

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kate Saunders
Date: Friday, 2 February 2024 9:45:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Saunders

Organisation name:

Agent's full name:

Email address: katejanesaunders@yahoo.com

Contact phone number:

Postal address:
61a Alverston St
Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

1. lack of provisions for schools
2. lack of enough open shared spaces, for the population going in.
3. Underhanded way they've decided to demolish Sanctuary community gardens, despite the 2018 sale and purchase agreement between Unitec and the Crown specifically stating the area was to be preserved (clause 25.4 of the agreement).

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. Ridiculous not to include a provision for schools. There is an estimated 11,200-12,600 people who could be living on that site, Waterview primary can't take that influx. Waterview Primary tried to get more land but AT sold the land next to the school to Ockham, so now it's land locked and can't ever expand.
2. The proposed public open space and green space proposed seems small for the population that is going in there. Housing is important and necessary but should align to the design principles of building new neighbourhoods that are a joy to live in and build a sense of community. We used to use the green space on the weekends as a family but now it's gone. So this plan is also taking away surrounding suburbs previously utilised green space, and that's before the additional changes.

201.1

201.2

2b. In addition the Sanctuary Gardens have been proposed to be bowled. Actually outrageous - the land was sold with the clause that it should stay due to being of significance and a community space and now it's just being bulldozed over for profits. This is despite the 2018 sale and purchase agreement between Unitec and the Crown specifically stating the area was to be preserved (clause 25.4 of the agreement). This makes me so angry, the underhanded business practices which have been used here, with no consequences.

3. It appears like short-sighted planning of the space by the developer - its a minimum viable proposition to get it over the line at Auckland Council and doesn't actually take into account the overall general health of the community that is going to go in there, or that of the surrounding suburbs. Or the infrastructure that is available outside of the new suburb that it will "borrow". I'm all for getting housing in, but it has to have green spaces and not be a burden on already struggling bordering suburbs infrastructure (on street parking, sewerage, water, flooding, education system, green spaces.)

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

Submission date: 2 February 2024

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.

Summer splash pads are calling.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Cameron Nicholas
Date: Friday, 2 February 2024 9:45:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cameron Nicholas

Organisation name:

Agent's full name:

Email address: cam.nicholas@gmail.com

Contact phone number:

Postal address:

5 Hawea rd
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Do not like the proposed changes. Being rushed through without enough consultation

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:

Lack of infrastructure, no new school, building too tall, removal of too many mature trees and community garden

202.1
202.2
202.3
202.4
202.5

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Iain Oliver
Date: Friday, 2 February 2024 9:45:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Iain Oliver
Organisation name:
Agent's full name: Iain Oliver
Email address: iainoliver@xtra.co.nz
Contact phone number: 021400325
Postal address:
14 Rhodes Avenue
Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Activity table development A27, A28, A29 and associated assessment criteria regarding the extension of the existing southern roads into the precinct public open space

Property address:

Map or maps: 1334.10.1 Te Auaunga: Precinct plan 1

Other provisions:
Southern roading connections. Integrated transport assessment. Public open space

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 clarity. Concern that the connections will create a rat run, Neither the existing rules nor those proposed in the plan change specifically prohibit vehicle access between the existing southern roads and the proposed northern roads. I feel that the precinct provisions should explicitly rule out any connection between the northern / central areas and the southern extensions to the existing southern roads. Walking and cycling tracks / connections still to be provided for. There is a lack of clarity and ambiguity about how and when streets to the south of the site (Including Rhodes, Raetihi and Mark) will be affected by the change in land use, various construction stages (including construction traffic) and traffic management. The number of dwellings has increased dramatically whilst the number of allocated parking spaces has remained unchanged. What steps are to be taken to mitigate spillover parking into these streets and how will it be enforced? What actions will be taken to offset the impact on local educational facilities (already nearing max capacity), local

203.1

203.2

203.3

amenities, public spaces and community facilities? There is a lack of clarity regarding the nature of and timings for the existing Mt Albert bridge and level crossing on Woodward Rd. With such a huge increase in proposed dwellings (and associated traffic volumes), the existing structures and southern roading falls woefully short in meeting any increase in volume (it is barely adequate as of now). None of these critical components have been addressed in the Carrington Rd upgrade proposal

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

Details of amendments: As per "The reason for my or our views are".....

Submission date: 2 February 2024

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.

Summer splash pads are calling.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Elizabeth Hill
Date: Friday, 2 February 2024 9:45:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth Hill

Organisation name:

Agent's full name:

Email address: liz.hill@outlook.com

Contact phone number:

Postal address:

Mount Albert
Auckland 2025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Unitec increase in dwelling area plication

Property address: Unitec

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 increase in dwellings without any apparent additional infrastructure is concerning. In particular not additional schools added

204.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Rebecca Mora
Date: Friday, 2 February 2024 9:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Mora

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
65 Wainui Avenue
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
All of it. Why so high?

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:

It will result in an overpopulation of the area, and significantly lower land value

| 205.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Esther and Ross Vernon
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Esther and Ross Vernon

Organisation name:

Agent's full name: Esther Vernon

Email address: esther.vernon@gmail.com

Contact phone number: 0211093490

Postal address:
38 Walker Road
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Wairaka Development: Please keep the name as Wairaka. | 206.1

We oppose 27m high building that your plan. These buildings should be no higher than 4 levels. | 206.2
Otherwise the area will become too densely populated.

We would like to see another grocery store, Yes new world is coming to Pt Chev however with 14K more people, the area will need another grocery store as PT Chev Countdown and Mt Albert P&S are already maxed out. | 206.3

We would like the urban sanctuary to remain in FULL in it's present state. It is a beautiful, peaceful open area and should remain so. | 206.4

We would also like to see another school , the current schools can not take an additional 1000 students. | 206.5

We would also like to see the LIBRARY restored back into the area! Very important for a community to have libraries and at the moment there is NO LIBRARY!! So either rebuild or incorporate a very large one like the one in Herne Bay or the lovely one in Whangaparoa into this precinct. | 206.6
The development appears to be hell bent on densely populating the area without consideration for community facilities such as grocery store, libraries, dr offices, and schools. We want community not a ghetto.

Property address: Plan Change 94 Wairaka Development

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 proposed density plan is too high, and add entire suburb to an area that is already struggling with traffic. Good luck if you think people will not use or have cars! AT is not up to the job so don;t count on everyone using buses and trains. We use the train regularly and it is often not working or cancelled. Density should be set at 3,000 new homes instead of 6000 as proposed.

206.7

The building heights also need to be lower, and your open space allowance needs to be greater.

10m set back from Oakley creek is not enough. There should be a 30m reserve around the creek and it should be a park like it is now, with trees and a walkway.

206.8

We would like an area zoned for education and library facilities.! The area is lacking in community facilities, and WSH and Avondale are high schools that are at capacity.

Just NO to the highrise ghetto building blocks!!! New Lynn is a great example of ghetto gone wrong. Just NO

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

Submission date: 2 February 2024

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.

Summer splash pads are calling.

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Joanna Spratt
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Joanna Spratt

Organisation name:

Agent's full name:

Email address: Jospratt@yahoo.com.au

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Wairaka precinct

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 green space proposed is below minimum WHO standards. There is no consideration of the greater number of people the plan changes would accommodate and their impact on surrounding physical and social infrastructure. I support increasing homes for people and intensification but it needs to be done in ways consistent with minimum health standards and in consideration of whether roads, schools, water systems, etc can support intensification or be upgraded to do so.

207.1

207.2

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Tim Farman
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Farman
Organisation name:
Agent's full name:
Email address: timba_darman@yahoo.com
Contact phone number:
Postal address:

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Pc94
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:
Traffic issues

| 208.1

I or we seek the following decision by council: Decline the plan change
Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Eileen Su
Date: Friday, 2 February 2024 10:00:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eileen Su
Organisation name:
Agent's full name:
Email address: eileensusu@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan change 94-education facilities

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:

Should built primary schools to serve this big and new community and population, while the nearby schools are already very full.

