should be staged in a more

241.3

sustainable nature. It should be downsized by at least 50% to 75% and allow the area to adapt as reasonable-sized developments are allowed.

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

241.4

Details of amendments: reduce size of project by 50-75%, allow beachlands area to maintain its quality development to date.

Submission date: 5 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - David Longstaff
Date: Sunday, 5 March 2023 9:45:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Longstaff

Organisation name:

Agent's full name: Julie Longstaff

Email address: dave_julz@hotmail.com

Contact phone number: 0211014930

Postal address:
dave_julz@hotmail.com
Beachlands
Beachlands 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

We do not need any more housing in Beachlands when the roads are in such a terrible state. 3000 + dwellings which is about 6000 extra vehicles on our roads that are not coping with the amount of traffic now. If this can't be sorted prior to building it should not be going ahead

Odour from the wastewater treatment plant before we are all NORTH of the ponds

State houses in this new development is only bringing more crime and devalue the existing houses. What are these tenants in state housing going to bring to our area!! Certainly not jobs just more crime.

Trucks building this development will only worsen the already terrible roads. Who is this going to effect certainly not the developers on the local road users.

There is not been enough foresight by the developers on how this will effect the existing users of these roads

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:

We do not need any more housing in Beachlands when the roads are in such a terrible state. 3000 + dwellings which is about 6000 extra vehicles on our roads that are not coping with the amount of traffic now. If this can't be sorted prior to building it should not be going ahead

242.1

Odour from the wastewater treatment plant before we are all NORTH of the ponds. Te Puru outlet is not going to cope with extra wastewater or grey water

242.2

State houses in this new development is only bringing more crime and devalue the existing houses. What are these tenants in state housing going to bring to our area!! Certainly not jobs just more crime.

242.3

Trucks building this development will only worsen the already terrible roads. Who is this going to effect certainly not the developers on the local road users.

242.4

There is not been enough foresight by the developers on how this will effect the existing users of these roads

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

Submission date: 5 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Harry Stephen Jones
Date: Monday, 6 March 2023 9:45:15 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harry Stephen Jones

Organisation name:

Agent's full name:

Email address: hdjones5762@gmail.com

Contact phone number:

Postal address:
27 Mahutonga Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

- Roading
- Public Transport
- Water Supply
- Waste Water
- Education
- Recreation
- Health and well Being

Property address: Re-Zoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential, etc...

Map or maps:

Other provisions:

Re-Zoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential, etc...

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:

Roading - The current roading is insufficient as it is, and is grid locked most mornings. The road is very poor in sections, dangerous in others, and uneven. Heavy trucks use this road causing further damage. I have lost count of the number of vehicles that have left the road in accidents. We see them sitting in paddocks with police tape around them, like trophies.

243.1

The applicant wishes to build a further 3000 dwellings, but has only offered to 'UPGRADE' some Road intersections. This is hardly going to help anyone, as the main road will remain stressed and unchanged, causing Chaos on the road. Whitford is already a bottleneck, and now we want another few thousand vehicles on an already stretched transport route. Totally unreasonable. We are still waiting for the council to upgrade the existing road - let alone bring more traffic and further heavy vehicles.

243.1

Oh and by the way - where are all these extar vehicles supposed to fuel up.? There is no Petrol stations in Beachlands and only one small one in Maraetai. Where is this in the applicants plan.?

Public Transport - A great idea, but I still cant get to concert on the weekends because there are no Ferries running at these times. And I'm right near the terminal. I have to travel by road to work, as I start at 6.00am in the morning and I have to get to Highbrook Business park. Most others in our community have to do the same thing. Buses may work for some - but they do not cut it for us business folk. So we have to drive over the ONLY usable road way to Beachlands, through Whitford, and either head towards Howick, or head towards Ormiston. So all pressue will now be on Whitford.

243.2

Water Supply - The applicant suggests that the water supply will come form existing bores, and a 'POTENTIAL' agreement with Pine Harbour Living. This seems hardly adequate for the scale of the application, and I would suggest that Tank water be mandatory. All the existing Fletcher sub-divisions are on Tank water. I thought we were supposed to embrace self sufficiency.? We use Tank water and are very happy to do so, managing our own resources is a good thing. The applicant should be forced to embrace Tank Water like everyone else.

243.3

243.4

Waste Water - The applicant suggests that this should be treated on site, and while we understand this is normal practice in large rural areas, surely we should be looking to the future. Waste should be handled as it is in the fletcher sub-divisions. Lets make this manditory as well.

243.5

Education - Apparently the applicant is willing to make land available for a school, which is great. But that does not mean that the Ministry of Education will build a school. I would like to hear from The Ministry as to its input on this. The effective doubling of the population should raise the issue of new schools.? The hundreds of kids who currently catch buses to school, would reduce, and offer better local security for them and their parents.

243.6

Recreation - are there open spaces for dog walking, rugby fields, soccer fields, play areas, swimming pools.? Green belt areas should be part of the plan.

243.7

Health and well being - Are there any plans to increase the medical services, doctors, chemists, physio services, etc, for this new influx of people.? Are there plans for a seperate shopping center that is accessible to the newly developed zone, or do we expect everyone to overwhelm the current two small shopping centers with new traffic volumes that they were not designed for.?

243.8

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

Details of amendments: Refer to above reasons

Submission date: 6 March 2023

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.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

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

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

Address for service of Submitter

Telephone: Fax/Email:

Contact Person: (Name and designation, if applicable) _____

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify) _____

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

244.1

The reasons for my views are:

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

244.2

I wish to be heard in support of my submission

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

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

244.3

Neil Woolridge

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

Date

Notes to person making submission:

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sean Patrick Omeara
Date: Monday, 6 March 2023 11:18:08 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sean Patrick Omeara

Organisation name:

Agent's full name:

Email address: nzkingfisher@yahoo.com

Contact phone number:

Postal address:

Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Auckland Unitary Plan

Property address: the properties at 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps:

Other provisions:
Public transport, roading, local medical and supermarket facilities are inadequate at present, this development will put further strain on an already upset and fed up community.

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

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

The reason for my or our views are:
The unitary plan was created as a long-term plan for our city, it was agreed that part of that plan was to give us a green space between the urban areas of Howick and Beachlands.

245.1

This plan change is asking to remove part of this green space, which is not only aesthetically unpleasant, the results of this development intensification will also put additional pressures on local infrastructure, medical facilities, further deteriorate a sub-standard road that we are already having to negotiate.

245.2

At present, traffic is already backed up 4-5km queues some days in various bottleneck places (Whitford roundabout, Howick gorge roundabout, Whitford-Park Road, Ara-Kotinga Road to name a

few). There is sometimes a 2+ week to be seen at the medical centre. This development will only increase these times and queues. More cars on the road will statistically mean more deaths.

245.3

I oppose this PC-88 plan change for these reasons above and wish the land to remain as green space.

245.4

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

Submission date: 6 March 2023

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.

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For office use only
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Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

~~Mr/Mrs/Miss/Ms~~(Full Name) Alana Hodgson

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

Address for service of Submitter

17 Puriri Road, Beachlands, Auckland.

Telephone: 0274 766 339 Fax/Email: alana.hodgie@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 88 (Private)

Plan Change/Variation Name Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s) Rezoning of 307H South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

- No infrastructure for an extra 3,000 people and vehicles, 246.1
- Beachlands a Maraetoi school at capacity now. 246.2
- The proposed development, especially multi level building destroy the rural and sea views, they are environmentally ugly. (continue on a separate sheet if necessary) 246.3

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.
 - Main road to be up graded. 246.4
 - New College for the area. New primary school. 246.5
 - No multi level buildings. 246.6
 - Building must be in keeping with our coastal environment and community.

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

A. M. Hodgson.

1.3.23.

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

Date

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

SUBMISSION ON PROPOSED PLAN CHANGE PC 88 (Private) – Beachlands South

Yvonne Box
29 Mahutonga Avenue, Beachlands, Auckland 2018
Ph: 021 759 040
Email: yvonne@real-estate-coach.co.nz

Preamble

I am not averse to urban intensification and development of land that is not otherwise required for agricultural and horticultural sustainability. My submission arises from the balanced consideration of the proposal, and what I perceive to be positive or negative impacts, both in the immediate and long term future of the Beachlands (and surrounding area) communities.

My submission is focused on the current and future needs not only of the present residents, but also those who would be encouraged to move to this 'new community' only to find that the reality of life here is far different from what has been suggested by the developer.

For the sake of brevity, I have focused my submission on a single issue. However, this is far from my only concern. I have not indulged – at this time – with submitting detailed analysis of the Auckland Unitary Plan, the Assessment of Environmental Effects or other key documents which are available to Auckland Council for expert consideration.

Road transport infrastructure and capacity

In respect of Proposed Plan Change 78, Section 32 and section 77J / 77L, the Auckland Council reported as follows:

Residents currently travel outside of Beachlands for the majority of employment, education and community service opportunities.

The Whitford-Maraetai Road is the only road connection to the wider regional Destinations to the west and has limited capacity to accommodate additional traffic and is expected to reach capacity prior to the development of additional dwellings That could be enabled under the NPS-UD.

The proposal, in its current form, indicates a bus route on a single primary collector road, a number of secondary collector roads, within the precinct boundary, and some modest intersection improvements, such as the one at the eastern end of Jack Lachlan Drive, leading onto Whitford-Maraetai Rd. However, the existing rural road network (Whitford-Maraetai Rd to Whitford roundabout, and beyond that towards Manurewa, Flat Bush and East Tamaki, Botany and Howick), would be largely unchanged.

At present, the primary road in and out of Beachlands is in a generally poor state, with very limited maintenance, mostly comprising the periodic patching of potholes.

247.1

It is understandable that, because Beachlands was initially a small, relatively geographically isolated and sparsely populated coastal village, these roads were never designed for heavy vehicles or high traffic volumes. Increasing the daily traffic flows by such a considerable margin will only exacerbate this problem.

247.1

The closest motorway interchanges are at East Tamaki (approximately 20km) and Manukau City (approximately 21km) from the eastern end of Jack Lachlan Drive), both of which are already utilised at near or actual capacity levels during peak traffic times.

The most recent published Census data (2018), indicated that approximately 80% of travel out of Beachlands is by private vehicle to destinations primarily in the south and east of Auckland. The purpose of such trips is usually work or education, in locations such as East Tamaki, Auckland Airport, Howick, Penrose, and to a lesser extent further afield such as the Waikato. 6% of travel is by the Pine Harbour Ferry service. Any suggestion that this service can be improved and expanded by bringing in larger vessels carries with it several significant implications, such as maneuverability of the vessels themselves, the reality of passengers accessing the ferry, and the obvious limitation of destination – the central city.

247.2

Only approximately 1% of travel is via the bus service, as this has inherent limitations. The local bus travels to and from Whitford, Ormiston, and Botany. Any destinations beyond that, even including the relatively close proximity centres of Howick and Manukau, require bus changes, causing inherent delays. Those of us who require to travel further afield, such as the North Shore, Western Suburbs or South to Pukekohe, for example, have essentially no choice but to travel by private vehicle.

While it is admirable to take the view that many residents would have migrated to electric vehicles at some point in the future, these are likely to be subject to the risk of insufficient electricity supply to provide effective charging.) There is also the cost issue – not every road user in Beachlands has the financial capacity to purchase a new or nearly new vehicle.

Jeremy Hsu, writing in the Technology section of *New Scientist*, 22 September 2022¹
comments:

If drivers primarily charge vehicles at home during the night, that could lead to a 25 per cent surge in peak net electricity demand when states reach 50 per cent electric vehicle ownership, and possibly surpass grid capacity at even higher levels of ownership.

The capacity to take on traffic from the number of vehicles used by an estimated population of up to 10,000 people, which I would allow might be as high as 2,000 more vehicles per weekday, would add considerably to congestion, delays, and emissions. There is the further increased risk of traffic accidents and incidents, which may be jointly or separately attributed to the increasingly poor condition of local roads, driver fatigue, and the type of frustration and impatience that is seemingly inherent in many New Zealand drivers.

247.1

¹ <https://www.newscientist.com/article/2339237-too-many-electric-cars-charging-at-night-may-overload-electricalgrid/#:~:text=The%20growth%20in%20electric%20car,charging%20primarily%20at%20home%20over%20night.>

A further issue related to transport is that regarding the provision of emergency healthcare to residents. With frequently congested, poorly maintained and largely narrow roads for several kilometres into Beachlands, the likelihood of being assisted by an ambulance if needed, for medical care and transport to a hospital, is severely impeded. As it is, the nearest public hospital, Middlemore, is already, I understand operating at full capacity and higher for much of the year. Does that mean that patients would need to be further transported to another hospital for care? They certainly can't rely on a rescue helicopter being any more available.

247.3

Having regard to all the above, it is very challenging to see how the proposed development will contribute in any positive way to a "multi-modal" transport network.

If this community was in close proximity to a major arterial road or motorway, I would have no issues whatever about this proposal. Other developments have, I understand, been established with reasonable success, however, always close to transport infrastructure. I have some sympathy with city planners, struggling to resource the growing population demands, but firmly believe that there are far more logical and easily implemented places for such a huge development than isolated, infrastructure-poor, Beachlands.

YVONNE BOX (Mrs)

B. App. Sci, Dip. Com, FREINZ

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Yvonne Margaret Box
Date: Monday, 6 March 2023 6:15:21 pm
Attachments: [Submission - Proposed plan change.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yvonne Margaret Box

Organisation name:

Agent's full name:

Email address: yvonne@real-estate-coach.co.nz

Contact phone number:

Postal address:
29 Mahutonga Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Roothing and transport infrastructure.

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

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

The reason for my or our views are:
Please see attached document.

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

Details of amendments: Please see attached document.

Submission date: 6 March 2023

Supporting documents
[Submission - Proposed plan change.pdf](#)

Attend a hearing

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

Declaration

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

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

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

No

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

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

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

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

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

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Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Dario Scaggiante

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

Address for service of Submitter

59 Intrepid Crescent, Beachlands, 2018

Telephone:

274303363

Fax/Email:

dariolesley@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

Please see my reasons in document attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation


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

Please see my comments in document attached

I wish to be heard in support of my submission

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

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


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

Date 1/3/23

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

I have huge doubts that this mass housing development proposed on Ferosa will benefit the existing community or even the new residents that will reside in this new development.

There are a number of areas of concern:

1) There is one road in and out of Beachlands and Maraetai. The roads are constantly damaged with repairs rarely being done. The road is treacherous with many accidents and even deaths. I cannot see the road coping with an increased population of 3900 people....if the road is blocked this means a trip along the Maraetai Beach road through Clevedon. This road is already dangerous and there is no way of increasing lanes as it is right on the coastline.

248.1

Even though the proposal advises there will be more buses and ferries there is no shopping centre, pool, large sporting facilities, large medical facilities or schools – which will mean people will have to travel into and out of metro areas.

In addition there will need to be more buses transporting kids from schools and these

Even if there are more buses I am sure AT will not be able to supply the amount of transport required for such a large increase of people. And ferries are only able to transport port to port – not internally....in addition some jobs cannot be done using public transport!

If the development is not declined Council will need to provide increased roading (more lanes) definitely before any development takes place

248.2

2) The proposed development is to use Bore Water. Has there been any investigation on whether the bore water will be sufficient for 3000+ dwellings? And multi level buildings as well?

248.3

In addition we have heard that Watercare do not have the money to develop the required infrastructure for water, sewerage, drainage.

If the development is not declined: Watercare to supply sufficient evidence that they will be able to manage this development. Council Water supply to Beachlands/Maraetai (Waterline) before development.

248.4

3) Medical and Emergency Facilities are minimal in Beachlands – the closest emergency clinic is Botany. And closest Hospital Middlemore.

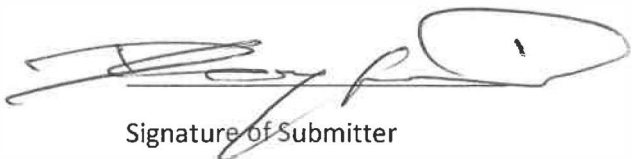
248.5

We have one “Volunteer Fire Station” and “One Police Man” – this is definitely not enough to cater for existing population, let alone an increase to that proposed.

In addition as mentioned before if there is an accident and the road is closed – any emergency could be life threatening.

If proposed plan is not declined: Council to build emergency facilities before housing development

248.6



Signature of Submitter

1/3/23,
Date

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

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

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Dario Scaggiante

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Telephone:

274303363

Fax/Email:

dariolesley@gmail.com

Contact Person: (Name and designation, if applicable)

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Property Address

Or

Map

Or

Other (specify)

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Please see my reasons in document attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

Decline the proposed plan change / variation


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

Please see my comments in document attached

I wish to be heard in support of my submission

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

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

Date 1/3/23

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Even though the proposal advises there will be more buses and ferries there is no shopping centre, pool, large sporting facilities, large medical facilities or schools – which will mean people will have to travel into and out of metro areas.

In addition there will need to be more buses transporting kids from schools and these

Even if there are more buses I am sure AT will not be able to supply the amount of transport required for such a large increase of people. And ferries are only able to transport port to port – not internally....in addition some jobs cannot be done using public transport!

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- 2) The proposed development is to use Bore Water. Has there been any investigation on whether the bore water will be sufficient for 3000+ dwellings? And multi level buildings as well?

In addition we have heard that Watercare do not have the money to develop the required infrastructure for water, sewerage, drainage.

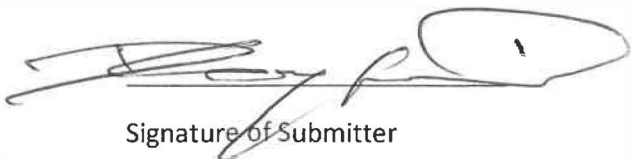
If the development is not declined: Watercare to supply sufficient evidence that they will be able to manage this development. Council Water supply to Beachlands/Maraetai (Waterline) before development.

- 3) Medical and Emergency Facilities are minimal in Beachlands – the closest emergency clinic is Botany. And closest Hospital Middlemore.

We have one “Volunteer Fire Station” and “One Police Man” – this is definitely not enough to cater for existing population, let alone an increase to that proposed.

In addition as mentioned before if there is an accident and the road is closed – any emergency could be life threatening.

If proposed plan is not declined: Council to build emergency facilities before housing development



Signature of Submitter

1/3/23,
Date

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Caroline Houghton-Brown
Date: Monday, 6 March 2023 8:46:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Caroline Houghton-Brown

Organisation name:

Agent's full name:

Email address: choughtonbrown@gmail.com

Contact phone number:

Postal address:
20 Swordfish Place
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Roading, water, health and wellbeing

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:

I believe there is a considerable lack of intention to improve roads and traffic management for this huge increase in population. In adverse weather particularly, the roads are totally unsafe before the development has begun. The roading and all intersections need to be completed before any further development starts. With the proposed wastewater plan, this is extremely unacceptable management that will potentially create substantial pollution and ill-health. There is also not enough potable water to supply an extra 9000 people. Climate change and drier weather will only get worse and this plan does not support future development.

249.1
249.2
249.3
249.4

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

Submission date: 6 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Adele Fox

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

Address for service of Submitter

3 Waterford Way, Beachlands, Auckland 2018

Telephone:

027662 9897

Fax/Email:

foxyten@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

Roading

Lack of public transport

Schooling

Our community way of life will be adversely affected by a development of this size. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

A.C. Fox

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

6/03/2023

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

REASONS FOR MY VIEWS ARE:

ROADING

- Roads are not fit for purpose: | 250.1
 - There is too much traffic now causing congestion at the Whitford roundabout, and more cars on the road from proposed development will make that significantly worse.
 - Proposed Whitford bypass now not in 30 year plan.
 - No direct access to motorway and more traffic will only add to congestion.
 - Takes a minimum of 30 minutes to get to motorway now in weekday rush hours, not the 20 minutes in developer's submission.
 - Roads are in a state of disrepair now due to a lack of maintenance, made worse by heavy traffic vehicles used by current development, and will be made worse again by proposed new development.
 - Auckland Transport have stated there is no money available for roading upgrades.
 - Only one road in and out of Beachlands. Huge problems when there are accidents on the Whitford Maraetai Road.

PUBLIC TRANSPORT

- Our community is not well served with public transport options: | 250.2
 - Most people travel by car to get to work, causes congestion.
 - The developers are proposing that they will contribute to upgrading the existing ferry service. How can they do this – they don't own the Marina or the ferry business.

SCHOOLING

- We are near crisis point with education facilities: | 250.3
 - Our primary schools are bursting at the seams now.
 - We need a secondary school in the very near future.
 - Developers are saying they will put land aside for a new school. Any new schools are at the discretion of the Ministry of Education, and they have publicly stated there are no new schools planned for Beachlands.

