

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 96: Open Space and Other Rezoning Matters (2024)

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **midnight on 22 March 2024**.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 96 - Open Space and Other Rezoning Matters (2024)

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Vicky Singh Chune	vicky.chune@hotmail.com	Decline the plan change for 56 Brookview Drive - Map 19
2	2.1	Chanelle Bryan	chanelle_f@hotmail.com	Decline the plan change for Map 19
3	3.1	Chanelle Therese Bryan	chanelle@kingsrecruitment.co.nz	Decline the plan change for Maps 18 and 19
4	4.1	Shairmila Navaratnam	shairmila@gmail.com	Decline the plan change relating to Barry Curtis Park - Maps 18 and 19
5	5.1	Keshwal Prakash	keshwal.prakash@gmail.com	Approve the plan change with the amendments requested - include local pool facility and library
6	6.1	Chris abadi	chris.shierly@gmail.com	Decline the plan change relating to Barry Curtis Park - Maps 18 and 19
7	7.1	Stephanie Moodley	stephaniek moodley@gmail.com	Decline the plan change for Maps 18 and 19
8	8.1	Stuart Simmons	stuartsimmons@gmail.com	Decline the plan change for Map 19
9	9.1	Ritu Jaswal	ritjaswal@gmail.com	Decline the plan change for Maps 18 and 19
10	10.1	Maree Lockie	mareealockie@gmail.com	Decline the plan change for Maps 18 and 19
11	11.1	Monique Gooch	monique77@outlook.com	Decline the plan change for Maps 18 and 19
12	12.1	Jennifer Chea	jennchea29@gmail.com	Decline the plan change for Maps 18 and 19
13	13.1	Bradley Matthew Shanks	bradsrebeccab@gmail.com	Decline the plan change for Maps 18 and 19
14	14.1	Angela Hoffman	aahoffman80@gmail.com	Decline the plan change for Maps 18 and 19
15	15.1	Geoff Lichtwark	geofflichtwark@slingshot.co.nz	Decline the plan change for Maps 18 and 19
16	16.1	Geraldine Oliveria	geraldine_oliveria@yahoo.com	Decline the plan change for Map 19
17	17.1	Toni Johnson	tonij2901@gmail.com	Decline the plan change for Map 19
18	18.1	Vijay Wadhwa	vijayb.wadhwa@gmail.com	Decline the plan change for Map 18
19	19.1	Shalini Wadhwa	wadhwa_shalini@yahoo.co.nz	Decline the plan change for Map 18
20	20.1	Veena Wadhwa	veena.wadhwa@hotmail.com	Decline the plan change for Map 18
21	21.1	Jeanette Dick	jeanetedick1@gmail.com	Decline the plan change for Map 19
22	22.1	Xin Lu	midwifelucylu@gmail.com	Decline the plan change for Maps 18 and 19
23	23.1	Mahima Wadhwa	mahima97@me.com	Decline the plan change for Maps 18 and 19
24	24.1	Michelle Poon	mpsy@outlook.com	Decline the plan change for Maps 18 and 19
25	25.1	Vanessa Fernandes	vanessa817@gmail.com	Decline the plan change for Maps 18 and 19
26	26.1	Umang Thaker	15.umang@gmail.com	Decline the plan change for Map 18
27	27.1	Tristan Nicholls	tnicholls20@gmail.com	Decline the plan change for Maps 18 and 19
28	28.1	Harkeet Gill	harkeetgill@hotmail.com	Decline the plan change for Maps 18 and 19
29	29.1	Hyo Jung Kim	vanilla21st@gmail.com	Decline the plan change for Map 19
30	30.1	Monica Ha	chaienmeou@gmail.com	Decline the plan change for Maps 18 and 19
31	31.1	Vijay Wadhwa and 27 Signatories	vijayb.wadhwa@gmail.com	The Open Space - Sport and (Active) Recreation Zone be retained and the land at 56 Brookview Drive and 66 Flat Bush (School) Road be developed alongside Barry Curtis Park for recreational purposes for children, youth and elderly.
32	32.1	Ashleigh Prakash	a.s.prakash13@gmail.com	Decline the plan change for Maps 18 and 19
33	33.1	Mischa MacLeod	mischa.macleod@gmail.com	Decline the plan change for Maps 18 and 19
34	34.1	Harpreet Rama	Harpreetrama123@gmail.com	Decline the plan change for the change in zoning from Open Space - Sport and Active recreation zone to Residential - Terrace Housing and Apartment Building zone
35	35.1	Zachary Teoh	zacharyteoh45@hotmail.com	Decline the plan change for Map 19
36	36.1	Lieu Nguyen	lieu.nt4148@gmail.com	Decline the plan change for Map 19
37	37.1	Raveen Ryan Sundram	raveen@xls.co.nz	Decline the plan change for Map 18
38	38.1	Praveena Sundram	twishes@gmail.com	Decline the plan change for Map 18
39	39.1	Suhua Li	yue8808@gmail.com	Decline the plan change for Map 19
40	40.1	Sophia Zhang	sophiaaleyu@gmail.com	Decline the plan change for Map 19
41	41.1	Nicole Xu	nicole27xu@gmail.com	Decline the plan change for Map 19
42	42.1	Wonha Park	wonhap@yahoo.co.nz	Decline the plan change for Map 19