209.1

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

Details of amendments: Should built primary schools for this big community and population, while the nearby school are already very full.

Submission date: 2 February 2024

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.

Summer splash pads are calling.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Indiana
Date: Friday, 2 February 2024 10:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Indiana

Organisation name:

Agent's full name:

Email address: indianamturner@gmail.com

Contact phone number:

Postal address:

1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

My submission is about the connection of the development with Mark Road.

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:

Mark Road is currently a quiet residential road with a cul-de-sac. The connection of the development to Mark Road would mean this quiet road would change for the worse. It would become busy with constant traffic (especially during peak hours), the street car parking would be filled up by the new neighbours, and the street's safety would disappear.

I ask that the development NOT be connected to Mark Road and that Mark Road remain a cul-de-sac with NO connection to the development. This will mean that Mark Road remains quiet and safe rather than becoming a through road that hundreds of cars will drive down each day.

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

Submission date: 2 February 2024

Attend a hearing

210.1

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Anke Blundell
Date: Friday, 2 February 2024 10:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anke Blundell

Organisation name:

Agent's full name:

Email address: anke.ballmann@gmail.com

Contact phone number:

Postal address:

7A Lynch St
Pt. Hebalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

PC94

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 infrastructure, school, green space

| 211.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Philippa Wright
Date: Friday, 2 February 2024 10:30:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philippa Wright

Organisation name:

Agent's full name:

Email address: pipwright21@gmail.com

Contact phone number:

Postal address:

Point Chevalier
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Carrington/unitec

Property address: Carrington unitec site

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 inadequate green space provisioned for per person. The buildings are too high and there has not been adequate provisioning of supporting infrastructure

212.1
212.2
212.3

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

Details of amendments: Much much more green space

Submission date: 2 February 2024

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.

Summer splash pads are calling.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Amy Johns
Date: Friday, 2 February 2024 10:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amy Johns
Organisation name: Point Chev
Agent's full name:
Email address: amy.j.johns@gmail.com
Contact phone number: 0226467629
Postal address:
12 Riro Street
Point Chevalier
POINT CHEVALIER AUCKLAND
POINT CHEVALIER AUCKLAND 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Changing the height of buildings permitted within the zone and the density implications of this

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 population density which would follow an increase in the permissible heights of buildings (if all were constructed to permissible maximum) would result in reduced per capita green space. Either heights/ population capacity needs to decline or there needs to be an increase to the green space.

213.1

The social needs of dense populations does not seems to be adequately addressed (le there needs to be schools, shops etc).

213.2

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Fabricia Foster
Date: Friday, 2 February 2024 10:30:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Fabricia Foster

Organisation name:

Agent's full name:

Email address: fafa2@yahoo.com

Contact phone number:

Postal address:

45 Wainui Ave

Pt chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Oppose PC94

Property address: Carrington 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:
pressure on local schools, traffic, loss of green space.

| 214.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Lyndsey Francis
Date: Friday, 2 February 2024 10:30:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lyndsey Francis
Organisation name:
Agent's full name:
Email address: lyndsey.francis@outlook.com
Contact phone number:
Postal address:
14a Raymond at
Or chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Na
Property address: Unitec redevelopment
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 is a huge level of intensification without the services and facilities to support. Acknowledging this a private request there needs to be incumbent on such submissions to allow for non commercial non revenue generating facilities.

215.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Amanda They
Date: Friday, 2 February 2024 10:30:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amanda They

Organisation name:

Agent's full name:

Email address: amanda.a.they@gmail.com

Contact phone number:

Postal address:

41a wright road

Point chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Removal of green space and 25m height

Property address: Unitec site

Map or maps: Pt chevalier

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 facilities for such a population increase. Lack of green space

216.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Dianne Smyth
Date: Friday, 2 February 2024 10:45:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dianne Smyth

Organisation name:

Agent's full name:

Email address: di.smyth1@gmail.com

Contact phone number:

Postal address:

8 Newell Street

Point Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Submission to oppose relates to additional housing zone area and greater height for residential buildings. Concern this will create unsustainable population in the area that cannot be met with available services, and is not in fitting with the height and nature of housing within the surrounding suburbs.

217.1

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? No

The reason for my or our views are:

Submission to oppose relates to additional housing zone area and greater height for residential buildings. Concern this will create unsustainable population in the area that cannot be met with available services, and is not in fitting with the height and nature of housing within the surrounding suburbs.

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Damian Vaughan
Date: Friday, 2 February 2024 11:00:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Damian Vaughan

Organisation name:

Agent's full name:

Email address: damian.m.vaughan@gmail.com

Contact phone number:

Postal address:

46 huia road
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Pc94

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:

Schools and traffic can't cope with that much change

| 218.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Gael Baldock
Date: Friday, 2 February 2024 11:00:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gael Baldock

Organisation name:

Agent's full name:

Email address: GaelB@xtra.co.nz

Contact phone number: 0274066789

Postal address:
34 Warwick Ave
Westmere
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
I wish to speak to this submission

Property address: Unitec Land Plan Change 94 Wairaka Precinct

Map or maps:

Other provisions:

- Allow space on this crown land for primary, intermediate and secondary schools | 219.1
- Allow space on this land for ammenities for a growing Auckland population and not just ammenities for the users of the land itself, including a public pool | 219.2
- Provide ammenities of the original purpose of the land for mental health facilities as the lack of these facilities has burned our prisons and cause homelessness | 219.3
- Protect the existing Arboretum of Trees and provide a Reserve of the greater population of Auckland | 219.4
- Insure that any accomodation built provides adequate parking within the built structure as per the previous rules where for every 2 stories of accomodation there is one storey of parking | 219.4

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? Yes

The reason for my or our views are:

A parcel of land of this size does not become available very often within a large city that is growing. To give this land away to private development without increasing civic ammenities at the same time is completely shortsighted and bending to the greed of the developers without considering the city as a whole. A few should not profit from this valuable land that with better planning can be of benefit

to the community and the city as a whole.

Whilst the distribution of world population has been assessed and New Zealand has been assigned our 'share', this should not all be accommodated in Auckland. It has already been proven by other recent developments that the mid to highend accomodation is not being sold and some developments have been delayed and possibly cancelled because the demand is not there, whilst other low end accomodation is not being provided by evidence of those living on the streets. There are other uses of land that are more important For a healthy population like the existing gardens and the open spaces that were always part of the mental health of the previous use.

There is an open stream that is an important part of the flow paths of stormwater that also needs to include overland flow paths and absorption of stormwater. At least 60% of this land needs to be permeable. There have already been too many trees cutdown by these insensitive developers, including notable trees. The intention for the Auckland Council Urban Ngahere Plan is 30% cover and this has been reducing as mature trees are being felled without protection. ALL the large trees on this land need to remain and be protected to ensure that this cover does not drop further.

219.5

There are areas of this site that have archeological significance from Māori and European occupation, including but not restricted to Wairaka Stream and stone walls from historical land use. These have already been compromised and these cowboys who have been building and destroying building, trees and land formations have no respect or understanding. This needs to stop

219.6

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 above

Submission date: 2 February 2024

Attend a hearing

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

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

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

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

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

Yes

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

Summer splash pads are calling.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Maria Cepulis
Date: Friday, 2 February 2024 11:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maria Cepulis

Organisation name:

Agent's full name: maria cepulis

Email address: handlmummy@gmail.com

Contact phone number: 0212301921

Postal address:
handlmummy@gmail.com
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Activity Table Development (A27), (A28) and (A29) and associated Assessment criteria regarding the extension of the existing southern roads into the precinct

Public Open Space

Proposed high limits on the southern precinct.