DESTRUCTION OF COMMUNITY WAY OF LIFE

- The Beachlands community has small community semi-rural way of life that will be compromised and destroyed by this development:
 - Beachlands population has at least doubled in the last 10 years due to development.
 - The new proposed development will at least double it again in the next 10 years.
 - Our infrastructure is struggling to cope now.
 - The sheer number of people will create gridlock in our community and will make it look and feel like an inner city suburb.
 - We would expect Auckland Council to protect us from rampant development and offer different lifestyle choices for its citizens.

| 250.4

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

GRANT FOX

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

Address for service of Submitter

3 WATERFORD WAY, BEACHLANDS, AUCKLAND 2018

Telephone: 0274771340

Fax/Email: grant.fox@munstvision.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number: PC 88 (Private)

Plan Change/Variation Name: Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s): Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: Roading & congestion issues
Lack of public transport
Education
Destruction of our community way of life.
(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

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

06/03/2023
Date

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

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

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

I could /could not gain an advantage in trade competition through this submission.
If you could gain an advantage in trade competition through this submission please complete the following:
I am / am not directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

REASONS FOR MY VIEWS ARE:

ROADING

- Roads are not fit for purpose: | 251.1
 - There is too much traffic now causing congestion at the Whitford roundabout, and more cars on the road from proposed development will make that significantly worse.
 - Proposed Whitford bypass now not in 30 year plan.
 - No direct access to motorway and more traffic will only add to congestion.
 - Takes a minimum of 30 minutes to get to motorway now in weekday rush hours, not the 20 minutes in developer's submission.
 - Roads are in a state of disrepair now due to a lack of maintenance, made worse by heavy traffic vehicles used by current development, and will be made worse again by proposed new development.
 - Auckland Transport have stated there is no money available for roading upgrades.
 - Only one road in and out of Beachlands. Huge problems when there are accidents on the Whitford Maraetai Road.

PUBLIC TRANSPORT

- Our community is not well served with public transport options: | 251.2
 - Most people travel by car to get to work, causes congestion.
 - The developers are proposing that they will contribute to upgrading the existing ferry service. How can they do this – they don't own the Marina or the ferry business.

SCHOOLING

- We are near crisis point with education facilities: | 251.3
 - Our primary schools are bursting at the seams now.
 - We need a secondary school in the very near future.
 - Developers are saying they will put land aside for a new school. Any new schools are at the discretion of the Ministry of Education, and they have publicly stated there are no new schools planned for Beachlands.

DESTRUCTION OF COMMUNITY WAY OF LIFE

- The Beachlands community has small community semi-rural way of life that will be compromised and destroyed by this development: 251.4
 - Beachlands population has at least doubled in the last 10 years due to development.
 - The new proposed development will at least double it again in the next 10 years.
 - Our infrastructure is struggling to cope now.
 - The sheer number of people will create gridlock in our community and will make it look and feel like an inner city suburb.
 - We would expect Auckland Council to protect us from rampant development and offer different lifestyle choices for its citizens.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Angela Sayer
Date: Tuesday, 7 March 2023 1:15:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela Sayer

Organisation name:

Agent's full name:

Email address: angelajoanne@gmail.com

Contact phone number:

Postal address:

2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

rezone the northern portion of the land (159.54 hectares) from Rural – Countryside Living zone to a mixture of Future Urban, Residential – Mixed Housing Urban, Business - Local Centre, Business – Light Industry; Business – Mixed Use; and Open Space zones

rezone the southern portion (147.58 hectares) from Rural – Countryside Living zone to Future Urban Zone, requiring a future plan change to zone the land for development

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The introduction of further development, especially on this scale will reduce the quality of life for current residents through traffic lights and roundabouts not to mention the drive through Whitford and connecting to Howick and Flat Bush which has dramatically changed over 10 years with the development of Flatbush/Ormiston and the Beachlands/Maraetai extension.

252.1

The land and environment has already changed since the marina and additional developments. We have noticed it in the rocks.

It cannot be expected the current ferry can service this many people where it is. The vista will be

252.2

forever changed. The focus should be on the large developments/plan changes in Drury where you are not going through rural land to get to a satellite suburb. The Ministry of Education have plenty else on without building new schools as well as the council is reducing costs in services so cannot see how this has any value at this time period.

252.3

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

Submission date: 7 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Mies/Ms(Full Name)

NICHOLAS SCOTT GROENEWEGEN

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

Address for service of Submitter

62 CRAIG ROAD, MARAETAI, AUCKLAND 2018

Telephone:

0272382963

Fax/Email:

nick.groenewegen.85@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Fomosa Golf Course from Rural to future Urban Residential etc

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: ~~with 4-1-2023~~ before developing new housing areas infrastructure needs to be in place. Whifford market Rd is busy already. I work in Managere so catching buses / ferries is not an option. Also, the area around Formosa is low lying - have a think about weather events + flooding

253.1
253.2

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

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

3/3/23
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
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 I could /could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
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Submission on a notified proposal for policy statement or plan change or variation

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mf/Mrs/Miss/Ms(Full Name)

JUDITH ELAINE GROENEWEGEN

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

Address for service of Submitter

130 SELWYD VIEW AVENUE, BEACHLANDS, AUCKLAND 2018

Telephone:

021 076 0899

Fax/Email:

greenways1856@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

at peak times

The Whitford-Maraetai Rd already congested, particularly at Whitford Village. The bus trip to Howick involves a long trip to Botany and then a bus change to Howick. To get to other parts of Ahd would ensure longer travel times. Realistically people will not use public transport if working in bnd areas. Infrastructure must come before any new housing development.

(continue on a separate sheet if necessary)

254.1

254.2

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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


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

2/3/23
 Date

Notes to person making submission:

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

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

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

(a) adversely affects the environment; and

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

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

SAMANTHA ROJAS IZQUERDO

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

Address for service of Submitter

62 CRAIG ROAD, MARAETAI, AUCKLAND 2018

Telephone:

027 2526050

Fax/Email:

samantharojasnz@gmail.com

Contact Person: (Name and designation, if applicable)

samantharojasnz@gmail.com

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: There is only one road from Howick to Beachlands. It's 2 laned and I find it already so busy. I cannot catch the bus as it is now unless I allow at least 1 1/2 to 2 hours to get to my work. The road will be gridlocked. Beachlands is totally the wrong place for such a large development. No matter how (continue on a separate sheet if necessary)

I seek the following decision by Council: many buses you put on, it will still have to switch buses at Botary which takes 40 mins already

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

255.1

I wish to be heard in support of my submission

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

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

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

2/3/23
Date

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

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

I could /could not gain an advantage in trade competition through this submission.
If you could gain an advantage in trade competition through this submission please complete the following:
I am / am not directly affected by an effect of the subject matter of the submission that:
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Submission on a notified proposal for policy statement or plan change or variation

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

STEVEN ANTHONY GROENEWEGEN

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

Address for service of Submitter

130 SECOND VIEW AVENUE, BEACHLANDS, AUCKLAND 2018

Telephone:

021 632668

Fax/Email:

greenways1856@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Fonnosa Golf Course from Rural to future Urban Residential etc

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below. | 256.1

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



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

07/03/2023

Date

Notes to person making submission:

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

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

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

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

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

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

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Justin Lowe
Date: Tuesday, 7 March 2023 2:00:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Justin Lowe

Organisation name:

Agent's full name: Justin Lowe

Email address: justmitch@xtra.co.nz

Contact phone number:

Postal address:
126 Second view avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Proposed Beachlands South plus adjoining property

Map or maps: .

Other provisions:
Infrastructure -

Roading
Urban planning

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

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

The reason for my or our views are:

We moved out to Beachlands as the Unitary plan was being drawn up - this provided us with a level of confidence that Beachlands was not zoned for intensification based on infrastructure complications/green belting.

Unfortunately for whatever reason the Unitary plan was shelved, as such we acknowledge that we generally are unable to stop these developments but please provide us with confidence that

- a) Rooding to Beachlands will be able to accommodate the proposed 1000's of additional dwellers and that
- b) That the development will enhance the neighborhood - as per the Matakana village development

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

Details of amendments: Roothing / Neighborhood enhancements

257.1
257.2

Submission date: 7 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Barbara van Ryn
Date: Tuesday, 7 March 2023 4:15:12 pm
Attachments: [Formosa development.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Barbara van Ryn

Organisation name:

Agent's full name:

Email address: rbvr@xtra.co.nz

Contact phone number:

Postal address:
42 Shelly Bay Road
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
All

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:
See attached document

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

Submission date: 7 March 2023

Supporting documents
Formosa development.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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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The Beachlands area was first surveyed in 1927 as a holiday destination. Development of further residential areas has been strongly opposed by local residents, but has been allowed, with some modifications to the proposals, by the Council – to the detriment of the rural character of the area including Beachlands.

The present community values the isolation – the dis-connection from the city, and doesn't want intensification brought to the area. It is a caring community, that feels safe, and is quiet at night. The local beaches are small but with development they would become crowded.

258.1

If development is allowed to happen, as it has in the past, it should come with employment opportunities so that the people do not need to travel far to work. Rural opportunities such as “boutique” farms could be established, like olive groves, vineyards, alpacas, buffaloes, vegetables. These farms would provide employment for the local community, which will be necessary in the future when fossil fuels are in short supply. The community will be able to work where it lives, and the farms will provide local food for the area. The processing of the produce could also provide employment, and possibly attract tourists to the area, who could travel here by public transport (ferry, bus). For example vineyards could produce wine, have a shop selling it, and possibly even a restaurant.

258.2

The underground water courses have limited supplies, and would not cope with the present proposal. Huge water tanks would be required to store rainwater.

Treating wastewater on site, and discharging to the land or local streams should not be considered as this has been proved to be inadequate in the past. The proposed system is unproven and untested.

As has been observed, most present residents use private vehicles to commute to employment. It is not a “dangerous road” – it is actually dangerous driving! The proposed development would mean an incredible increase in the traffic (probably a minimum of two cars per household) on the only road to the area. The present journey through farm land to Beachlands/Maraetai is pleasant and gives the suburbs a rural feel. Proposals to “improve” the road including straightening corners, widening the road etc. will make for more dangerous driving. As the suburbs have only one entrance this enhances security. There is no high-speed through traffic.

Infrastructure (roads, wastewater treatment, public transport) should be provided and improved before any further development is allowed. The area should have a new library with modern facilities, and a community swimming pool at Te Puru community centre.

258.3
258.4

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Heather Mary Carol Brooke
Date: Tuesday, 7 March 2023 5:15:11 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Heather Mary Carol Brooke

Organisation name:

Agent's full name: Heather Brooke

Email address: heatherbrooke1@gmail.com

Contact phone number:

Postal address:

33 Bell Road
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Formosa development

Map or maps:

Other provisions:

Infrastructure.
Roading
Schooling
Medical Facilities

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

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

The reason for my or our views are:

1.The infrastructure in Beachlands is totally inadequate for the increased development that we had and are still having. The road through to all the main centres that residents travel (Botany, EastTamaki, Penrose etc)are not serviced well by public transport and therefore the only road through is already under severe pressure. When an accident occurs and the road through to Whitford is closed, the only option is to travel back through Maraetai, along the coastal road and North road through to Clevedon , over the hill to Brookby and then back to Whitford. I have had to do this myself on a couple of occasions when travelling to work in Pakuranga and arrived at work over an hour late... not a great look for a teacher.

We have a small bridge just outside Whitford which could easily flood (This is especially vulnerable now with climate change bringing heavy rain and flooding) This would effectively cut Beachlands

and Maraetai off from the Eastern suburbs.

Apart from this the road is frequently under repair from the increased traffic, extra school buses already travelling to and from Howick and beyond , refuse trucks, building trucks and vehicles etc etc.

2. The ferry could provide transport to the city, but the marina is not capable of handling bigger ferries and in stormy, windy or rough weather they are frequently cancelled and passengers are bussed into town. Hardly ideal.

3. At the moment when travelling through Whitford in the morning the queue of cars can extend from the Whitford roundabout to the bottom of the tip hill, so I question how a further thousand +cars will impact on the 'lifestyle' that the developers are aiming for!

4. I believe the developers hope to tap into the aquifer, already used by many houses already. As we have seen in overseas situations, even huge aquifers can dry up, again especially as a result of climate change. We either have to have water piped through to our area or limit the amount of housing.

5. No High School. Yes land is proposed, but with all the expenses that the government is facing at the moment, this certainly will not be a priority in the near future. This will mean more school buses on the road (Over 20 already) 259.1

6. Our doctors are already overstretched and one can frequently wait a couple of weeks for an appointment.

7. Until all these infrastructure problems are completely resolved , the council should allow no further developments in this area. 259.2

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

Submission date: 7 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Philip Iain Dale
Date: Tuesday, 7 March 2023 6:00:11 pm
Attachments: [Beachland P88 submission.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philip Iain Dale
Organisation name:
Agent's full name:
Email address: middlewichnz@gmail.com
Contact phone number: 021608240
Postal address:
57 Seventh View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307HA South of Beachlands Village on the site of the current Formosa Golf Course.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The development of such a large amount of dwellings in Beachlands will cause major issues.

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

Details of amendments: Roothing, Public Transport and Enviroment

Submission date: 7 March 2023

Supporting documents
[Beachland P88 submission.pdf](#)

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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SUBMISSION IN OPPOSITION TO THE BEACHLANDS SOUTH PLAN CHANGE P88

I am writing this submission against the proposed plan change. My reasons for my opposition are as follows.

1. Roothing

Roothing is already a major issue in the area. We have just had speed limit changes across most of the roads from Beachlands through to Howick, Botany, Ormiston, Manukau, Pakuranga etc. It is already recognized that the current rooothing is not up to the required standard for the amount of traffic that flows through the area. Currently 80% of people drive out of the Beachlands, Omana & Maraetai area each day. This causes major traffic delays especially at peak times through Whitford.

The addition of another 3000 dwellings, plus the current developments that are under construction will have a significant impact on those who need to commute each day. The traffic management changes put forward in the proposal will be totally inadequate for the extra traffic that will be created. There is only one road that can support larger vehicles into the area. Should this road get closed due to the increased risk of accidents, or more of the extreme weather we have been forecast to get going forward, the coast would be cut off from emergency vehicles. Simply put, the rooothing and transport infrastructure would need a significant upgrade before a development of this size could be even considered.

2. Public Transport

The public transport that currently covers the Pohutakawa Coast area is of a pretty poor standard.

Buses are very infrequent and have very poor passenger volumes. A bus trip from Beachlands to Howick takes between 1h15 mins and 1h30mins. A journey by car to Howick takes 20-25 mins. There is absolutely no reason you would take the public transport option. Currently all buses go via Botany Town Centre where you need to change onto another bus. There are no direct buses to Howick or Manukau which would make more sense, however I fear that patronage would be low due to the transit time.

Ferries in Pine Harbour are small and a run by Sealink. The Pine Harbour route is outside the Auckland Transport subsidized area, therefore it is not the cheapest way to travel. The ferries are currently limited to 100 seats due to the turning circle inside Pine Harbour. The developer has indicated that a new terminal could be built that would accommodate bigger ferries. There are a few issues with this.

Current parking at Pine Harbour is limited and full most days. If you add larger ferries, this would mean more vehicles parking at the harbour. There is nowhere for the vehicles to park.

Larger ferries would require a deeper harbour entrance. The Pine Harbour entrance is constantly being dredged due to silt filling the channel. Larger ferries would require a deeper channel for them to operate. The developer has mentioned moving the ferry terminal to the outer wall of the harbour. This would mean a walk around the whole harbour to get to the terminal, open to the elements. Who would pay for this new ferry terminal as the land at Pine Harbour is owned by another company.

3. Environment

The environment would change dramatically. The sight of 6 story apartment blocks along the top of the cliffs and facing back towards the current housing in Beachlands will be hideous. Beachlands and Maraetai have grown quite considerably over the recent years. Most of these people moved to the area like myself to get away from suburbia and reside in an area with countryside. The Golf Course is part of this countryside as it is a very visual landmark in the area. Rezoning the golf course to accommodate this new development goes completely against the reason most people chose to live here. High density housing in a small coastal village should be against council rules. The artists impressions that we have been shown do not fit in with the local area. Some people will be mentally affected by looking at this mass development, when currently they are looking at green space which is proven to be healthier than looking at a mass of buildings.

260.3

Also to be taken in account would be the extra CO2 create by extra cars, buses and ferries, which if you take away green space will increase quite dramatically.

Above are my main concerns about this development. There are numerous others such as power, water, sewerage to name a few. However, the three mentioned above are those I feel mostly strongly about.

Thank you for taking the time to read my submission and consider the points I have made.

Philip Dale

7 March 2023

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Paul Giddens
Date: Tuesday, 7 March 2023 6:15:09 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Giddens

Organisation name:

Agent's full name:

Email address: paul.giddens@gmail.com

Contact phone number:

Postal address:
22 Beachlands Rd
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Rezoning of 307Ha south of Beachlands Village in the area of Formosa Golf Course from rural to future urban residential

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

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

The reason for my or our views are:

Transportation: Roding

The developers' transport assessment states regarding the Whitford-Maraetai Rd: "It is recognised as currently operating at over-capacity, with safety issues related to the road environment." It also says that 80% of people commute by vehicle. If the PPC is approved, Beachlands will double in population but still only have the two-lane road for twice as many people to commute on. The developers proposals (a set of traffic lights and a bigger roundabout) do not mitigate the doubling of vehicle trips. Four-laning of the route into East Tamaki should be a condition of approving the PPC, and this should be funded by the development.

Transportation: Ferries

The developers transport assessment talks up the potential for the ferry service, however it only goes to downtown Auckland. Most people do not work in downtown these days, which is why 80%

of residents drive. The ferry is also unreliable (vessels are full so passengers left behind, cancelled due to weather or breakdowns). For it to handle a significant increase in patronage, larger vessels and a new Pine Harbour terminal would be required. The assessment states "Any relocation of the ferry terminal would require dredging of channels, which is an expensive and complex process." The development does not include this work and costs, so either the ratepayer will have to fund or, more likely, it won't happen at all. As more passengers try to cram onto the existing ferries, the quality of service will diminish as more passengers are left behind.

Transportation: Buses

The existing 739 service, while much better than the previous service, is not a realistic option for most people. Even if the hourly frequency was increased, the route does not take you to places where you might work (industrial areas), or connect to those areas. It seems designed as a shopping service, taking you to Ormiston town centre then to Botany. Not many people work in those locations!

High-density housing:

Given that Beachlands is 40km from the city centre, and connected by a winding two-lane road and infrequent public transport, it is completely unsuitable for high-density housing. I understood the AUP to be promoting intensification along transport corridors, not expanding rural dormitory suburbs. In addition, Beachlands-Maraetai amenities are already at capacity, if not over-capacity in the summer time. There will not be any additional beach space, parking or boat-ramps from this development, just more people competing for the existing space.

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

Details of amendments: Require the developer to make significant roading improvements and to build the new ferry terminal prior to the development, rather than making the council and AT fund it from rates and debt.

261.1

Submission date: 7 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

LINDA KAY ARNEY

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

Address for service of Submitter

128 MARAETAI DRIVE, MARAETAI, AUCKLAND 2018

Telephone:

021 176 0086

Fax/Email:

Linda Kay NZ 2001@yahoo.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 88 (Private)

Plan Change/Variation Name Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s) Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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)

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

LINDA KAY ARNEY

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

Address for service of Submitter

128 MARAETAI DRIVE, MARAETAI, AUCKLAND 2018

Telephone:

021 176 0086

Fax/Email:

Linda Kay NZ 2001@yahoo.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 88 (Private)

Plan Change/Variation Name Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s) Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: THE LACK OF INFRASTRUCTURE NEEDS TO BE ADDRESSED PRIOR TO ANY DEVELOPMENT. THE ROAD TO WHITFOR) NEEDS TO BE WIDENED & AN ALTERNATIVE TO THE AQUIFER SHOULD BE MADE AVAILABLE. I DON'T THINK FERRY & BUS AVAILABILITY IS CRITICAL FOR THE LEVEL (continue on a separate sheet if necessary)

OF DEVELOPMENT BEING PUT FORWARD.

I seek the following decision by Council:

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

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

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

Date

Notes to person making submission:

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

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

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

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

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

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

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

Linda Ashby. 128 Maraetai Drive, Maraetai, Auckland 2018

I would like to expand on my submission relating to the proposed development at Beachlands.

The road between Beachlands and Whitford has over 17,000 cars a day using this road. Traffic queues are becoming more frequent as each year passes. A lot of tradespeople live in the Beachlands Maraetai area and have no other option but to drive due to having to take tools to their place of work so public transport isn't an option.

I would like to see this road widened to a 4 lane highway prior to any development commencing. The increase in traffic is having a "knock on" effect on the surrounding areas of Whitford, Ormiston, Flat Bush and Howick. I haven't seen any plans which show how these areas are going to absorb the increase in traffic?

262.1

The use of the aquifer is also a concern of mine. No one has answered the question of how many new residences this water source can accommodate on a long term basis. The developments of Pine Harbour and the area around Jack Laughlan Drive don't have any water tanks which, in my opinion, is foolhardy. From the plans I have seen this proposed new development hasn't taken water tanks in to account. If the Council supplies water should the aquifer dry up I'm sure this cost will be passed on to the residents of the area.

We have been told that the sewage plant is at capacity. On that basis, I feel that some investment needs to be made there as well.

262.2

The ferry at Pine Harbour is NOT a transport hub as indicated in presentations put forward. There was a comment that a 200 seater ferry would be purchased to cope with the increase in passengers. Has Sealink approved this purchase or are they like many businesses and struggling to make ends meet? If they do have sufficient money several of the moorings will have to be removed in order to give sufficient room for the ferry to turn round. A smaller ferry cannot be purchased because there is insufficient mooring space in Downtown to accommodate it.