Plan Change 96 - Open Space and Other Rezoning Matters (2024)				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	
43	43.1	Stephen K	dess5150@gmail.com	Decline the plan change for Map 19 - 66 Flat Bush School Road
44	44.1	Zhiyao Zhou	10 Oakhurst Avenue Flat Bush Auckland 2019	Decline the plan change for Map 18
45	45.1	Patricia Wiranata	pat3ca@gmail.com	Decline the plan change for Map 18
46	46.1	Kathryn Michie	kathryn.michie@gmail.com	Decline the plan change for Map 19
46	46.2	Kathryn Michie	kathryn.michie@gmail.com	Decline the plan change for Map 10
47	47.1	Yin Fai Li	drh017@gmail.com	Decline the plan change for Maps 18 and 19
48	48.1	Jiaheng Mao	nicolasmao93@gmail.com	Decline the plan change for Maps 18 and 19
49	49.1	Jingyu Bai	fred.bjy@gmail.com	Decline the plan change for Map 19
50	50.1	Laarni Ferrer Aquino	laarni.aquino@yahoo.com	Decline the plan change for Map 19
51	51.1	AIHUA HOU	wittynz@hotmail.com	Decline the plan change for Map 19
52	52.1	Sarah Jane Hazell	sjhazell@hotmail.com	Decline the plan change for Maps 18 and 19
53	53.1	lai khuen chong	lai_khuen85@yahoo.com	Decline the plan change for Maps 18 and 19
54	54.1	Helsham Martsters	Helshammarsters@gmail.com	Decline the plan change for Map 19
55	55.1	Kylie Ormond	k.ormond@hotmail.com	Decline the plan change for Map 19
56	56.1	Yuan Liu	judyliu603@gmail.com	Decline the plan change for Map 19
57	57.1	David Kuo	david.kuo10@gmail.com	Decline the plan change for Map 19
58	58.1	Dilshad	djdilshi@yahoo.com	Decline the plan change for Maps 18 and 19
59	59.1	Hira Javed Sheikh	ambitiousheeray@yahoo.com	Decline the plan change for Maps 18 and 19
60	60.1	Unaysah	djdilshi@hotmail.com	Decline the plan change for Maps 18 and 19
61	61.1	Romaisa Dilshad	djdilshi@hotmail.com	Decline the plan change for Maps 18 and 19
62	62.1	Umaymah	djdilshi@gmail.com	Decline the plan change for Maps 18 and 19
63	63.1	Rimaongo Worldy Marsters	rimamarsters8@gmail.com	Decline the plan change for Map 19
64	64.1	Willie Marsters	williemarsters8@gmail.com	Decline the plan change for Map 19
65	65.1	Kingseat Village Limited	P.Comer@harrisingrierson.com	Retain the proposed zoning for 1023 and 1039 Linwood Road (Map 32) - Residential - Single House Zone
65	65.2	Kingseat Village Limited	P.Comer@harrisingrierson.com	Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of Kingseat Village Ltd (KVL)
65	65.3	Kingseat Village Limited	P.Comer@harrisingrierson.com	Such other alternative relief to satisfy the concerns of KVL
66	66.1	Cameron John Courtney	CourtneyHomeNZ@hotmail.com	Decline the plan change for Map 19
67	67.1	Muy Teang Taing	mt.taing@gmail.com	Decline the plan change for Map 19
68	68.1	Ankit singh	singh.92.ankit@gmail.com	Decline the plan change for Maps 18 and 19
69	69.1	Jharana Ghimire	jharana.ghimire@outlook.com	Decline the plan change for Maps 18 and 19
70	70.1	Shawn Anand	shawnanand1@gmail.com	Decline the plan change for Map 19
71	71.1	Shobna Anand	shobnaanand12@gmail.com	Decline the plan change for Map 19
72	72.1	Hemant Anand	anandh@anz.com	Decline the plan change for Maps 18 and 19
73	73.1	Pusha Gargi Singh	pushsingh787@gmail.com	Decline the plan change for Map 19
74	74.1	Leanne Taurere	ltaurere@icloud.com	Decline the plan change for Maps 18 and 19
75	75.1	Karishma	karishma.kasabia@yahoo.co.nz	Decline the plan change for Maps 18 and 19
76	76.1	Yuki Mang	yukimcy@gmail.com	Decline the plan change for Maps 18 and 19
77	77.1	Karla Sorensen	k.sorensen89@gmail.com	Decline the plan change for Maps 18 and 19
78	78.1	Lothar Van Middelaar	lotharvm@gmail.com	Decline the plan change for Maps 18 and 19
79	79.1	Helen Puatolo	helenp97@icloud.com	Decline the plan change for Maps 18 and 19
80	80.1	Samrata Narayan	samrata7@hotmail.com	Decline the plan change for Maps 18 and 19