Property address:

Map or maps: Map or maps: I334.10.1 Te Auaunga: Precinct plan 1

Other provisions:
Southern roading connections
Integrated Transport Assessment
Public open space
Proposed high limits on the southern precinct.

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:
Numerous contradictions throughout the report and supporting document as the whether vehicle traffic is planned vs a 'clear cut line'.

The proposed new high limit increase to 11 meters is not in keeping with the existing neighborhood,

220.1

would cause excess shading, loss of light, sunshine and views, loss of value in property, light spill on to adjacent property, noise spill onto adjacent property.
Will cause an 'cause an undue obstruction'.

There is a lack of clarity about whether the development still the potential has to create a through road from the southern streets around the back of the Unitec campus which could then join onto Carrington Road and create a rat run. Neither the existing precinct objectives and rules, nor those proposed in the plan change, specifically prohibit vehicular connectivity from the southern existing residential roads into the northern part of the precinct and this creates significant uncertainty and angst for the local community. The precinct provisions should therefore explicitly rule out any connection between the northern and central areas of the precinct (in this regard including the Unitec tertiary education area) and the southern residential zones within the precinct and explicitly state that only an extension of the existing southern cul-de-sacs be allowed for vehicles into the southern residential zone within the precinct. Walking and cycling connections should still be provided for.

220.2

There is a Lack of clarity and significant remaining ambiguity about how and when streets to the south of the site (including Rhodes Ave, Raetihi Crescent and Mark Road) will be affected by the change in landuse, the various construction stages (including construction traffic itself) and the ongoing traffic management and parking post the various stages of development, and lack of clarity about how this will be appropriately managed.

220.3

The number of dwellings has increased significantly but the number of parking spaces has remained the same. To attempt to mitigate the risk of this creating spillover parking in the southern streets Residents only parking is proposed but there is a lack of clarity about how this would work and be enforced. Either parking spaces should be increased, public transport capacity and connections strengthened, or the number of dwellings reduced.

There is a lack of clarity regarding the nature and timing of upgrades to Carrington road and implications for the constricted bridges at Pt Chev and Mt Albert Shops and the level crossing on Woodward Road. Significant upgrades (including widening the bridges and grade separation for the rail crossing) to all of these elements will be critical to the outcome of any development on the site at the scale proposed but have not been included in the Carrington Road upgrade proposal or future plans.

220.4

There is a lack of integrated forward planning and only limited analysis of the effects that the change in landuse and subsequent intensification will have on local amenities, community facilities, public open space, schools, water quality (including for Oakley Creek and Pollen Island Marine reserve) and flooding. There is a clear need for additional public open space including more neighbourhood parks and sports areas.

220.5

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

Details of amendments: As described in the reasons for my views box.

Submission date: 2 February 2024

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

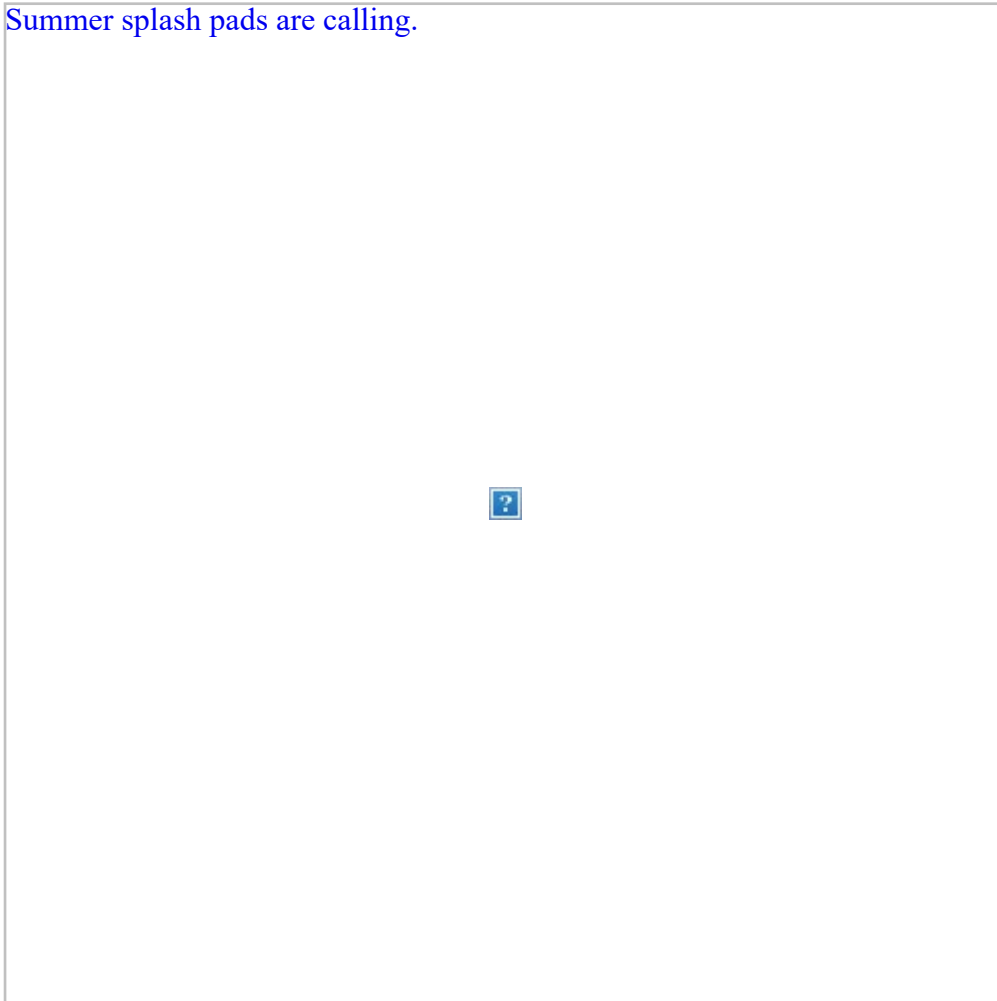
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Abbe Vaughan
Date: Friday, 2 February 2024 11:00:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Abbe Vaughan

Organisation name:

Agent's full name:

Email address: abbe.vaughan@gmail.com

Contact phone number:

Postal address:

Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Oppose PC94 because schools can't cope, traffic can't cope, no infrastructure & need the green space,

Property address: Wairaka Precinct, unitech

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:

Oppose PC94 because our schools can't cope, traffic can't cope, no infrastructure to cope with extra people & need to green space,

221.1

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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.

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

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

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

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

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

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

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



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

Attn: Planning Technician
Auckland Council
Level 16, 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)

Miss Claire Reri

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

Address for service of Submitter

14/3 Ambrico Place

Telephone:

0220907587

Email:

cgminkys@googlemail.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 94 (Private)

Plan Change/Variation Name

Wairaka Precinct

The specific provisions that my submission relates to are:

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

Plan provision(s)

To remove sanctuary gardens

222.1

Or

Property Address

Te Whare Wanaga o Wairaka

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 oppose the specific provision being made to remove and destroy the sanctuary gardens at te whare wanaga o wairaka as the area is rich in history and the site holds a unique biodiversity that cannot be replicated by just creating another green space. The area had been

landmarked as safe when the original sale was made and it would be disgusting for this to be destroyed

It is going against the premise of kaitiakitanga in the resource/land management acts.

(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.

You are not respecting the mana of the land if this goes ahead there are no variations keep to the agreed plans enough biodiversity has been destroyed.

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

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

2/2/2024
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 of Civic Trust Auckland

Private Plan Change 94 (Wairaka/Te Auaunga Precinct)

Contact name: Mrs Audrey van Ryn (Secretary)
 Organisation: Civic Trust Auckland
 Phone: 021 0354431
 Email: cta@civictrustauckland.org.nz
 Postal address: PO Box 29 002 Epsom, Auckland 1344

Civic Trust Auckland (CTA) is a non-profit public interest group, formed in 1968, with activities and interests throughout the greater Auckland region. We are on Auckland Council's list of regional stakeholders.