If people work somewhere other than the City, a car is often the only option as the bus service isn't always going near to where people work. The linking up of buses and trains is a great idea, it's a pity that the train service is almost non-existent for several months.

The amount of commercial development is negligible when it comes to providing employment for local families. I feel people are being lured here with false promises. Get the infrastructure done and put in water tanks in each structure and I would be a lot more sympathetic to this development.

262.3

From: [Julia Willis](#)
To: [Unitary Plan](#)
Subject: PLEASE STOP BUILDING!!!
Date: Tuesday, 7 March 2023 8:19:27 pm

To whom it may concern

I, Julia Willis, strongly reject the development of Formosa gold course into urban sprawl.

Traffic has already increased dramatically over the last five years and the roads to Whitford and Beachlands barely cope with the volume of vehicles on the road at peak times. The proposed development will create huge traffic queues, as well as destroy a stunning piece of land which should be turned into a public park.

263.1

The level of development in Pine Harbour has disfigured the area beyond recognition and the Formosa development would turn the area into an unliveable ghetto.

Please stop giving unscrupulous developers the green light to develop where they want, how they want without considering the environment as well as the people who already live in the area. Stop urban sprawl and the destruction of our green spaces.

263.2

This development doesn't take into account the actual number of vehicles that will use the roads in and out of Beachlands/Whitford or the impact this will have on our quality of life and on the environment. This is why, I strongly object to the development of Formosa gold course into a giant subdivision.

Do not hesitate to contact me should you have any queries.

Regards,

Julia Willis
Beachlands

Get [Outlook for iOS](#)

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sandra Maureen Grubb
Date: Tuesday, 7 March 2023 9:00:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sandra Maureen Grubb

Organisation name:

Agent's full name: Sandra Grubb

Email address: rainbowjewel7@gmail.com

Contact phone number:

Postal address:

Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

No road upgrades or improvement planned for, before and during the building of the new town called Beachlands South Precinct. An extra two lanes on the Whitford-Maraetai Road are required to be able to handle the unprecedented increase of personal/business cars and building trucks in and out of the new township of Beachlands South. Traffic lights and an extra lane at the Whitford roundabout will not address this the serious issue of one lane in and one lane out. The population of Maraetai and Beachlands will more than double with the 3,000 new homes planned. This will cause major road and traffic problems, creating more accidents on our rural roads and thus longer trip times to the many areas of Auckland our residents travel to.

Property address: Beachlands South Precinct - Jack Lachlan Drive and Whitford-Maraetai Road

Map or maps: This submission relates to the total proposed Beachlands South Precinct

Other provisions:

There is the question of more students catching buses out of this area as there is still no plan for a high school in this area. More buses will need to be added hence more congestion on the one lane road in and out of this proposed town. Lack of infrastructure in this area will also cause people to travel out of this area to reach other amenities ie public pools, libraries, sports opportunities, recreational classes, tertiary education etc

264.1

264.2

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

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

The reason for my or our views are:

The population of Beachlands and Maraetai has been steadily increasing over the past 8 years and

causing congestion on the Whitford-Maraetai Road with more car accidents with only a voluntary Fire Brigade. It is not feasible to double the population of a country/urban area without repercussions on all aspects of everyone's lives without creating the infrastructure before and during the creation of this exceptionally large project.

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

Details of amendments: Upgrade of main road routes to and from Beachlands South Precinct, two lanes in and two lanes out of the proposed new town along the Whitford-Maraetai Road..

264.3

Submission date: 7 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Tom Ireland
Date: Tuesday, 7 March 2023 9:15:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tom Ireland
Organisation name:
Agent's full name: Tom Ireland
Email address: tomireland99@hotmail.com
Contact phone number: 021489839
Postal address:
PO Box 59
Whitford
Howick 2149

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
Appendix 11 Integrated Transport Assessment. In particular the proposed Whitford Village roundabout upgrades

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

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

The reason for my or our views are:
I am a Whitford Village resident. The proposed upgrade of the Whitford Road/Whitford-Maraetai/Whitford Park Road roundabout will completely change the character of Whitford Village as a 4 lane road is required through the middle of the village. The Whitford Bypass was consented 11 years ago to provide for Beachlands growth. The traffic report says the Whitford Bypass is required in the future. This should happen prior to Whitford Village roundabout upgrade. Once the bypass has been constructed then upgrading the Whitford Village roundabout will not be required. This means the amenity of the Whitford Village can be maintained. This PPlan change should not be approved without requiring the Whitford bypass to be constructed

265.1

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

Submission date: 7 March 2023

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.

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Form 5**SUBMISSION ON PROPOSED PLAN CHANGE 88 (PRIVATE) – BEACHLANDS SOUTH***Clause 6 of Schedule 1, Resource Management Act 1991***To** Auckland Council

Name of submitter: Three Pines Trust

- 1 This is a submission on Proposed Plan Change 88 (Private) – Beachlands South to the Auckland Unitary Plan (*PC88*).
- 2 Three Pines Trust is a family trust which owns property in, and has close connections with, Whitford and the surrounding environs including Beachlands.
- 3 Three Pines Trust could not gain an advantage in trade competition through this submission.
- 4 The specific provisions of PC88 this submission relates to, the reasons for this submission, and the relief sought, are as follows:

Extent of proposed zonings

- 4.1 The proposed zonings are too much, too soon.
- 4.2 PC88 seeks to rezone the 160ha (northern portion) from Rural – Countryside Living to a mixture of Future Urban, Residential – Mixed Housing Urban, Business - Local Centre, Business – Light Industry; Business – Mixed Use; and Open Space zones, and almost 150ha of the southern portion to Future Urban Zone. The material accompanying the application makes it quite clear that the current and anticipated infrastructure network, and the carrying capacity of the land, cannot accommodate this scale and rate of change.
- 4.3 PC88 needs to be scaled back to a much smaller proposal that enables further assessment over time. A smaller part of the northern portion could be enabled under PC88, for all of the very good reasons outlined in the application material. | 266.1
- 4.4 Any Future Urban zoning should be left until the impact of development of the northern portion has been assessed. | 266.2

Default status

- 4.5 Provisions “Standard I.7.3 Staging of Development with Transport Upgrades” and “Table 2: Threshold for Subdivision and Development as shown on Beachlands South: Precinct Plan 6 of PC88” are generally supported. Development of any scale should be staged so that it occurs only in the context assessed and considered appropriate from an effects standpoint. | 266.3
- 4.6 However, Table IX.4.1 Activity table A10 provides an easy default status for applications that do not match-up with these upgrade proposals. Failure to provide the identified roading, ferry and bus network upgrades results in only a default to Discretionary Activity status. So while PC88 is supported by

technical experts on the basis that these upgrades will occur (making the effects acceptable), the very real prospect is that applications, and perhaps piecemeal applications at that, will be made that do not provide those upgrades. The default should be to at least Non-Complying status and strongly discouraged via associated objectives and policies that emphasise the need for the anticipated upgrades to be in place. | 266.4

- 4.7 Further it is reasonably clear that some 'rose tinted' viewing has been made around some of the public transport resources available. Current ferry services involve inadequate available parking, no shelter from inclement weather while waiting, no queuing space, frequent over-capacity events, and frequent cancellations due to the type of boats employed. While locals would not be without the service, it is not currently coping with existing demand. | 266.5

Whitford-Maraetai Road peak issues

4.8 It is a fraught process trying to access Whitford-Maraetai Road to exit Whitford from any of the roads to the west of that main road during the morning peak. Henson Road, Clifton Road and Turanga Road all face a constant stream of traffic coming from Beachlands, and frequent traffic in the opposing direction. The absence of any traffic lights from Jack Lachlan Drive, and the passing lane, compound this – there is no pulsing of the flow via gaps from red lights, and the passing lane allows vehicles to speed up to close any gaps there may be for other reasons.

4.9 Frequently cars will pull out of these side roads onto the main road and simply wait for a space to be made. This is highly dangerous, but in the absence of any gaps is perhaps understandable.

4.10 This is particularly difficult at Clifton Road which is compounded by large rubbish trucks and other support vehicles needing to access the landfill. Those vehicles will sit waiting to turn into the landfill, and take any available gaps.

4.11 A roundabout is needed if additional, unanticipated, growth is to be enabled under PC88. Development under PC88 should be staged to accommodate provision of this. | 266.6

State of Whitford-Maraetai Road

4.12 The state of Whitford-Maraetai Road is very poor, from at least Whitford Village through to Beachlands and beyond. This main road, which has a high speed limit, needs to be upgraded to full width with sufficient wander-space on the sides, fewer deep culverts, and a better quality surface. Significant damage has occurred through the high use of heavy vehicles coming through including construction vehicles from the last 5-10 years of development, logging trucks, quarry vehicles, landfill-related traffic and so on. | 266.7

4.13 This is evident in the turning bay opposite Clifton Road where the surface is visibly creased, and on all of the edges where heavy vehicles have used non-roading surfaces to manoeuvre (see for example the Trig Road triangle). It is

not uncommon to see the large landfill trucks passing each other, with both coming off the road to the side as they leave comfort space between them.

- 4.14 Vehicles departing the road at speed are a frequent occurrence, many not being reported but simply pulled out of the ditch. Those that do get reported often cause power outages – a serious concern where properties are reliant on power to pump fresh and waste water and to run electric fencing and the like.
- 4.15 While these are existing problems, they will be exacerbated by, and lead to further and cumulative effects, if additional traffic is enabled by PC88 (both construction and operational/future residents and visitors), noting that while some growth is inevitable it is not currently anticipated by the zoning of the PC88 land. 266.8
- 4.16 Further consideration needs to be given to addressing these matters in the provisions.

Earthworks catchments

- 4.17 The five catchments on the PC88 site do not appear to follow natural watershed boundaries, but rather legal/cadastral boundaries (straight lines with angles). This does not make sense from an effects-based assessment and should be rectified. 266.9
- 4.18 Further, the rules appear to allow 5ha of earthworks to be open at any one time in each one of those catchments. The total then would appear to be 25ha of earthworks that may be open at once. That is a recipe for disaster, particularly given the lessons learnt from recent storm events. A 5ha total for the entire PC88 site should be in place, or perhaps a more considered limit applied (for example if there are distinct catchment boundaries and receiving environments). 266.10
- 4.19 Unlike other urban areas of Auckland the marine environment around Beachlands, Whitford and Maraetai (all part of the Hauraki Gulf Marine Park) has not historically been subject to large amounts of human-induced increased sediment laden runoff. Other than accepted large scale events from one-off farming conversion and the odd bit of forestry, development out this way has, at least until more recently, been piecemeal and much of the area is still lifestyle/rural in nature. The catchments affected by PC88 currently enjoy high permeability.
- 4.20 The marine environment currently present, and enjoyed, is evidence of that. There are actually things to look at in the rockpools and under rocks on the beaches here, a very different experience from many other Auckland beaches that are now sediment dominated. It has been a particular sadness when visiting beaches on the North Shore, along the Bays, and on the Manukau Harbour to be unable to find a single living thing for small people to look at – no limpets, chitons, crabs or sea snails/catseyes even. Here however (Green Bay and along the coastal walkway at Clifton Road), there is reasonable abundance. There are also a wide variety of native birds on and around the

shore, and 'boil ups' with large numbers of marine birds diving can be seen from the beaches here. There are visits from Orca and dolphins, occurrences not uncommon judging by the number of community Facebook posts about them.

- 4.21 The earthworks controls need to be tightened, and employ a precautionary approach, to protect these significant natural resources. | 266.11

Reliance on bore water for scale of residential development

- 4.22 It simply does not seem logical to rely on bore water for potable water supply to the number of houses and businesses proposed.

- 4.23 The scale of take proposed / anticipated must affect both the surface ecology and other water takes, noting that a local water supplier (supplying those reliant on tanks including many with stock) also relies on this aquifer.

- 4.24 The availability of alternative sources of potable water should be included as a necessary upgrade. | 266.12

NBEA timing

- 4.25 It would be remiss not to note that PC88 does seem premature and possibly aimed at 'sneaking in' before the RMA is amended later this year.

- 4.26 It would make better sense for the PC88 area to be looked at in the context of the anticipated Regional Spatial Strategy process under the Natural and Built Environment Act, which will take a much better, broader and longer look at growth, infrastructure needs, and timing of development. | 266.13

5 Three Pines Trust wishes to be heard in support of the submission.

6 If others make a similar submission, Three Pines Trust will consider presenting a joint case with them at a hearing



David Frost, Catherine Somerville-Frost
Trustees, Three Pines Trust

8 March 2023

Email address: david@icelandic.co.nz / csomervillefrost@gmail.com

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Kenneth Anthony (Tony) King

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

Address for service of Submitter

6 Glesan Place, Beachlands

Telephone:

21828469

Fax/Email:

tonyking@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Roading & Transport

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

The existing roading between Howick and Beachlands and Maraetai is currently unable to adequately handle the current amount of traffic at peak times during the weekdays. How could it possibly handle a doubling of the population and thereby a doubling of the road traffic without

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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


With the building of a four lane highway and additional bus route services and increased regularity. The current bus route should go via Ormiston to Manukau Train Station serving Manukau City and the Auckland Uni campus as well as connection to rail. This should be half hourly during peak periods. There should be a second service to Botany via Howick (same travel time as current) again half hourly during peak periods plus a local shuttle around Beachlands and Maraetai to the ferry and larger ferries.

267.1
267.2

I wish to be heard in support of my submission

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

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


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

8-3-23
Date

Notes to person making submission:

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

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

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

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

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

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

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

a four lane highway? If the belief is that the ferry that currently handles about 6% of the population's travelers will in the future take double the number and more - then that would be dreaming. The existing ferries will not be able to handle double the number of passengers, new larger ferries will be required which in turn will require a larger access terminal for the ferries. | 267.3

The existing bus service is unsuitable to many as it is only hourly and only to Ormiston and Botany, travel to Howick is impractical as it takes far too long and needs a change at Botany so people use their vehicles instead. Hence only 1% of locals use the bus. Hardly a surprise the route and travel times make it destined to be poorly utilized which it is. I have a bus stop within a hundred metres of where we live and we love using public transport but the bus service is of virtually no use to us, we have to use our cars. Even getting to the ferry we have to use our car whereas a local shuttle would save a lot of vehicles at the marina park.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Owen Ross Williams
Date: Wednesday, 8 March 2023 11:00:07 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Owen Ross Williams

Organisation name:

Agent's full name:

Email address: rosswilliams2712@gmail.com

Contact phone number:

Postal address:
2 Karo Rd
Beachlands
Beachlands 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Roading Infrastructure

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:

1) The present roading from Sommerville to Beachlands, is struggling to handle the peak traffic flows. It is dangerous, and as such the allowable speed limits have been placed on it to try to maintain a reasonable level of safety. There is ongoing traffic accidents on a regular basis. I appreciate that there are some allowances in the existing Plan to improve traffic flow at various pinch points, but there is no commitment to improve the overall safety of the road, so that traffic can flow at a sensible speed, for what will ultimately be a town of 40,000 people. The roading infrastructure needs to be updated before any further housing development goes ahead in Beachlands.

268.1

2) Potable water. Please ensure that there is absolute due diligence carried out on the available water from the underground aquifers. We all know that the bulk of Beachlands residents rely on rain water collected from roofs, and there needs to be total 100% assurance that there is no problems with the quality and quantity of water that can be drawn from underground.

268.2

3) A high level of commitment has been made for the ferry terminal to be used by the residents in the high density housing. There is allowance for the increase in ferry sizes and timetable sailings, but there is no mention of increased parking facilities or a proper ferry terminal. These issues need to be included in the plan. | 268.3

4) High density housing. I oppose the amount of high density housing. Beachlands is basically a rural community. High density and infill housing has been forced upon Auckland suburbs, and this is understandable, but I believe that the general community of Beachlands has always been of appeal because it has been essentially a low density housing area. I accept that there is some minor high density, such as at Pine Harbour and the new retirement village. This is inkeeping because it is generally in small proportions, and in lower lying land levels. My objection is to the very high proportion of high density housing being proposed, and the fact that it is on the ridge line that makes it more prominent. | 268.4

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

Details of amendments: Noted in the above

Submission date: 8 March 2023

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.

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

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

MIRO ELLIS

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

Address for service of Submitter

23 CONSTELLATION AVE, BEACHLANDS.

Telephone: 021 497 306

Fax/Email: MIRO.KIRSTY@XTRA.CO.NZ.

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number: PC 88 (Private)

Plan Change/Variation Name: Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s): Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: THAT THIS WOULD LEAD TO A MAJOR CONGESTION ON AN ALREADY POORLY MAINTAINED DANGEROUS ROAD. THE ROAD HAS NO STREETLIGHTS, IS SINGLE LANE AND DOES NOT COPE WITH THE TRAFFIC VOLUME. WE ARE SUBJECTED TO MAJOR POWER DISRUPTIONS BECAUSE OF ACCIDENTS ON A 80 KM ROAD THAT IS NOT SUITABLE. (continue on a separate sheet if necessary)

I seek the following decision by Council:

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

AN ALTERNATING ROUTE SHOULD THE ROAD BE CLOSED DUE TO AN ACCIDENT OR LAND SLIP, A 2 LANE ROAD IN EACH DIRECTION FROM MALAGTAI TO HOWICK AND FROM MALAGTAI TO ORMISTON.

269.1
269.2

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

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

2/03/2023
Date

Notes to person making submission:
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 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
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 I could /could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
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Submission on a notified proposal for policy statement or plan change or variation

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



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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

MIRO ELLIS

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

Address for service of Submitter

23 CONSTELLATION AVE, BEACHLANDS.

Telephone:

021 497 306

Fax/Email:

MIRO.KIRSTY@XTRA.CO.NZ.

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: THAT THIS WOULD LEAD TO A MAJOR TRAFFIC CONGESTION ON AN ALREADY POORLY MAINTAINED DANGEROUS ROAD. THE ROAD HAS NO STREETLIGHTS, IS SINGLE LANE AND DOES NOT COPE WITH THE TRAFFIC VOLUME. WE ARE SUBJECTED TO MAJOR POWER DISRUPTIONS BECAUSE OF ACCIDENTS ON A 80 KM ROAD THAT IS NOT SUITABLE. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

AN ALTERNATING ROUTE SHOULD THE ROAD BE CLOSED DUE TO AN ACCIDENT OR LAND SLIP, A 2 LANE ROAD IN EACH DIRECTION FROM MARAGTAI TO HOWICK AND FROM MARAGTAI TO ORMISTON.

I wish to be heard in support of my submission

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

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

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

2/03/2023 Date

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

Clause 6 of Schedule 1, Resource Management Act 1991
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Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Kirsty Jane Ellis

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

Address for service of Submitter

23 Constellation Ave, Beachlands

Telephone:

0212363422

Fax/Email:

Kirstyjc48@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: that this development will lead to major traffic congestion and health and safety issues as a result of the fact there is only really one way in and out. The roads out here are currently poorly maintained. There are no street lights, the road is a single lane one. More traffic will lead to major power disruption should there be accidents. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

An alternate route should the road be closed due to a landslip or accident. A 2 lane road in each direction would ensure health and safety. Better roads would ensure safe passage for extra population.

270.1
270.2

I wish to be heard in support of my submission

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

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

K. Gyles

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

5/3/23
Date

Notes to person making submission:

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

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

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

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

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

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Kirsty Jane Ellis

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

Address for service of Submitter

23 Constellation Ave, Beachlands

Telephone:

0212363422

Fax/Email:

Kirstyje480@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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: that this development will lead to major traffic congestion and health and safety issues as a result of the fact there is only really one way in and out. The roads out here are currently poorly maintained. There are no street lights, the road is a single lane one. More traffic will lead to major power disruption should there be accidents. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

An alternate route should the road be closed due to a landslip or accident. A 2 lane road in each direction would ensure health and safety. Better roads would ensure safe passage for extra population.

I wish to be heard in support of my submission

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

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

K. G. G. G.

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

5/3/23
Date

Notes to person making submission:

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

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

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

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

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

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

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Melissa Louise Wright
Date: Wednesday, 8 March 2023 11:15:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melissa Louise Wright

Organisation name:

Agent's full name: Melissa Wright

Email address: melissalouise197541@gmail.com

Contact phone number:

Postal address:
9 Motukaraka Drive
Beachlands
Auckland
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307Ha south of Beachlands Village in the area of Formosa Golf Course from rural to future urban residential

Property address: Formosa Golf Course

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I believe Beachlands does not have the infrastructure required to accomodate this development. Our roads are substandard at the moment and will only decline further with potentially 10,000 plus more vehicles with no provisions in this plan to upgrade the roads.

271.1

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

Submission date: 8 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Anthony John Hopkins
Date: Wednesday, 8 March 2023 11:45:15 am
Attachments: [Proposed Plan Change 88.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anthony John Hopkins

Organisation name: Whitford Coast Society Incorporated

Agent's full name: Ant Hopkins

Email address: anthony.hopkins@fieldporter.com

Contact phone number: 021407540

Postal address:
60 Porterfield Road
Whitford
Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
PPC 88 in its entirety

Property address: PPC 88 in its entirety

Map or maps: PPC 88 in its entirety

Other provisions:
PPC 88 in its entirety

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:
Ecological and environmental concerns

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

Details of amendments: Please see supporting PDF

Submission date: 8 March 2023

Supporting documents
Proposed Plan Change 88.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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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Proposed Plan Change 88 (Private) – Beachlands South

SUBMISSION from WHITFORD COAST SOCIETY INCORPORATED
 NZBN 9429050385621 Incorporation Number 50096590

Trustees Anthony Hopkins (Chair), Rodger Shepherd and Stephen Mason

anthony.hopkins@fieldporter.com 60 Porterfield Rd Whitford, 021 40 75 40

Overview

Our incorporated society aims to re-vitalise the three Whitford estuaries including the Waikopua to preserve and enhance biodiversity, especially for fish, shellfish, birds and flora other than mangroves.

The purpose of this submission is to ensure that our ecological concerns are considered and mitigation or appropriate conditions, as necessary, are put in place.

Should there be hearings we wish to be heard in person.

Overarching concerns

We believe mitigation measures should be implemented BEFORE construction begins to avoid the developers gaming the legal and compliance regime which, sadly, so often happens.

272.1

The plan change documentation is 387 megabytes of detailed technical reports, some 3,000 pages in total. We are not able to process this magnitude of data in the short time available. In this light we reserve the right to make further submissions should material information come to light, and to join up with any other similarly minded parties. We would be more comfortable if the development was consented in small, manageable chunks rather than as a monolithic nightmare.

There are claims in the application about the ecology, environment and habitat which are often summarised as “low impact” or that 10,000 new residents will “improve” the environment. These claims are simply not believable with a development on this scale.

We hope significant weight will given to the concerns of and knowledge of long term locals without the benefit of hard-hitting legal firms, combative barristers and expert consultants.

We have seen too much piecemeal development outside normally acceptable planning ideals: this is by far the largest example, with others either in progress locally or in the planning stages.

Finally, what protects ratepayers (and future dwelling owners and inhabitants) from defaults on water provision, roading, pest control, waste and storm water systems as these systems fall into dis-repair or prove inadequate?

272.2

Roosting birds and dotterels

Dotterel nest on the upper shell banks below the proposed development. The next dotterel residents to the north are at least 50 kms away. The Whitford estuaries are very important.

We request that the developers take steps to restore the shoreline prior to start of construction: -

- a. Ensure silt run-off is minimised both during and after development.
- b. Manage the mangrove stands to revitalise the shell banks to provide a suitable home for dotterel and other birds: Auckland Council are already taking similar measures near Waiuku.
- c. Fence off the shoreline permanently from horses, motorcycles, dogs and walkers in the interest of birds because humans and their toys and pets kill dotterel populations.

272.3

- d. Make Beachlands South “cat free”: 3-5,000 new dwellings will surely add at least 1,500 new cats to the area. Cats are significant predators.
- e. Implement a long term weed and pest control programme.
- f. The “not less than 10 m riparian setback” should increase by a factor of three.

272.3 cont

This shoreline is mainly untouched due to its current inaccessibility. Surely 10,000 new residents will kill off any chance of dotterels and other species occupying the area, permanently, unless their coastline is physically protected.

Failure to enforce these kinds of provisions for the preservation and enhancement of habitats could be a breach of understandings implied by claims that the development is “good for the environment”.

With dropping bird and fish numbers and diversity, we don’t see the proposed development as an environmental improvement. The fall in numbers of cormorants may be linked to the declining Hauraki Gulf ecosystem which seems to be linked to overfishing.

A particular concern of our incorporated society is the policy expounded by Council ecology staff with regard to mangroves. The ecologists seem to brand everyone with mangrove management aspirations as being driven purely by “amenity” values and that mangroves are a natural ecosystem as a result of silt run off from land use and should not be managed. This is a nihilistic argument and, extended logically, suggests the Council should never manage any new ecology system caused by land clearance and changes in land use – for example “weed” infested areas are also natural ecosystems brought about by land clearance. . In fact most of the mangrove management projects are NOT driven by amenity values. Some examples are Waiuku which is gradually bringing back bird and shellfish populations (and the Council itself are funding some Manukau Harbour shellfish bank restoration), management at the airport is for aviation safety, the clearance under the Southern motorway is mainly to teach water skills to local youngsters and those of Ruakaka and Matapouri are to preserve fragile estuarine environments. We mention this topic because the proposed development is the last chance to return Whitford’s three estuaries to their former glory and preserve a wild life sanctuary within a semi-urban slice of the Hauraki Gulf.

Dark sky

One of the beautiful things about the area is limited light-throw at night. Some strongly worded conditions on limiting light pollution would be much welcomed, and if planned may well not incur any additional costs. Aside from aesthetics, there is currently a population of moreporks (and some bats probably visiting from Hunua colonies) living in the established bush just south of the planned development and further inland on the Waikopua estuary. Cormorants also live up the estuary, none of which will prosper if there is too much light. Obviously, streetlights are one consideration, but also perhaps the throw of house porch lights etc., and especially to the yards of any light industrial developments in the area.

272.4

Skinks

There are native skinks in the area which need protecting.

272.5

Roading and transport

In relation to ecology within Beachlands South, please do not build boy-racer facilities as has been achieved throughout Beachlands. Unnecessary vehicle noise will damage native bird habitats.

From an ecological perspective, there are claims that magically there will be roading improvements. We know that impermeable road surfaces cause huge silt and sediment runoff and, given that there simply has to be as substantial road upgrade to the Beachlands Maraetai Road, we suggest that the road runoff is heavily regulated rather than allowing runoff direct from roads and through culverts into the estuary.

272.6

There are references to upgraded ferry services. Given that the parking areas are already full, further large impermeable areas will be required, again shovelling silt and sediment into the estuary.

Additional ferry services will not improve water quality: at low and medium tide every ferry trip churns up massive amounts of silt in the dredged channel. Inevitably larger ferries will be required which presumably would kick up even more silt.

Sewage

We are concerned that domestic wastewater needs to be handled from the very start with a long-term solution by a properly recognised and capitalised controlling body and not a repeat of the fiasco at Whitford Manor development where Council gave a permit to pump unprofessionally cleaned waste into the estuary. In short, private wastewater systems should not be allowed anywhere on the site.

272.7

The Waikopua estuary is delicate and already suffers from eutrophication from the Whitford landfill, huge historic silting from unprotected forestry in the 1970s and bad practice by Council contractors building walkways. We have seen a decline in many birds feeding in the littoral zones, especially oystercatchers, and it is likely that the decline is related to silting: we await some hard data from local ornithologists.

If ten thousand new residents produce 500,000,000 litres of wastewater a year, this works out at about 180 litres per year per square metre of the 300 Ha development. Perhaps our maths is wrong but how can so much waste be disposed of safely even during normal rainfall, let alone storm events. Normal rainfall is about 1.2 m annual the waste, if all managed on site, increases that to 1.38 m or 15% over 300 Ha. This is a huge load even under average conditions. Put another way, 10,000 people will consume the annual equivalent of 220 Olympic swimming pools.

We think maximum silting and runoff should be monitored on a weekly basis rather than over longer period.

272.8

Since the plan includes some commercial activity, these companies too require special conditions in relation to waste water discharges: both their volume and contents.

We suggest that Watercare, and only Watercare, can perform the necessary functions for long term security (this of course includes any entity that takes over the responsibilities of Watercare).

Storm water

The plans seem focused on "1-in-100 year" scenarios. Some early 2023 Auckland floods may have been 1-in-2,000-year events. Given the huge potential for damaging runoff from Beachlands South due to density and huge areas of concrete and roading, perhaps the planning threshold should be raised to 1-in-500-year events. We cannot have intensification without appropriate infrastructure.

272.9

Due to the dense nature of the development, we assume there will be large impermeable surface area (roofs, tarmac, footpaths etc..). This adds further weight for a large margin for error in storm water management.

The electrical supply to the Pohutukawa Coast is already fragile with frequent outages due to weather and car accidents on the single road through the area. A major upgrade is required. Storm water and sewage systems will be at their most stressed during a storm when there is likely to be no electricity and reduced access to the area due to the poor roading for maintenance staff. Therefore there is even more reason to consider very rare weather events rather than “common” “1-in-100 year” scenarios.

The plan oddly sets up five areas for development which defy natural watercourses, which surely is rosy thinking. The sleight of hand has a benefit to the developers in that, given the application for 5 Ha of open ground make a possible 25 Ha of sediment runoff in a storm with 5 Ha in each area. By contrast the nearby landfill has an “open” limit of about 900 square metres given the potential for noxious runoff.

Bore water extraction

The plan seems to assume that most of the domestic water requirements will be from one or more bore holes.

Ten thousand new residents using an average of 150 litres a day each will draw about 500,000,000 litres a year. We cannot imagine that this level of extraction is sustainable from a relatively small aquifer, and the impact such extraction may have on nearby aquifers with unknown long-term consequences.

A local aquifer has rapidly declined in water quality over the last five years. It now has iron content well above acknowledged safety levels. The water has dissolved iron compounds, some of which eventually precipitate out of solution.

Removing iron and manganese from water is difficult, expensive and the equipment requires constant maintenance and expenditure. The newish bore at Pine Harbour is also pretty awful, frequently spouting brown water and sometimes breaking down.

If the 300 Ha site normally has about 3.6 billion litres of rainfall per year, and the vast majority of that water has to be removed due to the impermeable surfaces at the site plus a further 15% of wastewater, this is 1,600 Olympic swimming pools: how might this change the aquifer? Could the wastewater pollute the aquifer?

272.10

Again, Watercare need to manage fresh water supplies, not the developer to provide long term security.

Wetlands and gullies

As the plan correctly outlines, wetlands, gullies and native bush areas are vital. However they will be fatally damaged should mitigation steps are not in place before the start of development.

First, large rodent, rabbit, mustelid, possum, feral cat and hedgehog populations will flee from the farmland and golf course (which have been almost fallow for years). The “good” fauna and flora currently inhabiting the wetlands and gullies will be overwhelmed and their character forever changed.

Second, if domestic cats are permitted (perhaps 1,500 new cats for 10,000 people), there won’t be a skink or larger invertebrate left living. That means the wetlands and gullies will have very limited ecological value as they will be missing diversity, quite the opposite of “positive environmental effects”.

We therefore ask that the wetlands and gullies be physically fenced with long term pest control measures in place (as well as along the foreshore).

272.11

Third, we assume the gullies will be overrun by storm water without proper ADVANCE measures being in place.

Finally, as we mentioned earlier, how can wetlands and gullies be protected if the five zones identified for development do not match natural watercourses? Surely that would make wetland management impossible if the five zones are developed at different rates?

Footnote

We'd like to be heard in person should there be the opportunity, and we are sure we should be using all kinds of legalese to make these requests but hope that our views will be taken into account.

End of Whitford Coast Society Inc submissions on PPC 88 – Beachlands South

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Pauline Victoria Gobey
Date: Wednesday, 8 March 2023 12:45:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pauline Victoria Gobey

Organisation name:

Agent's full name:

Email address: pauline.gobey@yahoo.co.nz

Contact phone number:

Postal address:
160 Seventh View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
All

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
No plans for increasing road infrastructure, meaning increase volume of traffic making it harder to get to work or appointments on time. Ferries and bus services are totally inadequate for the increase of 3,000 homes. Schools and Medical facilities are now just keeping their heads up. More supermarkets needed and more entertainment venues are needed in Beachlands.

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

Details of amendments: wider roads, another school and medical facilities plus entertainment venues | 273.1
273.2
273.3
273.4

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

JONATHAN ADAM ASHBY

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

Address for service of Submitter

128 MARAETAI DR. MARAETAI. AKL 2018

Telephone:

0274168966

Fax/Email:

janet-mail@yato.com.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

PLEASE SEE ATTACHMENT

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

PLEASE SEE ATTACHMENT

I wish to be heard in support of my submission

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

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

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

08.03.2023.
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Attachment to PC 88 (Private) Beachlands South Submission

Jon Ashby 0274168966

My reasons to have the provisions above amended are:

People travel to work, some quite a distance, as well as work from home or locally, travel to family and friends and for recreation. They also wish for a healthy life with a great many day-to-day facilities provided as a norm. To avoid transport, energy, health-related water and communications on-going shortages, delays and interruptions that detrimentally impact on the life of residents of the new development as they join the community, and the attractiveness to further residents, I propose major infrastructure is installed prior to that development. This includes for private and public transport, and the provision of energy, potable water, sewage treatment, stormwater capture and disposal, and communications eg: (fibre and cellular). In addition, the downstream effects of these infrastructure items should be accommodated and for some time into the future after the completion of this development, otherwise those residents downstream will also suffer detrimentally from avoidable issues. What is being considered is the development of a new town in a rural environment that has not in the past had to consider catering for such a demand as currently planned for Beachlands South.

274.1

I seek the following decision by Council:

To make clear and well managed staging rules known and reported on publicly before and during the rezoning of Beachlands South and for many years after its completion. This will provide an open and traceable record that involves the growing community, the developer/s and Council and from which lessons can be learnt.

274.2



Submission on PC 88 (Private): Beachlands South

7 March 2023

To: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

Submitted via email to: unitaryplan@aucklandcouncil.govt.nz

Royal Forest and Bird Protection Society of New Zealand Inc.

34A Charlotte Street, Eden Terrace
Auckland 1021

www.forestandbird.org.nz

Submitter details

Royal Forest and Bird protection Society of New Zealand Inc. (Forest & Bird)
34A Charlotte Street, Eden Terrace
Auckland 1021

Contact Name: Carl Morgan

Contact Email: c.morgan@forestandbird.org.nz

Contact Phone: 027 250 9777

Trade competition declaration

Forest & Bird would not gain an advantage in trade competition through this submission.

Hearing

Forest & Bird does **not** wish to be heard at a hearing on this submission

INTRODUCTION

1. Forest & Bird is New Zealand's largest and longest-serving independent conservation organisation, with many members and supporters. Its mission is to be a voice for nature, on land, in fresh water, and at sea, on behalf of its members and supporters. Volunteers in 50 branches carry out community conservation projects and advocate for nature throughout New Zealand. Forest & Bird has nine branches and three major projects in the Auckland region alone.

2. It is particularly committed to ensuring that the environmental bottom lines established in national policy statements in order to give substance to the “protective” element of Part 2 of the RMA are given effect to in regional and district plans and achieved through decisions on resource consents.
3. Forest & Bird are not opposed to the application but have concerns about cumulative environmental effects and adverse effects of the proposal in terms of protection, maintenance and restoration of indigenous biodiversity. We consider the project presents a great opportunity to better the urban-scape of Tāmaki Makaurau Auckland.

BACKGROUND

4. Tāmaki Makaurau Auckland is in a period of intense and fast-paced urbanization. While Forest & Bird understands the current need for new housing, this must be met in conjunction with the protection, restoration and where appropriate enhancement of the natural environment and its biodiversity.
5. Aotearoa New Zealand is currently facing a biodiversity crisis. Four-thousand of our species are threatened or at risk of extinction. This is largely due to increasing pressures from invasive pests, land use, and climate change¹. There are many benefits, known as ‘ecosystem services’ provided by indigenous biodiversity². Ecosystem services are a great way to relate the presence and health of biodiversity to our built environments and the people which inhabit them. Auckland’s Indigenous Biodiversity Strategy sets out nine objectives³, all of which can be achieved in this plan change (PC). The Auckland Plan 2050 also sets out numerous focus areas and direction under the Environment and Cultural Heritage outcome. All directions and focus areas under this outcome directly relate to maintaining and improving biodiversity and the natural environment⁴. All of these directions and focus areas can and should be achieved with any green or brownfield development, such as that proposed by this application.
6. It is crucial that developers align with the goals of Central Government (Te Mana o te Taiao – Aotearoa New Zealand Biodiversity Strategy) and Auckland Council (Auckland Plan 2050 - Environment and Cultural Heritage & Auckland’s Urban Ngahere (Forest) Strategy⁵) to create sustainable, low impact urban development.
7. The purpose of this submission is to ensure central and local government plans and policy are implemented and best practice is championed so Aotearoa New Zealand’s natural environment and biodiversity is enabled to thrive for future generations.
8. In particular Forest & Bird considers that the plan change needs to include provisions and standards (Including design/layout plans) with respect to:
 - Pest management
 - Nature-based solutions: Water-sensitive design
 - Nature-based solutions: Urban trees
 - Requirements of the NZCPS for indigenous biodiversity

¹ <https://www.doc.govt.nz/globalassets/documents/conservation/biodiversity/anzbs-2020.pdf>

² <https://www.aucklandcouncil.govt.nz/environment/what-we-do-to-help-environment/Documents/indigenous-biodiversity-strategy.pdf>

³ <https://www.aucklandcouncil.govt.nz/environment/what-we-do-to-help-environment/Documents/indigenous-biodiversity-strategy.pdf>

⁴ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/environment-cultural-heritage/Pages/focus-area-focus-restoring-environments-auckland-grows.aspx> & <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/environment-cultural-heritage/Pages/focus-area-account-fully-past-future-impacts-growth.aspx>

⁵ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/urban-ngahere-forest-strategy.pdf>

Pest Management

9. Native species are essential natural assets within the ecosystem. The intrinsic value of our native species is unquantifiable, and the amount of time, energy, and money that Forest & Bird members, local community groups, and DOC and Council staff invest in protecting these species is significant. Though, a number has been put on the spending contributed by Auckland ratepayers between 2020-2030, with a significant \$246m being contributed⁶.
10. Limiting the number of predators in the area is important given the proximity of the site to the Hauraki Gulf Marine Park, mainland regional parks, as well as the many surrounding coastal areas, all of which provide habitat and migratory opportunity for the numerous bird species of Auckland and the Gulf.
11. Pest species must be controlled, such as wasps, rats, mice, cats (both domestic and feral) and stoats which may become more prevalent with increased human occupation.
12. Wasps have numerous adverse effects on New Zealand's indigenous biodiversity by eating native insects, birds and food sources⁷. They also have negative impacts to human health, social and cultural wellbeing, amenity/recreation⁸ and are estimated to cost the economy \$130 million/year⁹. Wasp populations can be controlled with the use of installed traps, such as those developed by DOC¹⁰.
13. Introduced predators such as rats, possums and stoats kill more than 100 million native birds, eggs and chicks every year across the country. This devastation happens everywhere, including in urban settings¹¹. There are many options for managing these pests, and reducing the impact they have on our birdlife; the most common being trapping. There are plenty of trap options which cater for all requirements¹².
14. All cats, domestic and feral (including feral colonies), pose a significant direct risk to native and endemic birds, lizards, and insects throughout New Zealand, as a key predator of these species¹³. The PC relating to this application seeks to rezone approximately 307 hectares of land for the purpose of introducing urban land use, over an area that is currently mostly green space. It is likely that many new residents will bring, or want to have, domestic pets at their residencies – particularly cats. These pets can do significant damage to the ecosystem present in the surrounding areas. While there may be domestic pets in houses nearby, limiting the number of predators in the area is important, and the start of changing attitudes to protecting native wildlife in Aotearoa.
15. Forest and Bird seek that the PC include provisions that:
 - i. implement a perpetual commitment to pest control with the goal of eradication
 - ii. place a ban on domestic cats

275.1

⁶ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/docsregionalpestmanagementstrategy/auckland-regional-pest-management-plan-2020-2030.pdf>

⁷ <https://www.doc.govt.nz/nature/pests-and-threats/animal-pests/wasps/>

⁸ <https://www.waikatoregion.govt.nz/services/plant-and-animal-pests/wasps/>

⁹ <https://www.doc.govt.nz/about-us/science-publications/conservation-publications/threats-and-impacts/animal-pests/an-evaluation-of-the-costs-of-pest-wasps-in-new-zealand/>

¹⁰ <https://www.doc.govt.nz/nature/pests-and-threats/methods-of-control/wasp-control/>

¹¹ <https://www.forestandbird.org.nz/projects/pest-free-hibiscus-coast>

¹² <https://predatorfreenz.org/get-involved/backyards-and-neighbourhoods/backyard-trapping/>

¹³ <https://predatorfreenz.org/toolkits/know-your-target-predators/cat/>

- iii. require installation of signage to require dogs on leads in all riparian areas and conservation zones
- iv. provide suitable fencing to reduce predator access to indigenous habitat areas

Nature-Based Solutions: Water Sensitive Design (WSD)

16. The presence of healthy freshwater features such as wetlands and open streams, as well as planted areas provide habitat for indigenous species. However, they also provide numerous ecosystem services to the urban environment and human population that occupies it. The function of a natural feature and/or system as an infrastructure asset is known as a nature-based solution, which is defined as “actions to protect, conserve, restore, sustainably use and manage natural or modified terrestrial, freshwater, coastal and marine ecosystems, which address social, economic and environmental challenges effectively and adaptively, while simultaneously providing human well-being, ecosystem services and resilience and biodiversity”¹⁴.
17. WSD is one of the many ways in which we can implement nature-based solutions¹⁵. WSD is defined by Auckland Council as “an approach to freshwater management, it is applied to land use planning and development... WSD seeks to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and our communities”¹⁶. WSD is a holistic design philosophy which enables urban development while imitating predevelopment hydrology, leading to better water quality and healthier aquatic ecosystems as compared with traditional, or grey, infrastructure. WSD also provides for social and cultural factors essential for the establishment of new communities. In this context, the execution of nature-based solutions, in the form of WSD infrastructure, may include some of the following:
- making room for rivers¹⁷
 - permeable paths
 - urban forests¹⁸
 - green roofs
 - green corridors
 - rain gardens
 - swales
 - floodable parks
 - wetland restoration¹⁹
18. The six principles of Te Mana o te Wai²⁰ should be front of mind for anyone interacting with natural freshwater sources. Many of the principles are reflected in the AUP which has several policies relating to WSD. E3.2 gives numerous objectives relevant to the protection, maintenance and enhancement of Auckland’s natural freshwater features and systems²¹. While policies under E3.3. promote the objectives, for example through (3) *Enable the*

¹⁴ https://wwf.panda.org/wwf_news/?5226891/nature-based-solutions-UNEA

¹⁵ <https://www.aucklanddesignmanual.co.nz/regulations/technical-guidance/wsd>

¹⁶ <https://content.aucklanddesignmanual.co.nz/regulations/technical-guidance/Documents/GD04%20WSD%20Guide.pdf>

¹⁷ <https://www.forestandbird.org.nz/resources/tukua-nga-awa-kia-rere-making-room-rivers>

¹⁸ <https://www.fao.org/publications/card/en/c/C0024E/>

¹⁹ https://www.forestandbird.org.nz/sites/default/files/2022-02/Every%20Wetland%20Counts%20brochure_1.pdf

²⁰ <https://environment.govt.nz/publications/essential-freshwater-te-mana-o-te-wai-factsheet/>

²¹ <https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20E%20Auckland-wide/1.%20Natural%20Resources/E3%20Lakes%20rivers%20streams%20and%20wetlands.pdf>

enhancement, maintenance and restoration of lakes, rivers, streams and (11) Encourage the planting of plants that are native to the area. As highlighted earlier, the Auckland Plan also has numerous directions and focus areas which reflect the requirements of the AUP.