The aims of the Trust include:

- Protection of natural landforms
- Preservation of heritage, in all its aspects
- Encouragement of good planning for the city and region.

More good quality and affordable housing is needed in New Zealand to match population growth, and CTA supports government and private housing developments that: engage the public in early consultation, use appropriate locations, use high-quality materials, provide for universal access, respect heritage buildings and landscapes, and are visually pleasing.

We wish to submit on PPC 94 on two areas: trees and built heritage.

1. Trees

(a) More than 2000 trees of a wide range of species used to grow within the Wairaka Precinct, about half of which have already been removed. The value of the remaining trees in the new development is important, for their amenity, ecology, water management, pollution control and visual character. In particular, the trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation, and the trees in front of Building 1 are of high value for all Aucklanders, not just for this housing development. Furthermore, in these times of a climate emergency (as declared by both central government and Auckland Council), cutting down any trees must undergo scrutiny. CTA would like to see the remaining mature trees retained, protected, for example, by a covenant, and integrated into the development.

(b) We note that all the trees on this site were formerly protected as part of the education zoning. We submit that an Arboricultural Report be provided to assess the remaining trees against the Notable Trees criteria for scheduling in the Unitary Plan.

(c) We seek that all the significant trees in the Northern Open area be retained, as determined by an independent qualified arborist.

223.1

(d) We note that a strong characteristic of the Knoll Open Space is its relationship to the 1896 Building 48, whose heritage values include being used by the School of Architecture and by the Māori Mental Health unit. There is a wide range of both mature native and exotic trees, planted around the time the building was completed: scheduled ginkgo, coral trees, jacaranda, and a rare Japanese tan oak, as well as a grove of large natives including puriri, pohutukawa, totara and rimu. The Open Space Assessment does not mention that the trees in the area relate inherently to the building. In CTA's view, these trees should be retained and protected as part of the educational precinct around Building 48.

(e) The Landscape and Visual Effects Assessment says little about the amenity provided by the existing mature trees, focusing instead on new planting and urban design. From a landscape and visual effects perspective, integration of some of these trees should be considered, not only for the amenity but also for their vital contribution to carbon sequestration.

(f) We note from Council's Further Information Request under RMA cl23(2) that *"rather than providing more open space, as may be expected for the increased population that will be enabled by the proposed plan change, less open space is being committed for that greater population."* CTA submits that the level of intensification and height proposals for this site should be balanced with sufficient open space and trees.

223.2

2. Built Heritage

(a) CTA supports the precinct including policies that encourage the retention and adaptation of heritage buildings on the site, including the Former Oakley Hospital Building (Building One), as well as elements identified within the precinct. As we suggest below at (h), more heritage elements could have been and still could be identified, retained, and protected. CTA supports a comprehensive assessment of the whole site in terms of the remaining heritage buildings and other heritage features.

223.3

(b) We are disappointed that consent was granted to remove part of the central and eastern wing of Building One to facilitate the new road alignment. We are of the view that a redesign of the road would have meant that this Category A heritage place and Category 1 historic place could be retained in its entirety.

(c) We look forward to the adaptive reuse of Building One, not only retail, but for community activities. Where a new community is being established, community activities should be provided for too, and this new community would ideally be integrated with the current community and its activities and aspirations.

(d) CTA is cautiously optimistic to learn (at 12 in the Assessment of Effects on Historic Heritage) that *"Policies that support the Objectives include requirements that new buildings be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where appropriate, enhances the streetscape and gateway locations of the campuses. Similarly, new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places should be sympathetic and provide contemporary and high-quality design which enhances the historic built form."*

(e) We note that the three "landmark" high-rise buildings proposed to be built in close proximity to Building One are assessed as having a minor effect on the historic heritage place. In our view, the current and historically prominent position of Building

223.4

One would be compromised. It is an understatement to say (11.5 in the Assessment of Effects on Historic Heritage) that this building “*would remain in the foreground, but would not be the largest structure in the area.*” The Heritage Impact Assessment concludes that new buildings, and particularly those of additional height, will have an impact on the heritage values of the Former Oakley Hospital. It simply makes the observation that “*a juxtaposition of heritage buildings and taller new buildings in close proximity is a characteristic of modern cities and one that can be seen in Auckland CBD*” but provides no conclusion as to what that effect is, whether it is positive, neutral or negative. CTA submits that the new structures planned to be built, particularly the three massive towers, would certainly result in adverse environmental effects upon Building One.

(f) We are opposed to increased heights for the buildings to the south and east of Building One, particularly those to the south, and submit that there should be a transition to greater heights for a more sensitive interface with the heritage building. The Planning Report statement (at pg 32) that “*the land is eminently suitable for intensive medium rise building typologies*” is little more than a subjective statement of opinion. Whilst it goes on to say that “*in terms of land efficiency that height will allow more effective use of this land ...*” insufficient account appears to have been taken of the contribution of heritage to the potential success of the residential development.

(g) The Planning Report states: “*There is one heritage building within the precinct, being the former Oakley Hospital Building.*” That is not strictly correct, and is most likely a nonsense. The fact is that only one of the numerous buildings that made up the extensive medical facility had been properly assessed and included where warranted on Council’s schedule and Heritage New Zealand’s list. Their lack of protection is more a matter of bureaucratic oversight and lack of budget.

(h) The fact that there are no protected or identified heritage buildings within the development site apart from Building One, which has the highest recognition and protection possible, does not mean that these other heritage items cannot be incorporated. Indeed, the Pumphouse and the stone wall will be protected by covenants, which CTA is pleased to observe. We propose that Building 6 and Building 28 (the Mitchell Stout building) should also be considered for protection. CTA submits that if Council were to give proper effect to RMA section 6(f), a comprehensive assessment of the campus would be done, which would quite logically conclude that there is an Historic Heritage Area (as defined in the AUP) with a collection of heritage buildings, and this would be defined with all necessary exclusions to allow planned development without destroying yet more of the city’s dwindling heritage resource.

223.5

(i) Notwithstanding the intent of section 6 of RMA is to balance competing matters such as efficient use of resources and heritage, the Planning Report states that RMA S75 (3)(d) requires that a district plan must give effect to any regional policy statement. The Regional Policy Statement states that growth needs to be provided for in a way that maintains and enhances the quality of the built environment, and historic heritage is a key part of that. CTA submits that the Plan Change and this development should deliver much better heritage outcomes and at the very least involve no further ‘partial demolition’ of Building One.

223.6

Date of submission: 2 February, 2024

Signature:



A handwritten signature in dark blue ink, which appears to read "Audrey van Ryn". The signature is fluid and cursive.

Audrey van Ryn
Secretary, Civic Trust Auckland

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Pamela J McFarlane
Date: Friday, 2 February 2024 11:45:18 pm
Attachments: [Submission_TTC_Plan_Change_94_dec23 \(1\).pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pamela J McFarlane

Organisation name:

Agent's full name: Pam McFarlane

Email address: pam.mcfarlane2@gmail.com

Contact phone number:

Postal address:
5 Neville Street
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master 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:
The plan change documentation provided does not adequately attend to the specific provisions identified

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 submission

Submission date: 2 February 2024

Supporting documents

Submission TTC Plan Change 94 dec23 (1).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? Yes

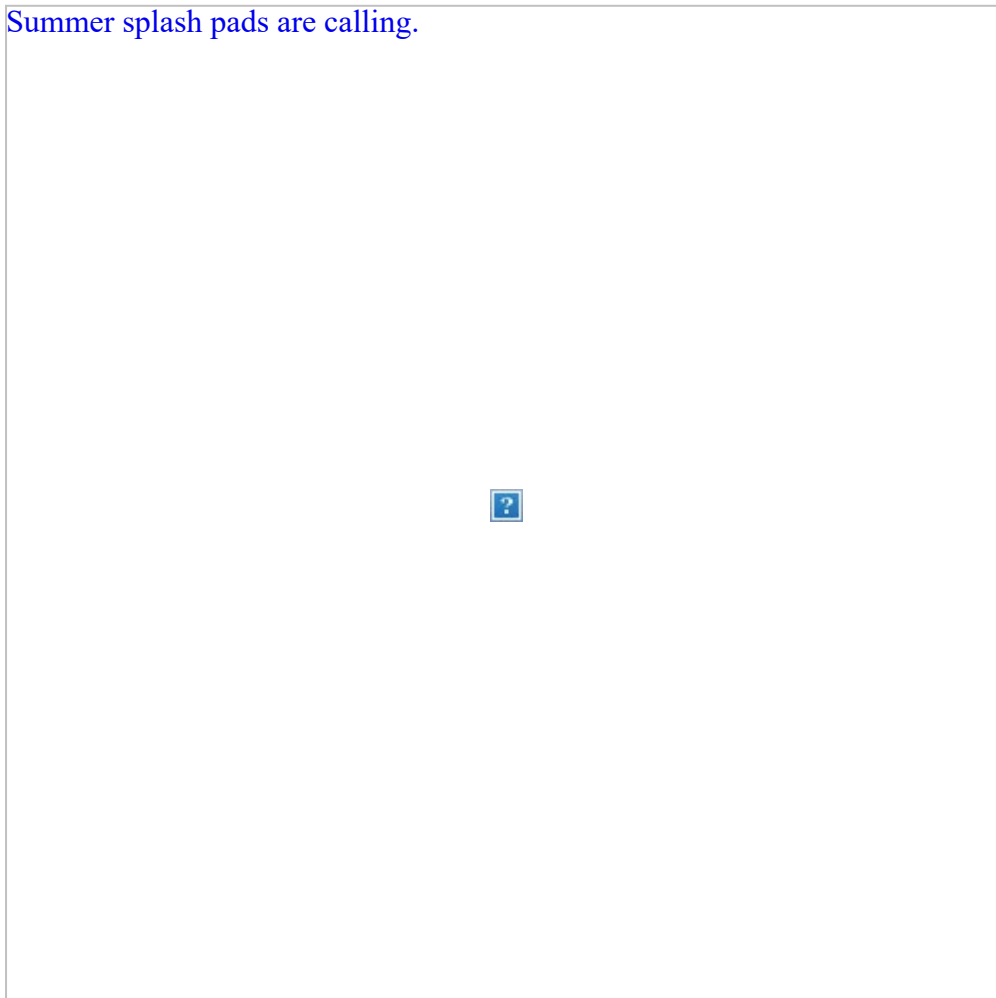
Are you directly affected by an effect of the subject matter of this submission that:

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

No

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

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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.

The Tree Council
Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

12 December 2023

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetrecouncil.org.nz

Preamble

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

We wish to speak to our submission if that opportunity is provided.

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua

Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission by The Tree Council is to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site, to safeguard their botanical, historic and ecological values and ensure future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist's report evaluating the remaining trees and inadequate identification of trees in the Morphem Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained and a Landscape & Visual Effects Assessment which ignores the role of trees in the internal landscape and amenity of the site.

1. Lack of Arborist's Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided.

The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

224.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

The documentation provided should include an arborist’s report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

224.1

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework, Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

224.2

4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Pukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

224.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

224.4

Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that “Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space.” AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

224.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist.

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence “There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it would be appropriate to know what the character and location of the proposed planting would be like.

224.6

Recommendation: That the applicant be required to provide a landscape plan for this open space area as part of the plan change documentation.

Te Auaunga Access Park

3.28 Visibility. No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These highly valued community gardens are utilised by multiple families in the surrounding community and archaeological evidence (see above) suggests that it has been continuously gardened since pre-European times.

224.7

The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed with Auckland Council?

224.7

Knoll Open Space

3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

224.8

South Open Space

3.47 This clause states that the open space area has no stormwater function.

3.48 This clause states that about a third of the land comprises an artificial high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area does render parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

224.9

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

224.10

6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

224.11

Recommendation:

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their *raison d'être*. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

224.11

Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

7. Masterplan and Landscape & Visual Effects Assessment

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained.

224.12

The Landscape and Visual Effects Assessment prepared by Boffa Miskell, focused almost exclusively on the visual effects of the proposed development from public viewing positions looking into the site. There is very little comment on the amenity provided by the existing mature trees, most of which are not protected. Instead, the Landscape and Visual Effects Assessment relies on new planting and urban design to provide landscape amenity. The report acknowledges that there are Notable Trees on site, but it is not made clear whether the bulk and location drawings have included these trees in the concept plans. In the earlier master planning documents prepared by Boffa Miskell, "high amenity trees" and existing urban ngahere is identified, but the more recent Landscape and Visual Effects Assessment hardly mentions existing trees apart from Scheduled/Notable Trees and the cluster of trees around Building 48 that fall into a green space. They mention that "some trees will be removed" but this is as far as the report goes.

Whilst we acknowledge that most of the mature trees on site no longer have legal protection, from a landscape planning and visual effects perspective, integration of at least some of these trees into the urban design should be considered.

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with generous open space and large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the thousands of people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and

staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided is totally inadequate in even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates

The Tree Council considers it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present.

From: [Rebecca Lawson](#)
To: [Unitary Plan](#)
Subject: Oppose PC94
Date: Friday, 2 February 2024 11:59:19 pm

I oppose PC 94 because schools can't cope, traffic can't cope, no infrastructure.

| 225.1

Rebecca Lawson

emailed
2/2/2024.

To: Planning Technician
Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Submission on (Private) Plan Change 94: Wairaka Precinct.

From: Waterview School
c/o Brett Skeen
Principal
16 Herdman St
Waterview
principal@waterview.school.nz
(09) 828-7227

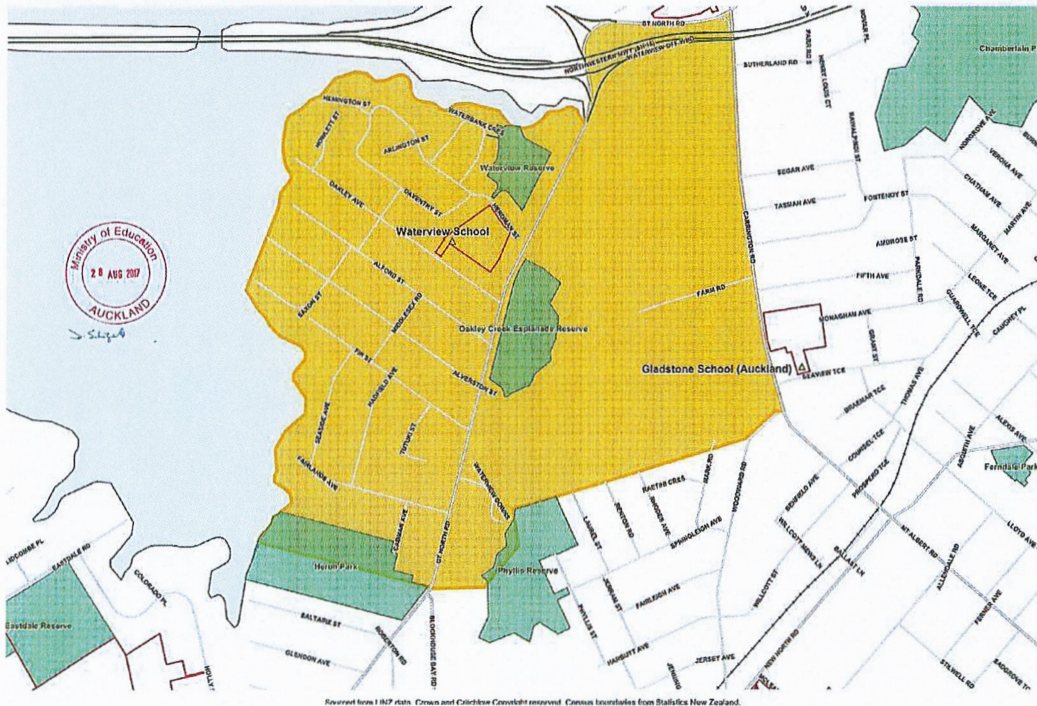
Date: Thursday 1 February 2024.