19. This proposal will enable a significant increase the impervious surface area throughout the site. Increasing the area of impervious surfaces in a catchment can have detrimental effects on water quality, surface flows, infiltration, groundwater levels, and temperatures²². This occurs because water goes straight from rooves, driveways, and footpaths to stormwater networks, and down into nearby streams, lakes, and rivers. This water is often polluted with heavy metals and can be much warmer than water in the receiving body.
20. To mitigate the adverse effects of increased paved surface area, the development needs to be built around the concept of WSD. That is, it should incorporate things like stormwater filtration (through constructed wetlands and/or treatment systems), surge tanks for stormwater (ideally ones that can also be used to water gardens), maintaining a high percentage of 'unpaved' or 'unroofed' surfaces across the development, and involving the planting of vegetation that is suitable for the area, in both public and private spaces (i.e. planting eco-sourced natives that will promote water retention and 'soften' the peaks and troughs of storm flows, as well as remaining resilient during dry periods). WSD will also contribute to ensuring the health of downstream waterbodies (including the Waitemata Harbour) will not be as adversely affected. The overall design of the development must address the negative effects of increasing the impervious area within the catchment on the natural hydrology of downstream receiving environments.
21. Given the current state of New Zealand's wetlands²³, landowners and developers must understand and champion their roles as stewards of New Zealand's freshwater, aligning with the principals of Te Mana o te Wai²⁴.
22. Forest & Bird seek that the PC includes provisions that:
 - i. require water sensitive design giving effect to Te Mana o te Wai
 - ii. require stormwater treatment/filtration to a high level, prioritising nature-based solutions
 - iii. limit the proportion of the development that can be impermeable (paved, covered) surfaces
 - iv. implement a minimum riparian planting width of 20m for all streams and wetlands as recommended by the Auckland Design Manual²⁵
 - v. ensure monitoring and maintenance of the freshwater bodies is to a high standard, enhancing rather than maintaining water quality²⁶. This should include appropriate levels of erosion control, replanting and weed management²⁷.

275.2

²² <https://scholars.unh.edu/cgi/viewcontent.cgi?article=1238&context=prep>

²³ https://www.forestandbird.org.nz/sites/default/files/2022-02/Every%20Wetland%20Counts%20brochure_1.pdf

²⁴ <https://environment.govt.nz/assets/Publications/Files/essential-freshwater-te-mana-o-te-wai-factsheet.pdf>

²⁵ <https://www.aucklanddesignmanual.co.nz/regulations/technical-guidance/wsd/guidance/conceptdesign/enhancingthereceivingenvironment/riparianbuffers>

²⁶ <https://www.aucklandcouncil.govt.nz/environment/looking-after-aucklands-water/stormwater/docsbmpenvironmental1/caring-for-urban-streams-guide-3-stream-water-quality.pdf>

²⁷ <https://www.epa.govt.nz/assets/Uploads/Documents/Fast-track-consenting/Whenuapai-business-park/the-application/Appendix-7-Arbicultural-Assessment.pdf>

Nature-Based Solutions: Urbans Trees

- 23. There are a range of both exotic and native mature trees present throughout the site. The Terrestrial Ecology Effects Assessment states that the trees proposed to be removed are of low ecological value. However, we believe the retention of mature exotic trees is important. Any management strategy for riparian margins on the site should be cognisant of the fact that species diversity is a key component to future-proofing tree populations and habitat, especially while the newly planted vegetation establishes. While we support eco-sourcing and the introduction of suitable native trees, we also support the fact that existing mature exotic trees provide numerous ecosystem services and should be protected. The presence of mature exotics may also provide an ideal environment for native regeneration to occur in the understory, giving more ecological value to the existing trees.
- 24. There are numerous benefits to the inclusion of trees (and other vegetation) in urban environments (Appendix A). Urban trees can provide positive effects to both nature and society, including, but not limited to;
 - Habitat creation
 - Improved mental and physical wellbeing
 - Filtration of pollutants and carbon sequestration
 - Mitigation of the urban heat island effect²⁸
- 25. Forest & Bird seek that the PC include provisions that:
 - i. ensure all mature existing trees are retained
 - ii. require planting in the development to be eco-sourced natives appropriate for the climate
 - iii. ensure canopy cover reaches a minimum of 30%, aligning with Auckland’s Urban Ngahere (Forest) Strategy²⁹
 - iv. retains and enhances connectivity of indigenous vegetation and indigenous species habitat

275.3

New Zealand Coastal Policy Statement.

- 26. The plan change needs to include effective and appropriate setbacks for coastal processes including coastal erosion and provisions to protect and enhance the coastal environment. This needs to allow for coastal migration of indigenous biodiversity at risk from the impacts of climate change.
- 27. The NZ Coastal Policy Statement provides clear policy direction to protect and enhance natural character of the coast and to protect indigenous biodiversity.
- 28. Forest & Bird seek that council set out in the plan change how the development will give effect to these directions, including:
 - i. requirements for adequate surveys of existing indigenous flora and fauna before works are undertaken and that appropriate protection measures are subsequently put in place taking in to account the results of surveys

275.4

²⁸ <https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect#:~:text=%22Urban%20heat%20islands%22%20occur%20when,heat%2Drelated%20illness%20and%20mortality.>
²⁹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/environmental-plans-strategies/Documents/urban-ngahere-forest-strategy.pdf>

- ii. measures required to enhance the natural character of the coastal environment
- iii. having regard to the directive requirements of Policies 11, 13 and 15.


275.4 cont

Thank you for considering this submission.


Carl Morgan.

Regional Conservation Manager - Tāmaki Makaurau Auckland


BENEFITS OF URBAN TREES




Strategic placement of trees in urban areas can **cool the air** by between 2 °C and 8 °C.




Large urban trees are excellent **filters for urban pollutants** and fine particulates.




Mature trees **regulate water flow** and **improve water quality**.




A tree can absorb up to 150 kg of CO₂ per year, sequester carbon and consequently **mitigate climate change**.




Wood can be used for **cooking and heating**.




Spending time near trees **improves physical and mental health** by increasing energy level and speed of recovery, while decreasing blood pressure and stress.




Trees can **provide food**, such as fruits, nuts and leaves.



Trees provide habitat, food and protection to plants and animals, **increasing urban biodiversity**.



Trees properly placed around buildings can **reduce air conditioning needs** by 30% and **save energy used for heating** by 20–50%.




Landscaping, especially with trees, can **increase property values** by 20%.

World urban population is growing fast...


Urban Rural

Today

By 2050




...planting trees today is essential for future generations!



Food and Agriculture Organization of the United Nations

fao.org/forestry/urbanforestry



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Emily May
Date: Wednesday, 8 March 2023 3:10:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emily May

Organisation name:

Agent's full name:

Email address: emay@jaedon.co.nz

Contact phone number:

Postal address:
25 Te Pene Road
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

My concerns relate to sheer scale of the proposed development. It will be doubling the current population. The plan change does not give any assurance that the roading network or public transport will be upgraded in any substantial way. To achieve any of this, it will require investment by Auckland Council and Auckland Transport.

And that the current infrastructure is not adequate to handle this increase in population. I don't believe that the Plan Change gives enough detail and scope to the roading infrastructure that will need to be improved to handle the increase in traffic volumes.

276.1

There is an assumption that widening the round-about at Whitford will improve traffic flow. Yet that traffic is still using a two lane bridge to get to Whitford, that creates a bottle-neck before the round-about. There is scant detail around providing passive transport access along the roading corridor. As part of the PC Trails Aspirational Plan, there is a connection from Pine Harbour to Clevedon, it would be nice to see a walking/cycling crossing included in the plans across Whitford Maraetai Road.

I also have a concerns around the wastewater management and how this will be managed. Who will take responsibility for the maintenance of the bore-water systems and more importantly the wastewater plant, once the development has been completed? Will there be a targeted rate for those living there to fund it?

276.2

Visual Impact, the proposal to put high density, multi-story apartment blocks, on the northwest corner of the site, whilst saying it is "closest" to the ferry terminal, it also creates the biggest visual impact, it does not "sit in the landscape" it so overly obstructive. Why do these building have to be that tall? None of this development ties in with the existing rural/coastal environment.

Property address: 110 Jack Lachlan Drive and 770 Whitford- Maraetai Road

Map or maps:

Other provisions:

I would like to see the coastal trail installed before construction begins. It would be great if the community could have access to the coastal walkway at the beginning of this development, rather than having to wait until the whole development is completed. It would not have to be the final fully-formed walkway, but a graded gravel path would be sufficient, so that the community can access the trail at 600 Whitford Maraetai Road.

276.3

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

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

The reason for my or our views are:

As outlined above, I believe this plan change is too large for the current infrastructure to handle.

276.4

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

Details of amendments: As outline above. Reduce the number of dwellings, so that the increase in population is not as big.

276.5

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Colleen Ruth Coxhead
Date: Wednesday, 8 March 2023 4:15:55 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Colleen Ruth Coxhead

Organisation name:

Agent's full name:

Email address: colleencoxhead@hotmail.com

Contact phone number:

Postal address:
13 Intrepid Crescent
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from rural to future Urban Residential

Property address: Jack Lachlan Drive Beachlands

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The roading for the Beachlands, Maraetai to Whitford areas is already inadequate for the current population, further development with an increase in the population will increase the already impossible & unsafe roading for the residents in these areas.

Use of the ferry for those workers that work in the city is great, but the car park is already full if you want to use the ferry later in the day to commute to the city.

With an increase in the population with this development, it is going to create another problem, as there is no public transport in the areas to the ferries.

At present we have 1 medical centre in Beachlands & wait time for an appointment is at least 7-10

days. This proposal makes no provision for developing any new medical centres in the area to service the community.

There is also no ambulance in the community for emergency transportation to Middlemore Hospital, which is the only option for the local residents if an emergency should arise.

The Beachlands, Maraetai area is at present only served by a volunteer Fire Brigade. They are called as first responders to all traffic accidents as well as all fires or other incidents requiring their support. With a huge increase in population this will not provide adequate help when they are required.

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

Details of amendments: Provide a 4 lane road from the Whitford Rd to the site of the new development including Jack Lachlan Drive. Provide regular public transport to connect to all the ferries for the commuters. New medical services, fire & ambulance services upgraded.

277.1
277.2
277.3
277.4

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - David Henry McSkimming
Date: Wednesday, 8 March 2023 6:15:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Henry McSkimming

Organisation name:

Agent's full name:

Email address: mrsamac@xtra.co.nz

Contact phone number:

Postal address:
3 Kibblewhite Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
PC 88 Appendix 11
PC 88 Attachment 8 Transport Response

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:

I consider that there will be considerable traffic load increases to both Whitford - Maraetai Rd and Jack Laughlin Dr well in excess of that indicated by the Santec Intergrated Transport Assessment. Specifically

- PC 88 Appendix 11 Santec 2.3.2 Mode Share Distribution. Figure 5 states that "of the 72% of the people leaving the Beachlands area, only 5-8% travelled to Auckland City Centre"

Therefore I consider to conclude that "the proportion of trips from Beachlands to South or East Auckland is likely to reduce in favour of trips to the AucklandCBD" as stated in the Amendment 8 transportation Response section 4.1 Ferry Mode Share paragraph headed Whitford-Maraetai Rd Congestion is totally incorrect .

- I consider the full Santec Assessment should be peer reviewed

278.1

- PC 88 Amendment 8 Transportation Response

The section 4.1 Ferry Mode Share and the paragraph headed Whitford- Maraetai Rd Congestion

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

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Lisa Diane Robinson
Date: Wednesday, 8 March 2023 7:30:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Diane Robinson

Organisation name:

Agent's full name:

Email address: lisaandbrent@xtra.co.nz

Contact phone number:

Postal address:
85 Whites Road
Whitford
Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Whitford-Maraetai Road, Beachlands

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There is already enormous traffic congestion which will only get worse with the proposed development.

| 279.1

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

Submission date: 8 March 2023

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.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mrs Timhela Wong and Mr Michael Wong

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

Address for service of Submitter

108A Beachlands Road, Beachlands, Auckland 2018

Telephone: 0275099174 Fax/Email: timhela.wong@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 88 (Private)

Plan Change/Variation Name Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s) Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

No plans for roading improvements (i.e. increasing the number of lanes each way from one to two) apart from upgrading of some intersections.

Insufficient public transport for the increase in people. Potential impact of waste water on the environment from the treatment of the waste water.

Potential damage to the environment with excessive ongoing use of the existing bores for water. No provision for education and health & well-being facilities.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Roading improvements (i.e. increasing the number of lanes each way from one to two) all the way to and from Beachlands to Ormiston and Howick. Improved public transport both road and water. Evidence/confirm that there will be no environmental impact from the waste water treatment. Evidence/confirm there will be no environmental impact from the ongoing excessive use of the existing bores for water. Provision for education and health and well-being facilities.

280.1
280.2
280.3
280.4
280.5
280.6

I wish to be heard in support of my submission

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

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

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

03/08/2023

Date

Notes to person making submission:

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

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

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

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

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

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

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Juliet Shepherd
Date: Wednesday, 8 March 2023 8:00:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Juliet Shepherd

Organisation name:

Agent's full name:

Email address: juliet.shepherd01@gmail.com

Contact phone number:

Postal address:

168 Potts road

Whitford

Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

PC 88

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There is no forward planning for the proposal. There is already significant traffic congestion and deterioration of the roads. Increasing the size of Beachlands will be detrimental to the community itself and those surrounding.

281.1

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

Submission date: 8 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Lesley Ann Overend
Date: Wednesday, 8 March 2023 10:15:09 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lesley Ann Overend

Organisation name:

Agent's full name:

Email address: ryanandles@hotmail.com

Contact phone number:

Postal address:
66 First view avenue
Beachlands
uckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of #) & Ha South of Beachlands village in the area of Formosa golf course from Rural to future urban , residential etc...

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:

Inadequate roading infrastructure

I oppose the provisions identified above as I believe there is inadequate roading to support the current community and the significant increase in cars on the road and trucks during construction represent a safety issue and will have a significant negative impact on the community. | 282.1

A second access road is required before consideration should be given to further development In addition I believe there needs to be an assessment of the increased traffic flow through Chapel road and Ormiston road as there are limited routes available to exit the area. | 282.2

Inadequate Fire/ Ambulance/ Police/ health care facilities

Is there provision for more services as part of the expansion of the area as the current services are limited. | 282.3
282.4

School transport

Currently many children travel 20km a day to school. There are inadequate busses to ensure children are seated for the journey and I believe this is a risk with the current condition of the road if there was to be increased traffic and vehicles related to the construction of the 3000 dwellings. Provisions should be made in the education budget for a secondary school prior to the expansion of the area.

282.5

Wastewater

I am concerned that there is inadequate provision for wastewater management which would see contamination of the local beaches. Has an environmental impact study been undertaken looking at the impact of rising sea levels and the likelihood of increased coastal flooding and therefore increased risk of contamination from flooding or cyclones/ heavy weather events

282.6

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

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Shelagh O'Sullivan
Date: Wednesday, 8 March 2023 10:15:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shelagh O'Sullivan

Organisation name:

Agent's full name:

Email address: shelagh@xtra.co.nz

Contact phone number: 021373898

Postal address:
155 Maraetai Drive
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307Ha south of Beachlands Village in the area of Formosa Golf Course from rural to future urban residential

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:

We do not have the roading infrastructure in and out of the area to cope with the increase in population (and cars).

283.1

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

Submission date: 8 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Jasmine Wong
Date: Wednesday, 8 March 2023 10:30:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jasmine Wong

Organisation name:

Agent's full name:

Email address: jasminewongrandall@gmail.com

Contact phone number:

Postal address:

Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Rezoning of 307Ha south of Beachlands Village in the area of Formosa Golf Course from rural to future urban residential

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed will more than double the population of Beachlands without any upgrades to the infrastructure in the area. Most importantly the roading capacity in and out of Beachlands will be insufficient to handle the increased traffic. Traffic is already an issue at peak traffic times - in particular in and out of the Whitford village.

Additionally, the roading quality is already failing with regular potholes and deterioration of the road. Doubling the number of cars on the road will accelerate this issue into a constant and increasing problem.

Public transport has been identified as a key mode of transport for the proposed development. Current public transport options are limited and non practical with ferries often breaking down and buses taking more than 4x a car would for a trip between Beachlands to Howick. Without improvement, this will be insufficient to handle the increased population.

There are insufficient amenities to support the 3000 new dwellings the proposed will bring in

especially with regard to schools. There are no approved plans for new schools to be built in Beachlands.

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

Details of amendments: Roading and public transport infrastructure to be significantly improved.
Primary, intermediate and high schools to be built and open by the time the development is finished.

284.1
284.2

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Eddie Randall
Date: Wednesday, 8 March 2023 10:45:09 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eddie Randall

Organisation name:

Agent's full name: Eddie Randall

Email address: eddierandall10@gmail.com

Contact phone number:

Postal address:
eddierandall10@gmail.com
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307Ha south of Beachlands Village in the area of Formosa Golf Course from rural to future urban residential

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed will more than double the population of Beachlands without any upgrades to the infrastructure in the area. Most importantly the roading capacity in and out of Beachlands will be insufficient to handle the increased traffic. Traffic is already an issue at peak traffic times - in particular in and out of the Whitford village.

Additionally, the roading quality is already failing with regular potholes and deterioration of the road. Doubling the number of cars on the road will accelerate this issue into a constant and increasing problem.

Public transport has been identified as a key mode of transport for the proposed development. Current public transport options are limited and non practical with ferries often breaking down and buses taking more than 4x a car would for a trip between Beachlands to Howick. Without improvement, this will be insufficient to handle the increased population.

There are insufficient amenities to support the 3000 new dwellings the proposed will bring in

especially with regard to schools. There are no approved plans for new schools to be built in Beachlands.

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

Details of amendments: Roading and public transport infrastructure to be significantly improved.
Primary, intermediate and high schools to be built and open by the time the development is finished.

285.1.
285.2

Submission date: 8 March 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Melissa Jayne Dale
Date: Thursday, 9 March 2023 7:00:46 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melissa Jayne Dale

Organisation name:

Agent's full name:

Email address: dale_mp@xtra.co.nz

Contact phone number:

Postal address:
57 Seventh View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Beachland South Development

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Roading and ferries

286.1

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

Submission date: 9 March 2023

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Lloyd Hodge
Date: Thursday, 9 March 2023 7:45:44 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lloyd Hodge

Organisation name:

Agent's full name:

Email address: amaorican@mac.com

Contact phone number:

Postal address:
27 Omana Esplanade
Maraetai Beach
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Water reticulation.
Waste water (sewage/grey water) disposal.
Infrastructure

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I am all for change. My ancestors settled in this area over 120 years ago so they brought change also. HOWEVER, change must be implemented correctly.

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

Details of amendments: The supply and sustainability of potable water. Install/provide an adequate sewage/waste water system. Improve the abysmal road so as to reach the city in a safe and economical manner.

287.1
287.2
287.3

Submission date: 9 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Pilar Olan
Date: Thursday, 9 March 2023 8:30:54 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pilar Olan
Organisation name: Personal
Agent's full name: NA
Email address: pilar.olan@gmail.com
Contact phone number: 0210648262
Postal address:
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
PC 88 (Private): Beachlands South
Property address: PC 88 (Private): Beachlands South
Map or maps: PC 88 (Private): Beachlands South
Other provisions:

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

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

The reason for my or our views are:
The Developers do not offer infrastructure for the growth, there will not be improvements on the road, services, transport, therefore there is not beneficial on the community, this will exacerbate the traffic as there is only one exit to Whitford.

The council must take in account the opinion of the community that is already living in the area, and ask the developers to contribute with a planned amendment rather than just accept and make the developers add housing without structure, as this will create a massive problem.

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

Details of amendments: Improvements on the roads, adding more ferries and buses schedules, build a secondary and a College school. | 288.1
| 288.2
| 288.3

Submission date: 9 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Indiver Nagpal
Date: Thursday, 9 March 2023 9:45:47 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Indiver Nagpal

Organisation name:

Agent's full name:

Email address: indy@fastmail.to

Contact phone number:

Postal address:
60 Weatherly Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Private plan change process without regard to overall infrastructure development of the area.

289.1

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

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

The reason for my or our views are:

The infrastructure to support such a massive change is simply not there. There is only one road that leads in and out from Whitford to Beachlands/Maraetai. As it is, it is pretty dangerous road with a lot of traffic. Converting rural land to make way for such a big development with limited concern for the rest of the infrastructure that will support it is the biggest problem.

I know it is as an aside, but I cite this merely as an example of how infrastructure improvements have not kept pace with residential house development in the area -- Pine Harbour Marina, a key transport hub for the community is not connected by buses... And the reason is that no thinking was put into giving consent for the development around the marina and with all the development that has now gone in, buses don't connect with the marina. Again, this is just an example of how overall thinking around the development of the area for the benefit of residents suffers at the hand of private plan changes. The current plan for which I'm making the submission seems to fall in the same category.

Add to it the recent weather events in Auckland have shown that how covering up the natural areas creates a situation where climate change related events can be catastrophic.

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

Submission date: 9 March 2023

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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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Submission by Charlotte Lowe
 20 Kaiawa Street
 Beachlands
 Auckland 2018
 0274590608

Relating to
 Plan Change 88
 PC 88 (Private): Beachlands South

Date of submission
 9 March 2023

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

Areas covered in this submission:

- Transportation
- Water tanks
- Power
- Sewerage
- Other facilities

TRANSPORTATION

Allow me to paint a picture of the current scenario.

All the current commuter ferries (i.e. at peak times) are full. You have to queue up well in advance to get a spot and most times someone misses out and has to wait for the next sailing.

The ferry car parking is full most days too.

There is a planned development for multi-story residential/commercial at the marina which will remove many carparks for both berth holders and ferry parkers. There is literally no capacity for any more people to use the ferry. And no capacity for larger ferries in the marina. A small extension to the carpark (which the developers cannot control and won't fund) won't make much difference if we have another few hundred people wanting to use the ferries. (let alone thousands!)

According to the developer's information:

75% of people each day travel by car from the area.

25% either work in the area, take a ferry or travel by bus.

It is a gross error to assume that most people in the developments will use the ferry, even if there was the capacity (any increases to capacity is not in the developer's control). While it is likely some people will work in the CBD, it is not likely that both working partners in a household will do so. Most people I know work in East Tamaki, at the airport, in Manukau, in Penrose, in Howick/Botany/Pakuranga, Highbrook, and some in West Auckland or on the North Shore. The only way to get to any of these locations is by private vehicle. Take a look at the current ferry capacity, and the current populations of Beachlands, Maraetai, Whitford and Clevedon (all of whom utilise the ferry). All the other people use their cars to get to work, training or drop the kids at various schools. And both Whitford Maraetai Road and Whitford Road are already at maximum capacity in peak times (6:00-9:30 and 14:30-18:00). I mean stopped or crawling. There is NO MORE CAPACITY.

290.1

Plus – these are rural roads. We get **tractors** going at a snail’s pace, a huge amount of **trucks** coming from the quarries and landfill, and many other **industrial vehicles**. There are many **horses** and **bicycles** on these roads. Not to mention the **livestock** that occasionally escape on to the road!

See the examples below – an hour to get from Botany to Beachlands during the rush hour. It’s already beyond a joke.

Bus is not an option – look how long it would take you to get to Howick alone on the bus in the morning (1 ½ hours!). Ridiculous. The bus is stuck in the same traffic and has to make stops. No sane person would use it.

Adding in a few roundabouts will do nothing to sort these problems.

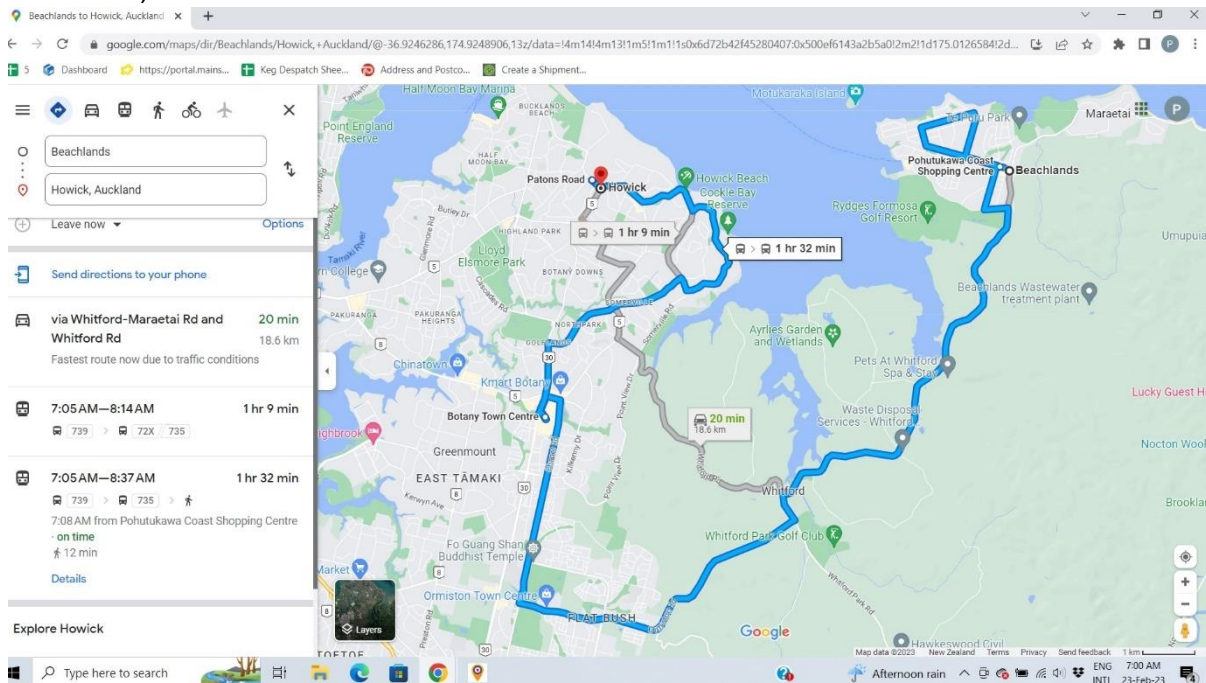
Add to this the existing Fletchers development going ahead opposite Countdown – this is already going to add an additional 500+ cars to the morning and afternoon madness. This is before the additional 3-6,000 the Beachlands South development will bring!!!

I note that the Fletchers development has somehow been approved despite not abiding by the council’s Beachlands Plan which specifies a minimum of 800 square metres per section.

I also note that the proposed Beachlands South development is much higher density. Beachlands has already been excused from being a “medium density” area due to the LACK OF INFRASTRUCTURE TO SUPPORT IT.

Bringing this many people out of the main urban area and into this country settlement will be complete nightmare for the environment. Thousands of people will spend 30-90 minutes in their car for their commute twice a day. How much carbon!? Has this been modelled?

Bus service, or lack thereof:



Lee's post



Lee Maisey

3 March at 16:34 · 🌐



What's with the traffic jam at Whitford ?

👍 14

65 comments



Jacob Kendall

Same thing happened last Friday. Thought there was a crash but its just the build up all the way from the roundabout

Like Reply 2 d



Leesha Sky

Me too!

Like Reply 2 d



Margaret Nicholls

Same as last Friday and the one before. Too much traffic!

Like Reply 2 d



Cath Jollands

Uni back. Just a busy night. Took us an hour from Botany to Beachlands.

Like Reply 2 d



Shona Stephenson

Beyond a joke . 45 mins from Somerville!!

Like Reply 2 d



Sarah Jackson

It's faster to go via Broomfields and pop out on Wades 🙄🙄

Like Reply 2 d



Shirley Johnston

Sarah Jackson lots were doing this...

Like Reply 2 d



Christine Mayo

Friday night

Like Reply 2 d



Sarah Jackson

People turning right from Whitford into Whitford Park Rd which is screwed from the roadworks. It's a nightmare. Our 5 min drive took almost 20.

Like Reply 2 d



Andrew Turner

Roadworks on Whitford rd backed up to roundabout causing traffic to back up past Broomfields Rd at 4:30pm

Like Reply 2 d Edited



Phil Harper
Roadworks

Like Reply 2 d



Rebecca Elizabeth Young
Phil Harper I never drove past any roadworks from Sandstone to Beachlands

Like Reply 2 d



Harry Dustin
Craig Heale not only does it damage my car but makes us late home. Send them an invoice

Like Reply 2 d



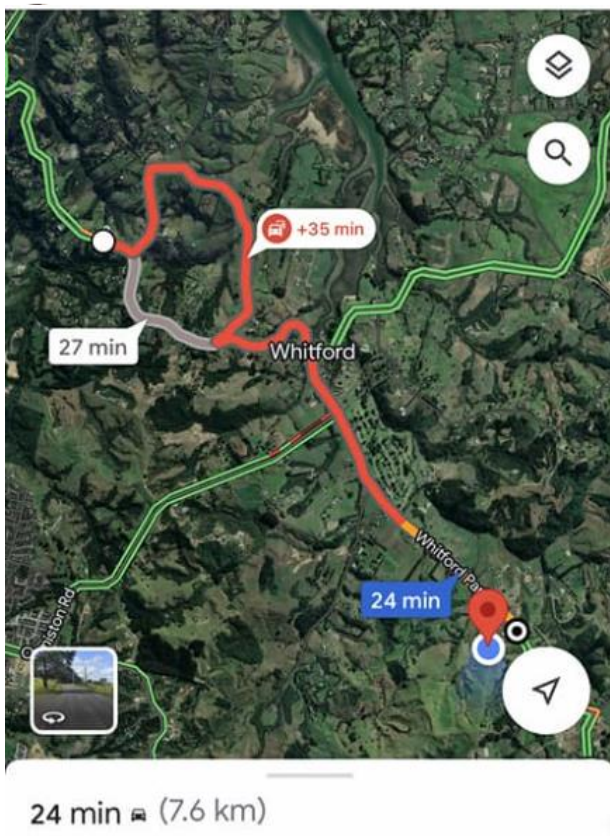
Abbey Schrafft
It happens all the time now , just the traffic at the round about in the Whitford village ... population growth 👍

Like Reply 2 d



Amy Stewart
My friend is also stuck in the traffic in Whitford who wants to no what's going on. 15 mins so far 😞

Like Reply 2 d



- Sean Omeara**
Urbanisation. Been happening a bit lately 😬 this is a reminder to put in a submission against building of 3000 new homes in beachlands.
Like Reply 2 d 48
- Des Morrow**
Sean Omeara sadly true. ...
Like Reply 2 d
- David N Julie Longstaff**
Sean it's going to be great with all those new homes and no infrastructure being done to allow for these extra cars. Just imagine another 6000 cars on the road. Oh happy days!!
Like Reply 2 d
- Gordon Rennie**
David N Julie Longstaff according to the submission from the developer 85 percent of buyers of this development will be using public transport? I wonder how accurate their crystal ball is
Like Reply 2 d 3
- Vivienne Kempthorne**
Gordon Rennie what public transport? Are they on a different planet to the rest of us??
Like Reply 2 d 5
- Miles Hayward**
Gordon Rennie I think we all know that's rubbish and typical developers lies.
Like Reply 2 d 3

Matthew Oliver
22 June 2019 · 🌐
Pig 🐷 on Shelly bay road by the top round about



WATER TANKS AND HISTORIC REGULAR SUMMER DROUGHTS

Apart from this year, since we moved to Beachlands nearly six years ago, every single summer has been a drought. No significant rain between November and March. Often when it rains in North, West or South Auckland (even the Hunuas), it doesn't make it to the Pohutukawa Coast. Our tanks do not have enough water to see us through summer, so we then rely on the water tankers to come and top us up. Except now there is so much demand that they are booked up FOR MONTHS IN ADVANCE. So the last few summers, we have had to take containers down to the Te Puru community centre and fill up one container per person in the household per trip from their tank. This is like living in a THIRD WORLD COUNTRY. As mentioned we already have the extra 230 households going in for the Fletcher development. And they want to **add another 3,000 households to queue up for water?** This is madness.

POWER

We have frequent power cuts. Pretty much every time it rains we have crashes on the road (Whitford Maraetai Road), hear the fire station siren go and about half the time the power will go out. (reducing the speed limits has done nothing to stop stupid people aiming for power poles) Do I need to remind you that **we need power to have water?** Our water pumps are a necessity. Imagine another 10,000 people being without water every time there's a fault. Nightmare.

290.2

SEWERAGE

What is being done about to manage the increase in waste? The beaches are already toxic after every rainfall.

290.3

OTHER FACILITIES

We have one medical centre for the area, and getting an appointment is near impossible. They won't have space for any more patients. It's over-full as it is. (and there's still the households to come from the latest Fletchers development). And you can forget going to Eastcare – most times lately there's been about a four hour wait.

Schooling is obviously a huge problem. The primary schools are now chucking extra classrooms on to play areas, and the bus to Howick College is an overcrowded joke. Where are an additional 6,000 students going to go?

There's also only one post office and ATM.

So if this development goes ahead, then they need to build at the very least:

- kindergarten
- primary school
- secondary school
- medical centre
- pharmacy
- groceries/supplies
- banking/postal

290.4

290.5

This existing development will already overstretch our services.



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Susan McDonnell

Paula Garrett

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

Address for service of Submitter

18, Rewa Rd
Maraetai Beach P.O. 2018

20 First View Ave
Beachlands 2018

Telephone:

0275366598

Fax/Email:

plgangel@5@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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:

- Lack of public transport. 291.1
- Lack of road improvement. 291.2
- Lack of public services. 291.3
- Concern of sewage infrastructure (continue on a separate sheet if necess) 291.4

I seek the following decision by Council:

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

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

J. M. Donnell R. G. Smith
 Signature of Submitter (or person authorised to sign on behalf of submitter)

6/3/2023.
 Date

Notes to person making submission:

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

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

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

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

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

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Christopher Redwood

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

Address for service of Submitter

4 Koro Road, Beachlands, Auckland 2018

Telephone:

0274 835-505

Fax/Email:

c.redwood@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

The current roading is insufficient to cope with the associated traffic load due to the proposed population increase.

**(continue on a separate sheet if necessary)*

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

In light of inadequate roading infrastructure to handle the proposed population increase and subsequent traffic load, Council to enforce the construction of a four lane road from Maraetai to the Chapel Road roundabout.

292.1

I wish to be heard in support of my submission

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

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

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

03/03/2023
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

*
There is only one road in and out of the Beachlands, Maraetai, Omana area and it is already suffering from peak hour congestion with the traffic load it carries currently.

There are pot holes that regularly develop, surface delamination and portions that have slumped under the weight of traffic carried. It must be highlighted that the damage to the current road is contributed to significantly by the volume of heavy vehicles that travel in and out of the area during the existing process of current land and housing development. This would only be exacerbated by the proposed development.

Every week I travel within the greater Auckland area and upper North Island and experience daily the extreme level of congestion that we face on our roads and highways and the in-efficiencies, financial costs and frustrations that this creates for both businesses and individuals. It would be extremely unwise to extend this level of congestion to the outer reaches of our city, being Beachlands, Maraetai, Omana area by not providing better infrastructure in the form of sufficient roading that could cope with the proposed increase in traffic. The proposed addition of a number of roundabouts onto the Whitford Maraetai Road would merely provide access to a single lane road that is already in poor condition and already congested with the current level of population using it. The proposed roundabouts would do nothing to ease or prevent congestion and would in fact only contribute further to it. to the point of creating potential grid lock.

statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

FORM 5

Council



Te Kaunihera o Tāmaki Makaurau

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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Bruce Martin

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

Pine Harbour Berth Holders Association Incorporated

Address for service of Submitter

186 Fisher Parade, Farm Cove, Auckland 2012

Telephone:

021 169 0382

Fax/Email:

brucesue@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Increase in ferry seating size and possible relocation of ferry terminal at Pine Harbour Marina

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

The reasons for my views are:

See attached explanation

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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



08 March 2023

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

Notes to person making submission:

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

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

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

Submission to Auckland Council about the proposed Beachlands South PPC-88 S.32 Request.

Submitted on behalf of Pine Harbour Berth Holders Association Incorporated

I make this submission as the Chairman (Acting) of **Pine Harbour Berth Holders Association Inc., (PHBHA)**, an organisation formed in 2016 to promote and protect the interests of Pine Harbour Marina Berth Holders and *inter alia* to foster and promote the safety and security of all vessels berthed at the Marina.

Currently we represent 229 fully paid up berth holders at Pine Harbour.

This view represents the views of **PHBHA**. It does not seek to represent the views of individual berth holders at Pine Harbour, who may have made their own submissions which should be considered separately.

Pine Harbour Berth Holders Association (PHBHA) - Opposes the Application

PHBHA opposes the Application for the following reasons:

The Developer's Transport Consultant, Stantec, is inconsistent in its report¹ about how an expansion of ferry services could be achieved. They suggest that that all ferries can be accommodated by the existing terminal but then also recommend supporting a new ferry terminal.

We would draw your attention to the following serious concerns about any increase in ferry operations at pine Harbour Marina:

- 1) The ferry is not a rapid mode of transport (as admitted by Stantec²). Due to Maritime New Zealand and Auckland Harbour legally mandated speed restrictions close to shore, structures and in the Inner Harbour downtown, the suggested time of ~35mins is unlikely to change.
- 2) There is no substantive terminal at Pine Harbour (only a hut for 4-5 people) – with a **AT HOP** ticket machine outside for ticket purchase and HOP card top up . Should ferry demand increase as anticipated by Stantec, provision would need to be made for ~1,000 passengers during the 2 hour morning/evening peak travel periods. Presently there is only a narrow uncovered walkway, shared with pedestrian users, at the top of the ferry pier for passengers waiting to board.
- 3) There is no detail in the **Unio S.32 Request** about such situation apart from the Stantec stating³ *“The marine conditions currently present within the Hauraki Gulf varies, with very shallow water surrounding the marina. Any relocation of the ferry terminal would require dredging of channels, which is an expensive and complex process. Therefore, the type of vessels that can operate within the current area is restricted to 200 seat vessels*
- 4) PHBHA would argue that Stantec's implication that 200 seat ferries could be introduced into the existing Marina confines without relocation of the ferry terminal, is not feasible.
- 5) Furthermore any further increase in ferry frequency, whether using current ferries or otherwise would severely impact on current berth holders access to and from the Marina in busy periods.
- 6) New 200 seat ferries –being ~5-10 metres longer than the current largest 100 seater ferry wouldn't be able to turn around after each service run within the current ferry passenger pick up/drop off confines at the end of the 'A' and 'B' pier. The Stantec Report however provides no evidence as to where the ferry operations would have to be relocated to.
- 7) Seeking to operate larger ferries within the general confines of the existing Marina would present a hazard to other berth holders and their vessels as a result of:
 - (1) more severe ferry wash;
 - (2) increased frequency of the necessity to refuel at the fuel berth;
 - (3) pressure on vessel berth holders to move their vessels quickly out of the way of ferries, which operate to tight scheduling deadlines;
 - (4) the existing safe space limitations of an already space constrained operating environment, especially in high wind situations, where boat manoeuvring becomes more challenging.