Thank you for the opportunity to submit on the above plan change.

Waterview School is a medium sized, vibrant, multicultural school. We are located on Herdman St, Waterview. We were under continual redevelopment from 2011-2022 as the school was fully rebuilt to minimise the acoustic impacts of the SH20 Waterview Tunnel project.

It is the local school that is zoned by the Ministry of Education to take all primary school aged students from the land referred to, and included in, the Wairaka Precinct. The Ministry of Education had concerns about the capacity of Gladstone School, and the inability of that school, to accommodate any roll growth generated from the development planned on what is now known as the Wairaka Precinct. The transfer of this land from the Gladstone School zone to the Waterview School zone was consulted on in 2017 and implemented on 1 January 2018 under section 11H(1) of the Education Act 1989. All roll growth from the area is expected to now attend Waterview School, Avondale Intermediate and Avondale College.

Waterview School - Enrolment Scheme Home Zone



We have concerns related to the proposed plan change and note that there are proposed to be:

- 4,000-4,500 homes
- A mix of 1-4 bedroom homes

- A new population expected to be in the order of 11,00-12,600
- We also note that there is additional capacity to deliver more than 4,500 homes and this could be potentially up to 6,000 homes.

Any primary aged students would be directed to attend Waterview School as there is no zoning proposed for a school or education purposes on the Wairaka Precinct site. We note that the current zoning for 'Special Purpose – Tertiary Education' is to be removed from much of the land. We request part of the land is changed to 'Special Purpose – School Zone' as exists within the Auckland Unitary Plan to facilitate a new primary school on site as Waterview School will not have capacity to accommodate all these students.

In 2019, the National Education Growth Plan 2030 (NEGP) was released in response to population growth across Aotearoa New Zealand. <https://assets.education.govt.nz/public/Uploads/290819-NEGP-final-version-May-2019.pdf>

As background and in anticipation of a schooling crisis as a result of the then Unitec development, reference is made in the NEGP on many occasions to the Unitec development including on pp 20-21, 24-25 and 38-39. It states: "We are working with MBIE and KiwiBuild to understand the timing, yields and housing types within the Unitec development. We are modelling the number of children likely to live in the new development as it gets built and considering options for education, including expanding Waterview Primary or delivering a new 'urban' style school within the Unitec development."

In the interim, Waterview has built another block, now includes a satellite unit for Central Auckland Specialist School and has capacity to only deliver one more block. We bring to your notice that we sought the transfer of a surplus Crown land parcel on Great North Rd adjacent to the school, to cater for school growth. We took our request to the Ministry of Education, Parliament and the Education and Workforce Select Committee in 2019. The land was disappointingly not secured for education and was developed for housing, leaving the school in a distinctly uncertain position heading into the future.



Avondale Green Bay Kelston: Complex Growth

New Zealand Education Growth Plan to 2030



<p>Auckland Education Growth Plan engagement</p> <p>We have discussed growth scenarios with schools in Kelston over the last several years, including Kelston Boys' and Girls' High Schools, Kelston Intermediate, St Leonards and Kelston Primary Schools. In 2017, we led a visioning process with the Kerehanga Kāhā Ako that resulted in a vision and objectives for education in the area. We have also discussed the impacts of growth with Avondale schools, particularly those arising from the Unitec development in Mt Albert.</p> <p>Schools have a vision for how learning will be delivered in the future. There is acknowledgement from schools that they will need to increase in size to accommodate growth. We are planning to engage with the Avondale / Green Bay / Kelston community in 2019 to further inform our long-term plans for education provision in this catchment.</p> <p>Avondale Green Bay Kelston's growth story</p> <p>Avondale is located on the western rail line and is an established town centre with significant development potential, particularly when combined with adjacent New Lynn. The City Rail Link, when complete, will improve access to the city centre from Avondale. The centre has been identified as an attractive development location, given its location and planned transport improvements.</p> <p>New Lynn is identified as a strategic growth area in the Auckland Plan 2050. With recent investment in transport infrastructure, New Lynn is expected to intensify over the next 10 years, increasing pressure on local schools. The New Lynn town centre has had major Council investment and there is interest from the private sector also including the Crown Lynn development. The area is well connected via rail and bus, and the frequency of services will improve when the City Rail Link is complete¹.</p> <p>Other urban centres and suburbs are also expected to intensify. Glen Eden will also benefit from frequent rail services, increasing its attractiveness for development. Kelston is beginning to experience growth, although at a slower pace and through infill housing rather than intensification (at this time).</p> <p>Some families are currently choosing single sex options at Kelston Boys' and Kelston Girls' High Schools. However, others are choosing to take up out-of-zone places at Avondale College and other central high schools. In order to increase rolls, Kelston schools will need to reposition themselves as schools of choice for Kelston and New Lynn communities, to better accommodate growth already occurring in New Lynn.</p> <p>Kelston, Avondale, New Lynn and Glen Eden have the potential to generate approximately 3,520 dwellings, with the population expected to rise to 31,600 residents between 2018 - 2048².</p> <p>We know from our Mt Roskill catchment plan that the KiwiBuild development at the Unitec site in Mt Albert could add up to 4,000 new dwellings. Children living in these new homes will be within the enrolment home zone for Waterview Primary, Avondale Intermediate and Avondale College.</p> <p>This catchment hosts a diverse student population with students spread across European, Pacific, Māori and Asian ethnicities. Approximately 5% (1,417) of Auckland ESOL students are located within this catchment area.</p>	<p>What have we done so far?</p> <p>We have started engaging with communities in Kelston about possible education and network changes.</p> <ul style="list-style-type: none"> Enrolment schemes are in place at 15 out of 24 state schools in this catchment. Te Kura Kaupapa Māori o Hoani Waititi manages enrolments within a maximum roll. Several schools have defined geographic catchments. We know that schools in Kelston will need enrolment schemes as growth begins to accelerate in the Kelston/New Lynn area. Schools in the Avondale area enrol significant numbers of out-of-zone students, particularly Avondale College. As local growth accelerates in Avondale, Unitec and surrounding areas, in zone enrolments are expected to increase with a corresponding reduction in out-of-zone students. In 2017, the redevelopment of Waterview School was completed. While this was primarily a redevelopment of ageing infrastructure, we have recently committed additional funds to provide capacity for a further 240 students at the school. We are working with MBIE and KiwiBuild to understand the timing, yields and housing types within the Unitec development. We are modelling the number of children likely to live in the new development as it gets built and considering options for education, including expanding Waterview Primary or delivering a new 'urban' style school within the Unitec development. <p>Planning for short-term growth (3 years)</p> <p>If growth projections materialise as expected, by 2021 we expect we'll need to accommodate an additional 1,031 children in local schools in this catchment³. We plan to meet this demand through a variety of means, including enrolment scheme changes. We're planning now to accommodate growth in the short-term.</p> <ul style="list-style-type: none"> Design and construction of additional space that is likely to be required at Waterview School to cater for KiwiBuild and What Rawa (Ngāti Whātua) housing development on the Unitec site. We are currently looking for sites for a new primary school to accommodate growth from intensification within the town centre. We anticipate a new school could be required by 2025. We will continue to work towards accommodating future population growth through the Unitec development. <p>Based on the number of available places we currently have in the catchment, and in order to accommodate a forecast additional 1,031 children, by 2021 we anticipate demand for an additional 1,070 primary and 678 secondary student places to accommodate expected growth⁴.</p> <p>Planning for medium-term growth (3-10 years)</p> <p>We expect an additional 3,412 school-aged students will need to be accommodated in this catchment by 2030⁵. We already have plans underway to manage this growth. Here's how:</p>	<ul style="list-style-type: none"> We plan to explore enrolment schemes for some schools in the area. Redevelop Kelston Boys' High School, Kelston Girls' High School and Kelston Intermediate School. We will continue to monitor school rolls in the catchment as well as the progression of development, particularly of the Unitec site, to inform our decision-making around timing of any new school in this area. Based on the number of available places we currently have in the catchment, and in order to accommodate the forecast additional 3,412 children, we anticipate we will need to provide an additional 2,009 primary and 1,655 secondary student places across the catchment by 2030⁶. <p>Beyond 2030</p> <p>Given New Lynn is a strategic growth area and that large scale intensification will occur through KiwiBuild at Unitec, we anticipate sustained growth in the catchment beyond 2030. We will continue monitoring school rolls and the rate of development uptake across the catchment and plan to add capacity to schools as required.</p> <p>Māori medium</p> <p>There is provision for education in the Māori medium at Te Kura Kaupapa Māori o Hoani Waititi, a Y1-15 composite kura in Glen Eden, which currently has 186 taurua enrolled in Level 1 immersion. There are khangas reo in this area that develop early learners competent in te reo Māori. This area is experiencing rapid infill housing which could attract Māori whānau to the area. We anticipate that the area could sustain new khangas reo and approximately 190 Māori medium student places. There is scope to increase student places in the kura. There may also be options to add capacity for Māori medium education through purua reo and rumaki, either at existing schools or new schools.</p> <p>Learning Support</p> <p>The 78% of ORS-verified students from this catchment enrolled in special schools attend either satellite unit programmes of Oaklynn Special School, or the Kelston Deaf Education Centre (KDEC). Oaklynn Special School operates three satellite units in this area, and KDEC operates a pathway of four satellite units through four of the Kelston Schools. The regional administration hub and student residential facility of KDEC is also within this catchment.</p> <p>Approximately 22% of ORS students attend local schools. Oaklynn Special School provides outreach teacher services to 62% of these students, and KDEC and the Blind Low Vision Network NZ also provide outreach support to students.</p> <p>Oaklynn Special School is experiencing growing rolls across the school as well as responding to the pressure of enrolled students transitioning from one age cohort to another (e.g. intermediate to secondary). Property responses to this roll pressure at Oaklynn Special School will include additional primary and secondary satellite unit accommodation, as well as four additional teaching spaces on the base site. We understand that there is interest in a primary satellite unit for Central Auckland Specialist School to be delivered through further development of Waterview School.</p>
--	--	---