¹ Appx. 11 Integrated Transport Assessment- Beachlands South

² Appx 11, Integrated Transport Assessment- Beachlands South 3.3.2 page 22

³ Appx 11, Integrated Transport Assessment- Beachlands South 3.3.2 page 22

- 8) Operational testing would be required to prove that the larger ferries could operate safely with other boat users **in the approach channel outside the Marina** in all relevant tide and weather (wind) conditions.
- 9) The existing approach channel outside Pine Harbour Marina is both narrow and, for a number of hours either side of low tide, draft constrained, for larger Marina vessels, particularly yachts which typically have a deeper draft.
- 10) Introduction of the much larger (beamier) 200 seater ferries (~2-2.5 metres wider in beam) within the existing channel could cause significant manoeuvring problems to incoming and outgoing private vessels berthed at Pine Harbour Marina, as such vessels may be constrained from moving to the shallower side of the channel to avoid grounding (*a very real risk*).
- 11) This could potentially artificially restrict Marina berth holders' boating arrivals and departures during ferry operational hours, an unacceptable curb on berth holders use of their vessels.
- 12) To suggest that existing berth holders' use of the approach channel should be constrained beyond current limits, to permit the operation of larger ferries would be totally unacceptable to those berth holders, since they pay substantial annual Marina fees to ensure such unconstrained right.
- 13) Any alternative to avoid constraining existing users general Marina operations would require widening and deepening the channel. Sea dredging operations are extremely expensive with indicative third party dredging costs of \$150-\$180 m³., typically with dumping of the tailings at sea.
- 14) To put this into perspective the Pine Harbour Marina operator already currently undertakes ~ **\$750,000 - \$1,000,000** of dredging operations **annually** – a situation which would be further exacerbated by the use of larger ferries with more powerful engines disturbing the seabed even more than occurs with the present ferry operations, let alone requiring the other physical alterations described which would also need to be continually maintained.
- 15) The expense of this additional dredging (*to establish and then subsequently maintain a widened approach channel and any further channels that would be required to be dredged to relocate the ferry terminal outside the Marina*) obviously should be payable solely by the ferry operator, with no cost for this Transport option falling on the berth holders.
- 16) It is understood that existing **Resource Consents** for dumping of dredged materials would be inadequate for the increased volumes arising. Any effort to further increase the dumping of additional volumes in the Hauraki Gulf would likely be met with severe environmental opposition.
- 17) Getting passengers to the ferry -i.e. bus services, bus turnaround and stopping areas, parking for park and ride users would be a significant issue. The **190 Jack Lachlan Drive apartment consent** was granted based on a minimalist provision for bus turnaround. The current access road to the car park area at its narrowest point could not accommodate a bus plus any other vehicle at the same time and would almost certainly be inadequate for a much larger scale bus shuttle operation.
- 18) Another key issue would be the reverse sensitivity effects on nearby dwellings – the effects of noise and hours particularly in the area adjacent to piers A, B and C and Tui Brae residences.
- 19) Coastal inundation risk would almost certainly be a longer term risk for any permanent structures in this area
- 20) The Developer, when discussing this matter with BMO Group representatives indicated that the larger ferries could operate from the north-west end of the Marina which would mean passengers would have to walk ~10mins from the carpark and have to cross through an active marina operating Fork Lift and Travel Lift equipment (no vehicular access being available or feasible in the future). This would pose an obvious and significant health and safety risk as well as inflicting significant disruption upon existing marine haul-out, hull cleaning and launching/re-launching operations from both boats being maintained and from the dry stack. Moving the ferry pier to the north-western edge of the Marina would also possibly impinge on a wildlife sanctuary.
- 21) Boats with more powerful engines will have greater CO₂ emissions and, Stantec acknowledges that travelling at any greater speed risks endangering marine wildlife. ⁴
- 22) The Whitford Precinct, which incorporates the Beachlands South area is rural zoned. The Whitford Precinct area doesn't feature in **Auckland Council's July 2021 Housing Capability Assessment ("HBA")** for the Auckland region ⁵ presumably because the Whitford Precinct is rural zoned.

⁴ Appx 11, Integrated Transport Assessment- Beachlands South 3.3.3 page 32

⁵ S.3.25 National Policy Statement – Urban Development 2020 (NPS-UD)

- 23) The “purpose” of an **HBA** is to provide information on *inter alia* demand and supply of housing *in its urban environment* and the impact of planning and infrastructure decisions of the relevant local authorities on that demand and supply ⁶.
- 24) PHBHA would argue that before Auckland Council makes any decision whether to rezone Beachlands South for MDRS, it is incumbent on Auckland Council to seek “*information and comment*” from providers of any infrastructure, ⁷ to ascertain the adequacy/capacity of such infrastructure.
- 25) **S. 3.5** ⁸ requires a Council to satisfy itself that the additional infrastructure to service the development capacity **is likely to be available** and per **S. 3.25**, determine that infrastructure-ready status (short, medium and long term), of, (*we would argue in this case*), **this proposed new urban area**. The Developer’s S.32 Request provides no reassurance whatsoever that this new ferry infrastructure, either terminal or vessels would and could be made available, certainly at the cost they have indicated.
- 26) Since the Developer’s argument for reclassification from rural to MDRS zoning is heavily predicated upon increased ferry utilisation creating a **Transit Oriented Community (TOC)** ⁹, *stating: The proximity and accessibility to the Pine Harbour Ferry terminal as well as the magnitude and density of development enables Beachlands South to be realised as a Transit Oriented Community (TOC) – a form of high-density development* we would argue that it is incumbent on Auckland Council to undertake this HBA before making any determination on whether to reclassify Beachlands South from rural to MDRS zoning, to satisfy itself that the infrastructure required to support the future demand on those services would be readily available.
- 27) Not only would this require new passenger terminal facilities and larger ferries, but is also based on feeder bus services – presumably that would have to be provided by Auckland Transport.
- 28) Failure to undertake this analysis would constitute an egregious failure of the clearly defined planning process, particularly since the ferry infrastructure required to support the Developer’s argument for rezoning isn’t in existence and possibly won’t be in the future, due to either commercial reasons or operational constraints.
- 29) To allow this development to proceed without that certainty (*which could be difficult to achieve, given that SeaLink is an independent commercial operator and there is no evidence in the Developers’ Submission that they have obtained SeaLink’s support for its Request*) would be a serious planning failure, inflicting commuting chaos on an already overstretched service at peak operational periods, with passengers being left behind at the terminal generally entailing a 20-minute wait until the next ferry service in peak periods. ¹⁰

PHBHA seeks the following decision from Auckland Council

- (1) That the Application be declined
- (2) Notwithstanding the relief sought in (1) above if the Application is processed and granted that:
 - a. The Application would need to be significantly redesigned to place the ferry terminal operations outside the existing Marina confines on the south-west side of the Marina, to avoid disruption to both the water and land-based activities of existing berth holders.
 - b. The cost of such actions be solely to the Developer’s account, since the Pine Harbour berth holders will not gain any benefit, and arguably will be impacted adversely by the increase in such activities.

293.1

Submission at the Hearing

1. PHBHA wishes to be heard in support of our submission.
2. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

⁶ S.3.20 National Policy Statement – Urban Development 2020 (NPS-UD)

⁷ S.3.21 National Policy Statement – Urban Development 2020 (NPS-UD)

⁸ S.3.5 Availability of additional infrastructure- National Policy Statement – Urban Development 2020 (NPS-UD)

⁹ Appx 11 Integrated Transport Assessment- Beachlands South Executive Summary (pg. iii)

¹⁰ Appx 11, Integrated Transport Assessment- Beachlands South 3.3.4 page 23

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Wayne List
Date: Thursday, 9 March 2023 12:30:48 pm
Attachments: [Attachment of Submission on Plan Change PC88.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wayne List

Organisation name:

Agent's full name: Wayne List

Email address: w.list@xtra.co.nz

Contact phone number:

Postal address:
6 Omana Heights Drive
MARAETAI
AUCKLAND 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
The re-zoning of the proposed land from rural.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

- Population will almost double. | 294.1
- Infrastructure will require major improvement and is not being paid for by the developer. |
- The road access to Beachlands, Maraetai is limited and a rural road already causing problems. No plans to increase to two lanes. |
- This area is a long way from arterial routes and motorways and daily travel is required for most workers. |
- Ferries only go to the CBD and that is not where most residents work and the proposal will not solve that issue. | 294.2
- Concerns about water supply. No town supply water is piped to this area. | 294.3
- Concerned about potential waste water seepage into waterways or ocean. | 294.4
- This is a rural area. The proposal will cause major environmental change. | 294.5

Will only result in higher emissions due to greatly increased daily travel.

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

Submission date: 9 March 2023

Supporting documents

Attachment of Submission on Plan Change PC88.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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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Attachment of Submission on Plan Change PC88.

Wayne List

Transport.

The Road

There is a single access road into the Beachlands, Omana, Maraetai area. When this road is closed the only other way in or out is the Coast Road and through Clevedon.

In the event of bad weather events this access is often also closed due to slips or flooding.

The Whitford-Maraetai Road is a two lane rural road often requiring repairs. The chipseal surface seems not to be resilient enough and begins to deteriorate soon after any work is done.

When we moved to Maraetai in 2007 traffic was light.

Travel time to work near Airport was around 30minutes.

By 2016 it was 50 to 60 minutes and getting worse.

More time equals more fuel use equals more emissions.

Fuel computers in cars I have used, show a considerable reduction in kilometres per litre. When travelling slowly on this road.

This increase in traffic was due to more traffic that resulted from new housing development in Maraetai and Beachlands and Pine Harbour.

Heavy traffic also increased thanks to Manukau City Council allowing more trucks from the quarry each day, rubbish trucks using Whitford Tip are also daily users.

This high amount of heavy traffic does cause road damage and in places the truck wheels are on the centre line.

On fine summer holidays and weekends the road traffic becomes higher as the beach at Maraetai is very popular, particularly with families in South Auckland.

There are few other opportunities for these Polynesia and Maori families near their South Auckland homes.

If this Zone change was to go ahead the number of vehicles using this road will increase to a number that exceeds the numbers that qualify it for major upgrade.

It is unlikely to get the need upgrades. The Whitford bypass plan was scrapped by council some time ago.

Already cars are running off the road every week and it seems like there have been even more since the speed limits were lowered. The Road to Zero goal will be unachievable if the road is not straightened and widened and without the ditches and gravel on the shoulders.

Should we just accept that with even more vehicles on the road simple driver error will result in serious injury or death?

A development of this size will also mean many more trucks during the coming years and they will cause more damage to the road and more risk for users.

Auckland Transport is going to have some large bills fixing the damages caused by the weather events we have suffered in early 2023. It is unlikely that AT will be in a position to do the work that is required for the Whitford-Maraetai Road during and after the development.

It appears that the group seeking a plan change has no intention of funding what is needed.

The proposal indicates the Whitford roundabout will be redone with two lanes. This will help with navigation through the roundabout but will do nothing to relieve the quantity of traffic through Whitford Village, along Whitford Park Road and up Whitford Road.

I suggest that people considering this proposal drive these roads if they are not familiar with them

The corner on the bridge in the gully on Whitford Rd is very tight and narrow large trucks are right in the centre line, higher traffic flows will only make journeys to Botany, East Tamaki and to the Motorway more risky and slower than it already is at peak times. It is already quite scary.

Buses

There is a Bus service but it is not well supported because they have to loop around the different areas before heading to Botany. This means travel time is longer and if the bus is missed there is long wait for another.

This is a rural community a relatively long way from other connections. For most the bus service is simply not practical for commuting.

The Ferries

The Pine Harbour Ferry is fast and the trip to downtown Auckland is very good but only if you work in the area of central Auckland.

For people needing to travel over the bridge, South or West the ferry offers no practical use. Only a few residents and students can make use of the ferry service for daily travel.

As it is it is not totally reliable. Sometimes a ferry is cancelled for maintenance.

Often there are not enough seats so people have to wait for another. Trips are regularly cancelled due to weather, maintenance etc. There is also a shortage of qualified staff to man the ferries.

A larger ferry would not be able to use the existing facilities without major development.

Parking at the marina would need to be increased if many more people used the service.

It is all very well to hope nearby residents will walk to the ferry but when it is cold, windy and raining that is unlikely. There is no public shuttle service to the marina.

Schools

The current local schools are already bursting at the seams. There is no high school. Children are bused to school or driven in private cars.

Some residents have been led to believe that the population increase will mean the Ministry of Education will build a high school. The developer has said they will set aside land for the Ministry to purchase.

With the aging population in the Howick area there is likely to be room for more students there. It is unlikely for the Ministry to want to build a new school here for quite some time.

Even if a High School was built it would be many years away and the problem for Primary and Intermediate would be worse than now.

Water

There is no public water supply to this area and no intention to provide it due to cost. We all rely on rain water collection or bore water.

During summer peoples water tanks get low and water tanker deliveries are needed.

Other than this summer water trucks are normally delivering water every day adding to the road issue.

The developer seems to believe that bore water will be the solution for the new development but can they be sure that with the doubling of the population this won't lead to other problems.

Waste Water and Sewage

What are the guarantees that their proposal will work and that pollutants will never enter the waterways and sea.

Maraetai beaches are among the few in the region that offer safe swimming and recreation free of contamination?

Who will pay for the clean-up if there is a problem. Will the developers take responsibility or will the costs fall upon Council and Auckland Ratepayers?

Job Opportunities

Other than the actual development there will be very few new opportunities for residents.

Most will be travelling out of the area to work.

The Environment

Auckland Council declared a Climate Emergency. If this premise is accepted surely, we should be reducing the covering of land with concrete and asphalt and reducing emissions.

There will be more vehicles on the road if this zoning change is permitted.

The internal combustion engine will be here for decades to come. Electric vehicles will not be sold in enough numbers to compensate.

With developers not needing to provide off street parking home charging will not be possible unless there are hundreds of charging point outside homes or cable allowed to run across footpath

We have seen a lot of damage to roads and property from the recent summer weather pattern. Some of that damage has been caused by acceptance of developer's proposals for building based on their proposals and information in the past. Let's not make those mistakes again

Unfortunately, now that the City Council and Auckland Transport will have to fund those repairs meaning upgrading the road to cope with the huge increase from the development is unlikely.

What guarantees will this developer give that there will be no stormwater issues, sewage discharges and other environmental problems arising from their development.

Let's be honest this is not to solve housing for low-income families it is simply for these investors to make profits.

Auckland City still has land suitable for housing that is closer to rail and highways.

There are also sections all over the city that have not yet been built on.

It makes no sense to allow development on rural land that may be needed for agriculture or other environmentally friendly uses sometime in the future.

Auckland is a growing city and there has been a lot of land covered in concrete and asphalt that provides habits for wildlife and if there is truly a climate crisis it is hard to believe it is in New Zealand peoples interest to ruin even more. The Formosa Golf Course was designed to attract tourists. Sadly, it was neglected by the previous owners. It could be an asset to Auckland in the future.

Conclusion

This development proposal has little to offer for people who can't afford the homes currently available in Auckland.

It is a long way from most employment opportunities and that won't change.

This is about profits for the investors. Not people's well being or quality of life.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Dennis Raymond Bartlett

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

Address for service of Submitter

22 Weatherly Drive, Beachlands, 2018

Telephone: Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Please refer to my attached 7 pages of submission

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Please refer to my attached 7 pages of submission

I wish to be heard in support of my submission

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

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

P. R. Bartlett

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

9/3/2023

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Beachlands South Proposed Private Plan Change 88

Objections to Plan Change 88

Submitter: Dennis Raymond Bartlett, BE Civil, NZCE Civil

My objections to the Plan Change 88 are centred around the inadequacy of the existing and proposed infrastructure to cope with the development proposed by Beachlands South Limited Partnership (BSLP), in particular, but not limited to:

1. Transport and Roothing: are the main reasons why I reject the proposed development, as the solutions that BSLP suggest do not solve existing transport and roading problems, but the proposed development will add to them.

295.1

BSLP's submission is based on the assumption that any increases in public transport resulting from the development will be managed by three main improvements: Ferries, Improved Public Transport (mainly buses) and improvements to intersections.

They say:

- A. Improving the existing Ferry service will allow for (an unrealistic) maximum of 13% (by 2038) of the new population to use this service
- B. More usage of public transport such as buses will allow for up to a maximum capacity of 4 % (by 2024) of the new population to use this service.

The Ferry service is not the desired form of transport for Beachlanders as its unreliable due to weather and breakdowns and it only takes a small percentage of residents to the city, whereas most don't work there. As well:

295.2

- BSLP have stated that they will not provide any more hardstanding for additional carparking despite their development increasing the population by more than 6000 people. Their argument that the new residents will walk (10 to 15 minutes) to the ferry is not credible, as while a few may walk, I believe most will want to take their cars and not go on any proposed shuttle bus over which they have no control.
- Originally BSLP were going to increase the size of the ferries, but they realized that physical constraints on the size of the bigger

ferries would not work. Increasing the number of smaller ferries is not practical due to lack of berthing space and safety issues related to interacting with other berth holders and their vessels.

- BSLP have proposed many changes to accommodate the suggested new ferries, but many of the changes suggested are out of their control (i.e., they are controlled by what the ferry company/AT, or the marina owner want to do, not BSLP) and the amount of contribution that they proposed to fix the ferry problems is far too small.
- I believe they are unrealistic in both the suggested patronage and the remedies to make ferries a viable option.

The buses have poor patronage because they are unreliable, take too long and mainly go into the city and not to other areas of Auckland where people work. | 295.3

C. Motor vehicle users:

Cars are, and will remain, the main form of transport for people living in Beachlands and surrounding areas.

This leaves the balance equal to approximately 80% of existing transport users who travel by motor vehicle, however the BSLP submission believes any improvement to the existing road network outside of the development **is not their responsibility** and BSLP offer no financial assistance to increasing the roadway capacity by increasing the number of roadway lanes between Somerville via Whitford to the Beachlands site.

The Simpson Grierson (SG) letter dated 30th June 2022, aims, by quoting previous Case Law to justify this position, however SG are selective in their interpretations, and they do not emphasise, the subsequent comments that say **they may be required to contribute by way of financial contributions (Cl. 31) and neither should their proposal add significantly to existing infrastructure problems (Cl. 32)**

31. That follows from the Environment Court's decision in *Landco Mt Wellington v Auckland City Council*¹⁴ where one of the issues to be considered was the adverse effects on the roading network of the additional traffic generated by an application for a private plan change in respect of the former Mt Wellington Quarry (now the Stonefields subdivision). The Court held that:

[10] We need to begin this part of our decision by stating three clear premises. First, this appeal is not the opportunity to solve the traffic problems of Auckland City or even just the Tamaki Edge. The proposal stands or falls on its own merits, and its proponents are not

required to resolve infrastructure problems outside its boundaries although they may be required to contribute, by way of financial contributions, to the cost of doing so.

32. Subsequent Environment Court decisions have confirmed the approach taken in *Landco*. In particular in *Laidlaw College Inc v Auckland Council* the Environment Court referred to the *Landco* decision, holding that:¹²

Whilst we agree with the general principle that an applicant is not required to resolve existing infrastructure problems, neither should it add significantly to traffic. The question is always one of degree depending on the facts of each case. The focus must be on the effects which arise from a particular proposal. (Emphasis added)

Again this example of Case law recognizes that new proposals should not add significantly to existing infrastructure problems, depending on the facts of each case. However, with the BSLP submission they fail to address the effects of keeping the existing single lane roadway while increasing the proposed population many times.

Furthermore, but importantly, this judgement (CI 32) states:

“the question is always one of degree depending on the facts of each case. The focus must be on the effects which arise from a particular proposal”.

This is extremely relevant to Beachlands and the BSLP proposal, because unlike any of the Case law stated, Beachlands by its geographical position, having only one road in and out to gain access to the site; I believe makes it **UNIQUE** when compared to any other example stated in SG’s case law, the relevance being that in all other cases the public had several roads to gain access to the site, unlike at Beachlands.

I am unaware of any other current similar roading situation in Auckland where there is only **ONE** two lane road from Somerville to Whitford roundabout to Jack Lachlan Drive, which is already under pressure, serving a proposed expansion of 3000 new dwellings.

I believe, Whangaparaoa Peninsula is the nearest similar example; however, it is no longer two lanes, but now served by a 3rd central “Dynamic Lane” (which could be a solution for Beachlands?)

Devonport (Lake Rd) has also been suggested as comparable, however Devonport (Lake Road) has other road access, for parts other than the existing main road and they are not proposing building 3,000 new dwellings in Devonport.

In our case BSLP say it's not their responsibility and they attempt to ignore the uniqueness of Beachlands location.

This is not acceptable and BSLP's proposal should be rejected until it recognises that the previous case law is not totally relevant to our case (because of Beachlands unique geographical position and existing roading problems) and even if some of it was relevant, I believe that they (or via CIP.) should be contributing (significantly) to the improved roading required – not just upgrading of intersections as they currently propose.

295.4

As a resident living in Beachlands, this roadway network is already under strain with long traffic queues, particularly between 7.30am to 9am and 4pm to 6.30pm and this does not allow for the traffic generated by the new 300 house development near Countdown in Beachlands, imagine what it would be like with more cars from the BSLP development?

The UNIO report dated 31st March 2022, page 19 item 5.3

acknowledges: "It is understood that Whitford-Maraetai Road is currently operating at or near capacity".

My other reasons for rejecting the development in its current form are:

2. Intersection improvements, Traffic Modelling and Dynamic Lane:

This aspect of BSLP's submission needs to be 100% correct, as it is the cornerstone to their solution for solving the existing and future traffic problems, resulting from BSLP's development.

BSLP's traffic modelling is based on using SIDRA software. This software is mainly used for modelling intersections and it does not measure congestion along the corridor, instead there are micro simulation software packages available that provide network and corridor performance, which I believe has not been done using this type of software for this site. This needs to be done to get a true picture of the traffic modelling for Beachlands.

I believe a solution to the traffic problems at this site maybe to create a "Dynamic Lane". This is a third, usually central lane, that is used to handle the peak flows in either direction and as has been successfully used on the Whangaparaoa Peninsula.

3.Costs and CIP/IFF Funding

There is inadequate information and detail contained in the documents to assess the costs of the Intersection improvements or any of the other costs included in the \$75 Million Estimated Transport & Ferry External to BSLP costs. 295.5

The CIP-IFF Funding model is a mechanism where CIP act as facilitator to obtain the funds from the market, not just from BSLP.

As qualified civil engineer with over 40 years' experience in costing major civil projects, I believe the values given to be very light and the scope of work covered by the CIP/IFF funding is not well defined as well as being ambiguous.

These costs require further scrutiny, which I would be pleased to do if provided with the necessary information.

Referring to UNIO Response (dated 6th October 2022) to Clause 23 Request for Further Information P9, Unio's response says the \$75m will be used for:

The \$75m plus any connection fees is proposed to fund the following: ▪ Transport upgrades identified within the plan change as these are determined by the transport assessment as being attributable to the effects of development within the plan change land. This may also include some localised interim public transport feeder services ▪ Ferry service improvements ▪ Wastewater network ▪ Water supply network ▪ Stormwater network. Overall, it is considered that sufficient information has been provided to respond to this infrastructure funding query.

However, there are no funds identified in the list of costs making up the \$75M for:

▪ Wastewater network ▪ Water supply network ▪ Stormwater network.

And the reply goes onto say:

• Approximately \$75m of infrastructure funding levied per apartment and house appears to be reasonable; and • The balance of infrastructure costs for the Live Zone land will be funded from infrastructure connection fees to BSLP's wastewater, water supply and stormwater infrastructure.

It appears as though BSLP/Council? intend to levy the apartment and house owners for these costs, though it is unclear if any levy /rates increase will be applied to existing Beachlands rate-payers for any costs associated with this development?

My understanding is that BSLP will only be contributing \$16M of the

\$75M being for their contribution to the Ferry Services and associated infrastructure?

This is a totally inadequate contribution to a development of this size. Much more work needs to be done on these costs plus any additional costs to improve the existing two-lane road and BSLP should be required to contribute substantially to any improved transport costs.

4.Size of the proposed Development:

At 307 Ha this development is as large as the existing Beachlands area and it would be one of the largest developments in Auckland, without the necessary infrastructure to support it.

At this stage, only a very reduced area of development, if any at all, should be approved until the necessary infrastructure is in place to support the development

295.6

5.Flood Risk and areas Subject to flooding:

Given our recent unprecedented States of Emergency and extreme damage and hardship brought about by rushed developments on flood plains (as this site contains), without the correct infrastructure in place. I believe a stop should be put on this development until an independent review of these type of developments (as Proposed by our Mayor Wayne Brown), is carried out.

295.7

6.Programme of the Works:

It is unclear to Beachlands residents what the programme of works would be as no programme is provided, other than tentative dates on the \$75 million CIP/ITT contribution list?

In order to assess the effect on the Beachlands Community further information is requested from BSLP.

295.8

7.The existing Ferry Terminal's size /location and being classified as a Transport Hub:

BSLP's development plans depend on the ferry terminal being classified as a Transport Hub, as under the new planning rules, this allows them to build tall apartment buildings, provided they are within walking distance of a

Transport Hub (in this case, they say the Ferry Terminal).

The existing ferry terminal was located and sized on Beachlands without consideration of the effects rezoning of 307 Ha of rural land for 3000 more dwellings.

I do not believe that the existing ferry terminal should be classified as a transport hub, for the following reasons:

- it is of insufficient size and location to safely handle the proposed additional ferries for the projected increased passenger capacity.
- due to its current and projected low passenger usage.
- though the population will increase significantly (6000 or more) if this development proceeds, no new carparking will be provided at the existing ferry terminal by BSLP.

In order to handle the projected increased passenger numbers, I believe a new ferry terminal needs to be built, possibly near the end of the existing breakwater, which would be at considerable cost and put the transport hub outside of the requirement to be within walking distance of the proposed housing.

295.9

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sandita Singh
Date: Thursday, 9 March 2023 1:30:48 pm
Attachments: [Submission to Auckland Council.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sandita Singh

Organisation name:

Agent's full name: Sandita Singh

Email address: deeta100@gmail.com

Contact phone number:

Postal address:
60 Eighth View Avenue
Auckland
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
The entirety of 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 refer to attached pdf letter

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

Details of amendments: see attached file

Submission date: 9 March 2023

Supporting documents
Submission to Auckland Council.pdf

Attend a hearing

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

Declaration

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

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

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

No

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

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60 Eighth View Avenue,
Beachlands
Auckland 2018

9 March 2023

To Whom It May Concern

RE: Plan change number 88

Plan change name: PC 88(Private): Beachlands South

This is a submission on the abovementioned proposed plan change (“the Plan Change”) to enable the proposed Beachland’s South Development (“the Development”).

I am opposed to the Plan Change unless the following recommendations are adopted. The key area of concern is the current infrastructure (transport, schooling, medical, wastewater) is at capacity and inadequate solutions for improving the infrastructure and sources of funding to implement this have been considered and/or proposed as part of the submission for the plan change by Beachlands South Limited Partnership.

Given the significant improvements to the wider infrastructure required, Beachlands South Limited Partnership cannot be expected to implement this alone. There needs to be a clear infrastructure investment plan from Auckland Transport, Watercare, Auckland Council, Ministry of Education and potentially other areas of central government to allow for improvements in infrastructure around the Beachlands, Whitford and adjacent areas to facilitate and support the increased population following the proposed Development.

My comments and recommendations are detailed as follows:

Infrastructure

Transport

The existing roading and ferry network is currently at capacity, as acknowledged in the Integrated Transport Assessment Report¹ (“the Transport Report”):

However, the existing network (roading and ferry) is under capacity and does not sufficiently meet demands. The existing ferry terminal location and marine conditions place constraints on vessel size and capacity, meaning that passengers are currently getting left behind.

The Report then acknowledges that “Beachlands South has the unique opportunity to invest in an already established ferry network to meet future growth demands, reduce the reliance on cars and adhere to government strategy.”

One of the key concerns is the inadequacy of the investment proposed by Beachlands South Limited Partnership during the plan change submission and the wider impact on the Beachland’s community, given the increase in number of residents following the proposed Beachland’s South Development

296.1

- Ferries

While the Transport Report recognises a provision for increasing ferry capacity, it is unclear when this will occur. Anecdotally, I note that obtaining weekend ferry services has taken a number of years to occur following discussions with Auckland Transport.

Further while Beachland South Limited Partnership, will provide a contribution of c\$16m towards improving the ferry service, there has been no agreement or at least a plan with Auckland Transport

¹ pc88-appendix-11-integrated-transport-assessment Report:

as to its facilitation, and the amount of funding for operations that will be required annually and presumably provided by Auckland Transport.

Recommendation: a clear plan with agreed milestones and timing is agreed with Auckland Transport on the increased provision of ferry services prior to the commencement of the Development, or at least once the first stage of the Development is complete. | 296.2

I also note that ferry services are cancelled due to adverse weather conditions, which appear to be on the rise in recent years. The alternative is a replacement bus to Auckland City or private car which will increase further stress on the Whitford-Maraetai Road which, as acknowledged in the Transport Report is already at capacity and would not be consistent with the sustainability aims of Auckland Council to reduce emissions. Ferry cancellations and the provision of alternative transport was not acknowledged in the Transport Report.

- **Roading**

The Whiteford-Maraetai Road is a rural arterial road and is not the safest. Sandstone Road leading into Flatbush also currently requires significant improvement. There are no to limited street lights on these roads.

Without significant improvement and extending these roads to 4 lanes the Development will provide stress on roads that are already at capacity and with more commuters, the likelihood to crashes and fatalities increases. As noted in the Transport Report, 80% of Beachland’s residents rely on private transport.

Further, the increased number of vehicles on the roads will increase emissions, which is inconsistent with Auckland Council’s and the central government’s approach to reducing emissions.

Beachland South Limited Partnership has no solutions regarding the main arterial road and I note that Auckland Transport currently has no funding to improve the roads. The proposed funding contribution of c\$75m for roading is earmarked for improving intersections in and around the Beachlands area and certain roundabouts, which does not address the concerns regarding the main arterial road.

Recommendation: A detailed plan should be completed prior to the Beachland South Development commencing with Auckland Transport and/or central government regarding the improvement of the roads, source of funding, timing and completion of such development, which would require a significant amount of funding and will potentially take a number of years to complete given the length of the roads and complexity involved. | 296.3

Wastewater

I understand Beachland South Limited Partnership will implement a wastewater management system for the Development. While implementation of a new wastewater management system is welcome (as the current Beachlands-Maraetai wastewater treatment plant is at capacity), I understand that Watercare have raised certain concerns regarding the proposed wastewater management proposed by Beachland South Limited Partnership.

Recommendation: that any concerns raised by Watercare are adequately addressed prior to the commencement of the Development. | 296.4

School

Although the documents to the plan change acknowledge making a provision for a school there is no agreement with the Ministry of Education to actually build a school. That said, based on page 67 of the Plan Change Request, meetings held with officials from the Ministry suggest strong support for the school.

Recommendation: a school will definitely be required following the increased growth in population. An acknowledgement from Ministry of Education and potential timing of school development would | 296.5

be reasonable, although I acknowledge this may subject to the Ministry of Education's own procedures and assessments.

Yours sincerely

Sandita Singh

Current resident of Beachlands

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Darryl Hicks
Date: Thursday, 9 March 2023 3:00:51 pm
Attachments: [Formsa.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Darryl Hicks
Organisation name:
Agent's full name:
Email address: darrylhicksnz@gmail.com
Contact phone number:
Postal address:
228 Jack Lachlan Drive
Beachlands
Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88
Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Sustainable
Property address: 110 Jack Lachlan Drive
Map or maps:
Other provisions:

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

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

The reason for my or our views are:
The current qua plane level is already dropping and if the level goes low enough the sea water will containate

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

Details of amendments: I dont feel the quaplane that Pine Harbor Living is drawing water from is | 297.1 sustianable

Submission date: 9 March 2023

Supporting documents
[Formsa.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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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Hi

I have concerns about the water table is not sustainable as supply from Pine Harbour Living as the water table even at the moment is dropping by about 1 meter a year , I should know as I have a water bore on the same aqua plane , and have had to add length to my pick up pipe I suggest the the water table is monitored even now , as the level is not sustainable

Pine Harbour Living already to supply the water at the new development
at Beachlands Residential Development -
109 Beachlands Road, Beachlands

I also have concerns about how close the 2 or 3 story buildings are going to be existing houses that are already on Jack Lachlan Drive (228 & 230) as the mound of dirt behind these house house are the dredging from when the mariner was built , and they propose to build 2 or 3 story building on it.

To remove the dregdings with big earth moving machinery may cause damage to the houses or retaining walls , as at the moment there is no cracks etc on these houses or retaining walls . To replace the fill using compactors etc will sending vibration though the houses , causing damage .

The storm water run off we have coming over the retaining walls at the moment (in the one in a hundred flood year , which is every other year) is substantial , that the proposal shows no improvement , from the before and after pictures of the storm water pictures .

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Linda List
Date: Thursday, 9 March 2023 5:00:53 pm
Attachments: [Private Plan Change PC88 Beachlands South.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Linda List

Organisation name:

Agent's full name:

Email address: lin.list@xtra.co.nz

Contact phone number:

Postal address:
6 Omana Heights Drive
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Beachlands South

Map or maps:

Other provisions:

The condition of the roading in and out of Maraetai	298.1
Bus and Ferry Servicing	298.2
Emergency Services, Doctors and Policing	298.3
Schools	298.4
Water, Waste Water and Sewage	298.5
Job Opportunities	298.6

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

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

The reason for my or our views are:

The proposed zone changes offer little to the current or future community as the developers have not given any satisfaction in the upgrading of roads or other transport arrangements.

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

Submission date: 9 March 2023

Supporting documents
Private Plan Change PC88 Beachlands South.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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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Private Plan Change PC88 Beachlands South

My understanding that the above plan change, in the first stage, would result in approximately 3,000 more dwellings or 10,000 people in the Beachlands Maraetai area. The second stage is unknown to me.

Transport and Rooding

Rooding

The Beachlands and Maraetai areas are served by a two lane rural road. This rural road is often requiring repairs and is often reduced to one lane. It is also not unusual for the road to be closed due to accidents. From my residence in Maraetai to the Whitford roundabout is 11kms. When the road is closed due to an accident the route via the Coast and North Roads through Clevedon is 27kms.

In the event of bad weather slips block the Coast Road making it dangerous to transverse.

The Whitford Maraetai Road is not in a condition for any further increase in usage without a major upgrade before the development begins. Additional heavy transport and trucks will bring further danger to using the road and if not upgraded prior to the development will deteriorate rapidly, especially in winter conditions.

As the road is, without upgrades, and the alternative way out not reliable, it is not viable for the development to proceed bringing an anticipated double the amount of traffic. Making a roundabout two lane and installing traffic lights is not upgrading or enhancing the quality of the road.

Buses

The bus service currently travels through Maraetai, Beachlands, Ormiston Town Centre before reaching its destination at Botany Town Centre. This journey takes between 50 minutes and one hour depending on traffic and any delays due to roadworks. The journey commences on the hour, every hour.

Will Auckland Transport run another bus service or will the current service be extended into Beachlands South thus making the journey even longer for those who board the bus in Maraetai.

Comparatively, the journey takes between 20 and 25 minutes now in a private vehicle so any additional time tiki touring around Beachlands South will make the service from Maraetai so long it will be unusable.

The service to Botany is the connection point for other services and is not well supported because of travel times, these will be exasperated without AT running a separate service.

Ferries

The Pine Harbour Ferries are well supported despite the drawbacks experienced by commuters. What commitment is there from Auckland Transport to service the commuters better before the development commences. Drawbacks experienced are lack of car parking, lack of undercover waiting areas, size and capacity of current ferries, breakdowns due to maintenance, cancellation of services due to staffing issues and arrangements of alternative ways to travel when cancellations occur because of bad weather.

The ferry goes to only one destination, which is the lower end of Albert Street in Auckland City. What plans does Auckland Transport have to travel to other destinations. Not everyone works within walking distance of

Beachlands South Ltd Partnership are very vague about upgrading of the marina and ferries. The upgrades to the marina and the ferries need to be made before any development commences or they will be tens of years away and no care or responsibility from BSLP who won't care once they have made their money.

Emergency Services, Medical Centres and Policing

What arrangements will be made for additional emergency services. Our first responders are volunteers. The Community Watch team are volunteers. Let us hope residents of the 3,000 extra dwellings will also volunteer, or will doubling of the population entitle the area to some permanent staff.

It is already hard to get a doctors appointment with the Medical Centre advertising for a General Practitioner. What strain will an additional 10,000 people put on not only the Medical Centre but on the people who are already waiting too long for appointments.

What about police. More people leads to more trouble. Will New Zealand Police commit to being open longer hours and weekends.

Some planning needs to be in place for these vital community services with dates and expected outcomes very clear and obtainable with the developers answerable if the outcomes are not met.

Schooling

Beachlands South Limited Partnership say they are making land available for a school. No doubt a school will be required but what commitment is required now from the Ministry of Education? Does the Ministry of Education buy the land from the Developer, if not, how long does the developer hold the land for the Ministry to build a school.

How do we know if the Ministry of Education will instead utilize better schools in Howick or Ormiston. What reassurances can we expect a school will go ahead and within what time frame?

Water, Waste water and Sewage

There is no public water supply to the Beachlands Maraetai area and water is collected by property owners in tanks or drawn from bores. If Beachlands South relies on bore water for an extra 3,000 dwellings or about 10,000 people, will the existing aquifer be sufficient.

Have Watercare agreed to make waste water and sewage treatment available for the development.

Will the rest of the ratepayers of the area have to contribute to what should be part of the development cost?

There is a lot of uncertainty in this area that needs to be ironed out before any consent is given to change the zoning of the land.

Job Opportunities

Beachlands South Limited Partnership advise the light industry and retail activities will generate approximately 1,000 jobs.

1,000 jobs is 1,000 full time equivalent jobs, not 1,000 part time jobs of only an hour or two a week. What is their obligation to ensure this happens and over what period of time?

Conclusion

Mainly, the roads into and out of Beachlands and Maraetai need major upgrading before any further development takes place. There is no evidence that the proposed dwellings will use public transport, thus putting more pressure on the road into Beachlands and Maraetai. The intersection upgrades will do little to better the roading.

This request for changing of zoning does little for the community as in emergency services, doctors and policing

There are too many grey areas, as in they are in talks with this organisation or that organisation and organisations that are supportive. We need firm agreements before any zone changes are made.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mrs Sinikka Diane Boshoff

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

Address for service of Submitter

8 Tui Brae, Beachlands 2018 Auckland

Telephone: Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number	<input type="text" value="PC 88 (Private)"/>
Plan Change/Variation Name	<input type="text" value="Beachlands South"/>

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

See attached separate sheet

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation


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

See attached separate sheet

I wish to be heard in support of my submission

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

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


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

Date 8/3/2023

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

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

FORM 5 – The reasons for my views are:

1. This proposal, if approved, will impact forever the identity of Beachlands as a rural community and the fabric/character and visualisation of the Beachlands Village. The one new apartment building in Pine Harbour is being used as a precedent and the developer claims that they are “matching” existing typologies in Beachlands. This is rather disingenuous as there is one apartment building amongst hundreds of single residential dwelling units. If their development was to be in keeping with existing typologies then it would be made up of primarily single units. The transition from low density, single dwelling units, to higher densities needs to occur gradually and thus any development should rather be terrace houses no more than 2 or 3 storeys and most definitely not apartment blocks. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.

2. Transport - Currently the Marine precinct in the proposal will accommodate the majority of apartment blocks. According to the developers this is because this is the area closest to the ferry terminal which will allow those living in the apartments to live within walking distance of the ferry. What they have not addressed is that the ferry is already at full capacity to accommodate more passengers. They make the claim that the ferry facilities will be upgraded over time but there is no clear agreement that either AT or Pine Harbour are investing in upgrading the ferry terminal. Large ferries are not able to enter the small terminal. What other options will there be? If they say there will be buses then their argument to consolidate all the high density housing in one precinct does not make sense and indeed it would be better to have high density housing located along the full length of the proposed Spine Road which will run through the entire development. This means residents in this new development of around 3,000 dwellings will have to rely on cars, adding potentially another 6,000 cars on the road which is also at capacity. There is one road in and one road out of Beachlands which is not going to be upgraded either as per the statements from AT in the next year or two. This poses a huge risk to people's safety as the roads will be congested and the developer is only investing in the intersections at Whitford and Beachlands.

3. Water - There is no clear information on whether the existing infrastructure ie. water, waste water, could accommodate such an extensive development. All the plans seem to mention is that infrastructure will need to be upgraded but it does not say who will be responsible for doing this, who will pay for this and when this will happen. The water plan they have should be properly considered and well developed wastewater system is required and one that is flood proof. Who will pay for the wastewater drainage etc. if this plan does not work? Floods, slippage etc is also something that is not clear in the proposal. We live in the adjoining houses below the golf course and if there is high density housing, we need to ensure our houses are protected from any slips, flooding etc. - we don't want a repeat of Hawkes Bay or other Auckland areas from recent times.

4. Power - from my understanding the current power supply will not cope with such an extensive development. Once again, I could not find relevant substantial information in their proposal.

5. Schools - there is an area set aside for a school according to the developer. However, MOE have not confirmed any school and this is once again a concern as all these children will need to go to schools outside of Beachlands resulting in more traffic along this Beachlands-Maraetai Rd and impacts Howick, Flat Bush and other surrounding areas.

6. Emergency services - currently a volunteer fire service exists in Beachlands, no A&E and no manned police station. If there is an emergency, we have to rely on surrounding areas emergency

services coming out to incidents. The closest A&E is in Botany and this is also at capacity with min 4 hours wait.

If the proposal is not declined, then amend it as outlined below:

1. The transition from low density, single dwelling units, to higher densities needs to occur gradually and thus any development should rather be terrace houses no more than 2 or 3 storeys and most definitely not apartment blocks.	299.1
2. The Beachlands-Maraetai Rd needs to be changed from 2 lane to 4 lanes to accommodate the increased traffic.	299.2
3. Water plan needs to be reviewed again, stormwater, flooding plans all need to be reviewed.	299.3
4. Power supply needs to be upgraded.	299.4
5. A school needs to be confirmed or the road needs to be upgraded to accommodate the large increase in traffic.	299.5
6. Emergency services need to be put in place to address higher traffic accidents and other emergencies, policing for a higher population needs to occur.	299.6
Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and re develop the area in the rezoning application.	299.7

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michael Good
Date: Thursday, 9 March 2023 6:00:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Good

Organisation name:

Agent's full name:

Email address: michael.good@xtra.co.nz

Contact phone number:

Postal address:
60 Maraetai School Road
Maraetai Beach
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

I have a general concern that the development proposed by PC 88 Beachlands will create social and economic hardship for the current residents. The area has developed without the necessary infrastructure and has a large teenage group without any facilities. The Doctor has a long waiting list which can be up to 4 weeks just for an appointment. Schools are struggling to meet demand. The country road is a mess and in poor condition. The4 area is very vulnerable to any natural event that damages one or both of the roads into the area. There is no reticulated water and local sewerage disposal systems are vulnerable to weather, ref the recent failure in Whitford. I hope that we can learn from unfortunate recent events and put people at risk to accommodate what is clearly a business venture that will profit a business at the expense of residents.

300.1
300.2
300.3
300.4

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:
Based on common sense

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

Submission date: 9 March 2023

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.

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