¹ New Lynn Urban Plan 2020

² Auckland Plan 2050

³ Mt Roskill Catchment Plan 2018

Mt Albert Mt Roskill Lynfield: Complex Growth
New Zealand Education Growth Plan to 2030

MINISTRY OF EDUCATION
TE TĀHURU O TE MĀTAURANGA

What's influencing the Growth Plan

- Additional learners moving to sub region**: Families moving to access affordable housing and jobs add to demand on schools. Mt Roskill Precinct development will increase housing choice and scale.
- Constraints on existing site capacity**: Some redevelopment of schools may be required to achieve master plan numbers.
- Demand for other provision types**: Consider additional needs of students for learning support and Māori immersion.

Here's what's already underway that's giving us a head start to meet growth in the region

- Exploring amendments to enrolment schemes for Mt Albert schools to manage rolls in the area.
- Discussing land swaps with Housing NZ to improve access to schools and open space.
- Discussing options and need for possible new school in relation to the Unitec site with KiwiBuild and MBIE.

Category	Primary	Secondary
July 2018 Roll	13,631	7,307
No. of additional students forecast to 2030	5,168	2,137
Additional places required to meet demand to 2030	2,312	1,868
No of schools requiring additional spaces by 2030	20	4

Growth Plan to 2030

Timeline from 2019 to 2030:

- 2019: New community transition programme for Central Auckland Specialist School (CASS); Potential land acquisition for new primary (Unitec); Rebuild of special school (CASS) 68 student places; Two satellite redevelopments / rebuilds; 2,312 primary student places; Ongoing monitoring of rolls.
- 2022: Potential new primary school (Unitec) 700 student places.
- 2030: 4,347 primary student places.

Enrolment zones

- Exploring implementing enrolment schemes across Mt Roskill Precinct for those schools without zones.

Roll growth funding

- Additional teaching space required to meet demand from development across Mt Roskill Precinct.

Establish New Schools

- Possible new primary school in relation to the Unitec site, or further stages at Waterview. Otherwise network is consistent across primary, intermediate and secondary.
- New primary school would only proceed subject to sufficient demand from Unitec housing development, and total growth cannot be accommodated at Waterview Primary.

Learning Support

- Establish a transition programme for Central Auckland Specialist School (CASS) students aged 18-21yrs.
- Rebuild / relocate CASS base school on the site of Wesley Intermediate.
- Redevelop the CASS satellite unit at Dominion Road School.
- Rebuild the CASS satellite unit at Balmoral School.

Expanding Provision Type

- Māori Medium**: We anticipate demand for an additional 260 Māori medium student places from kōhanga reo through to kura. There may be options to add capacity for Māori medium education through puna reo and rumaki, either at existing schools or new schools.

Page 39 of the NEGP refers to “potential land acquisition for new primary (Unitec)” however this has not happened.

An update was provided on what action had been undertaken to meet the plan in 2021 stating “We will investigate potential land acquisition for a new primary school at Unitec or further stages at Waterview Primary subject to development plans and timing of development at Unitec” <https://assets.education.govt.nz/public/NEGP/NEGP-Update-Auckland-March-2021.pdf>

There has been no progress to our knowledge on securing any land for a much-needed new school.

We understand that not all school land is zoned as such in the Auckland Unitary Plan. However as it is possible to zone accordingly, and there is a clear need to provide social infrastructure (including a school) for the future community on this site, and that none of the land will be crown-owned. We therefore suggest that this would be a wise approach to the zoning for the site through the plan change.

Our request is that if the Plan Change is approved, that changes are incorporated that include the zoning of a parcel for “Special Purposes – School Zone”

Thank you for the opportunity to submit. We wish to speak to our submission.

Yours faithfully

Brett Skeen
Principal

226.1

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Private Name
Date: Thursday, 1 February 2024 10:45:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Private Name

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

1 Queen Street

Papakura

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Whole thing

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:

Way too much intensification!!! Not enough green space or roaring infrastructure to support. More super city rubbish getting forced on locals

227.1

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

Submission date: 1 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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 94 - Berys Spratt
Date: Saturday, 3 February 2024 12:00:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Berys Spratt
 Organisation name: N/A
 Agent's full name: N/A
 Email address: beryspratt@xtra.co.nz
 Contact phone number:
 Postal address:
 Pt Chevalier
 Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
 Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
 Property address:
 Map or maps:
 Other provisions:

My submission relates to the whole of the Te Auaunga Precinct and Plan Change 94.

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:

In particular, based on the average number of people per dwelling in the Te Auaunga Precinct and the area of open space to be provided, the development will provide about 4m2 (at most) of open space per person. This appears to be well below the minimum ratio recommended by the World Health Organisation of 10-15m2, and well below that advised by other consultants and specialists in urban development. The proposed additional height seeks to increase the current enabled height of 18m by 50%, to 27m. The Urban Design Report states that the character change that will result from this increase in height is anticipated by the 18m height. I disagree and consider that an increase of 9m or 50% is too significant to be an anticipated or subtle change. The Boffa Miskell Urban Design Report of 4 October 2023 also states that the area is well served by transport options, but it ignores the actual data of that area which shows extensive congestion and delays currently. This gridlock will only get worse with the full 12,000 additional residents and the proposed upgrades will not resolve the issue.

228.1

228.2

228.3

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

Details of amendments: Please amend to reject the 27m building height proposal and keep the 18m maximum building height, and require a higher ratio of green/open space or residents.

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with

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: [Berys Spratt](#)
To: [Unitary Plan](#)
Date: Friday, 2 February 2024 8:45:34 pm

I am retired and look after my grandchildren and we love biking and seeing all the green spaces and to see that taken up with housing 25 stories high with no thought to Infrastructure, roads that are very busy already, aging water pipes, aging shop areas, schools that wouldn't cope... it's one of the most stupid unhealthy developments I have heard of. To have gardens, green area places to walk or bike, trees vital for climate to help keep things cool is vital. It seems developers do not care about people or environments and lacks vision and creativity as to how this huge area can be best developed for the environment and people's well being.

I have just found out about this and am appalled as everyone else around me is. I hope this is stopped and never goes ahead.

Sent from my iPhone

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Hai-Ling Khor
Date: Saturday, 3 February 2024 12:00:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hai-Ling Khor

Organisation name:

Agent's full name:

Email address: lingostar@gmail.com

Contact phone number: 021335498

Postal address:
8 Monaghan Ave
Mount Albert
Mount Albert 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

-

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:

Provisions for schooling need to be considered given the number of additional residents forecasted to be moving to the area. Gladstone primary is already a very large school and potentially at capacity.

229.1

Green areas such as parks also need to be considered.

229.2

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

Details of amendments: Consider the capacity of schools in the area. Gladstone primary is already a very big school.

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with 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.



**Te Tāhuhu o
te Mātauranga**
Ministry of Education

Form 5

Submission on notified proposal for policy statement or plan change or variation, Resource Management Act 1991

To: Auckland Council

Name of submitter: **Ministry of Education | Te Tāhuhu o te Mātauranga ('the Ministry')**

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

Attention: Sian Stirling

Phone: 09 300 9722

Email: sian.stirling@beca.com AND moe.submissions@beca.com

This is a submission from the Ministry of Education on the Proposed Plan Change 94 – Wairaka Precinct

The Ministry acknowledges that this is a late submission. The proposed plan change has the potential to put significant pressure on the existing school network. The Ministry wishes to address this in this submission and requests the hearing commissioners please accept this submission.

Background

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

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, reviewing plan changes, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing.

The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Auckland region.

The Ministry's submission is:

The Proposed Plan Change 94 (PPC94) is seeking to rezone approximately 122,329m² of Special Purpose – Tertiary Education zoned land, 10,093m² of Terraced Housing and Apartment Buildings zoned land to Business – Mixed Use, and 9,898m² of Special Purpose – Tertiary Education zoned land to Mixed Housing Urban. This will all occur within the Wairaka Precinct in Mount Albert. PPC94 also proposes changes to the provisions within the Wairaka Precinct.

The proposed plan change will provide development capacity for around 4,000 residential units, which will provide housing and community facilities for between 8,000 to 12,500 people. This will increase the pressure on the surrounding school network. There are several existing schools in the vicinity of the PPC94 area and any future growth as a result of PPC94 will increase demand on these schools. . The Ministry has been exploring options to address the future capacity that will be required in the schooling network. . The Ministry acknowledges that the PPC will contribute to providing additional housing within the wider Auckland Region. This may, however, require additional capacity in the local school network to cater for this growth as the area develops and potentially drives the need for a new school in the community in the future.

The Ministry understands that the Council must meet the requirements under the National Policy Statement on Urban Development 2020 (NPS-UD) to provide development capacity for housing and business. The Ministry acknowledges that Policy 10 of the NPS-UD states that local authorities should engage with providers of development infrastructure and additional infrastructure (which include schools) to achieve integrated land use and infrastructure planning. In addition to this, subpart 3.5 of the NPS-UD states that local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available. Lastly, Objective 1 outlines how New Zealand should have a 'well-functioning urban environment'. Under the NPS-UD, the definition for a 'well-functioning urban environment' includes educational facilities.¹

The Ministry therefore has an interest in:

- Understanding the potential impacts of the plan change to the existing school network, including stages and development timing.
Making sure the Precinct provisions specifically acknowledge and provide for educational facilities (asides from tertiary education facilities).
- How safe walking and cycling infrastructure around educational facilities will be provided.

The Ministry's position on the Plan Change:

The Ministry notes that the growth enabled by PPC94 – up to 12,500 people - may result in the requirement for a new school in the future. For the Ministry to effectively respond to the future growth, the precinct provisions should reflect the need for the development to also be supported by educational facilities, not just tertiary education facilities which are explicitly noted in the plan change. Enabling provisions for educational facilities are an important tool that supports the Ministry's Notice of Requirement process to establish new schools. They also signal to plan users the need for schools to support the growth.

As noted above, there are some provisions within the existing precinct that seek to support tertiary education. The Ministry considers that these are broad enough to also enable educational facilities. Policy (1) is an example of this. The Ministry supports the retention of this policy (emphasis in **bold** added):

¹ The definition for 'well functioning urban environments' includes 'community services'. Educational facilities are included within the definition for 'community services' under the NPS-UD.

*Policy (1) Enable and provide for a wide range of activities, **including education**, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.*

The Ministry also requests a supporting objective to existing Policy 1 that specifically enables educational facilities be added to the plan change as Objective 3. An objective and policy that enables schools would achieve best planning practice. The Ministry's recommended amendments to achieve this is outlined below:

The Ministry also supports the retention of existing precinct Objective 7 and 8b as they promote the development to be well supported by active modes and public transportation. Should the Ministry need to establish a new school within PPC94 area, it is important to have strong walking and cycling facilities around schools and access to public transport to help reduce congestion on the roads at peak school pick-up and drop-off times. Furthermore, the Ministry supports the applicant's proposed changes to the cycle network displayed in Figure 4-2 of the Integrated Transport Assessment.

Decision sought:

Overall, the Ministry is neutral on PPC94, if the following relief is accepted and any consequential amendments required to give effect to the matters raised in this submission.

The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.

- *Objectives:*

(3) A mix of residential, business, tertiary education, education facilities, social facilities and community activities is provided, which maximises the efficient and effective use of land and provides for a variety of built form typologies.

The Ministry would like to stay engaged with the Ministry of Housing and Urban Development and the iwi land owners to stay up to date with the housing typologies being proposed, staging and timing of this development so that the provision of education can be planned for accordingly. The key Ministry contact email is Resource.Management@education.govt.nz.

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

Sian Stirling

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 20 February 2024

Modification Number	Plan Change 94
Modification Name	PC 94 (Private): Wairaka Precinct
Submission date	1/02/2024
Full Name of Submitter	Alice Mary Coventry
Organisation name	
Agents Full Name	
Email address	allympope@gmail.com
Daytime phone number	
Postal address	56 Woodward Rd, Mount Albert, Auckland 1025
Provisions	
Provision Property Address	Unitec
Provision Maps	
Provision Other	
Support or Oppose	I or we oppose the specific provisions identified
Amend Provisions	Yes
Reasons	<p>Despite the significant number of increase in homes, there is no plan for schooling.</p> <p>Open Space:</p> <p>Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.</p> <p>Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.</p> <p>At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.</p>
Decision Sought	Decline the plan change, but if approved, make the amendments I requested

Details of Amendments As above - allow for schooling and increase plan for open spaces and retain Sanctuary Gardens

231.1
231.2

Attachments

Attend hearing No

Joint Submission

Trade Competitor No

Directly Affected No

Declaration I accept