Plan Change 96 - Open Space and Other Rezoning Matters (2024)				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	
81	81.1	Feras Dawood	66 Matarangi Road East Tamaki Auckland 2013	Decline the plan change for Maps 18 and 19
82	82.1	Cara Crichton	cara.crmilh@gmail.com	Decline the plan change for Maps 18 and 19
83	83.1	Summerset Villages (Milldale) Limited	andrew@scottwilkinson.co.nz	That the zoning of Residential - Mixed Housing Urban Zone be confirmed for the entirety of the Summerset Village (Milldale) site at 50 Waiwai Drive, Upper Orewa (Map 21)
83	83.2	Summerset Villages (Milldale) Limited	andrew@scottwilkinson.co.nz	Such other relief that will meet the concerns of the submitter
83	83.3	Summerset Villages (Milldale) Limited	andrew@scottwilkinson.co.nz	Such consequential relief necessary to give effect to this submission
84	84.1	Ayush Chand	ayushchand023@gmail.com	Decline the plan change for Maps 18 and 19
85	85.1	Susan Jill Holtshousen	sueholtshousen@gmail.com	Decline the plan change
86	86.1	Alan Chen	cokeleaf@hotmail.com	Decline the plan change for Maps 18 and 19
87	87.1	Sonia Chen	sn6806@gmail.com	Decline the plan change for Map 19
88	88.1	Kathie Matamua	kathiejm@xtra.co.nz	Decline the plan change for Maps 18 and 19
89	89.1	So Fun Wu Wong	323.alice.wu@gmail.com	Decline the plan change for Map 19
90	90.1	Munasheel Chandra	munasheel.chandra@hotmail.co.nz	Decline the plan change for Map 19
91	91.1	Shanshan Cao	shanshan.cao.cs@gmail.com	Decline the plan change for Map 19, but if approved, keep more open space and green areas for people and upgrade traffic items (infrastructure)
92	92.1	Amanda Carter	amanda.carter@mac.com	Approve the plan change for Map 23 without any amendments
93	93.1	Xiu Ping Song	xiuping1832245@outlook.com	Approve the plan change for Map 23 without any amendments
94	94.1	Bobo Leung	leung_bobo@hotmail.com	Decline the plan change
95	95.1	Patrick Leung	patrickleung@hotmail.com	Decline the plan change for Map 18
96	96.1	Flat Bush Ratepayers and Residents Association Inc. (FBRA)	yuva53@hotmail.com	Oppose the Council's plan to change the Open Space - Sport and Active Recreation zone for 56 Brookview Drive and 66 Flat Bush School Road, Flat Bush to Terraced Housing and Apartment Building zone
97	97.1	Tony Ip	tony1985@gmail.com	Decline the plan change for Maps 18 and 19, and maintain the area in Map 19 better, maybe even build a kids playground
98	98.1	Cecilia Wat	ceciwatss@gmail.com	Decline the plan change for Maps 18 and 19
99	99.1	Deborah Simmons	deborah.simmons91@gmail.com	Decline the plan change for Map 19
100	100.1	Brian Lee	leebrian91@gmail.com	Decline the plan change for Maps 18 and 19
101	101.1	Hyunsu Kim	su8686@hotmail.com	(Decline) the plan change for Map 19
102	102.1	Nicholas May	nicholaskmay@gmail.com	Accept the proposed plan change for Map 11 - 33 Allenby Road, Panmure
103	103.1	Jie's Holdings Limited	michael.savage@parkchambers.co.nz	Approve the plan change for Map 2 with the amendments requested
103	103.2	Jie's Holdings Limited	michael.savage@parkchambers.co.nz	Don't oppose PC96 removing the Open Space zone from 497 Fitzgerald Road, Drury and realigning the zone and precinct boundary, rezoning the open space land as Light Industry
103	103.3	Jie's Holdings Limited	michael.savage@parkchambers.co.nz	Questions arise from the consequence of the rezoning. Observe that the changed zoning and new boundary does not align with a cadastral boundary, that being the approach advocated by PC96. Instead it produces a mid - site zone boundary between the Light Industry and Future Urban zones
103	103.4	Jie's Holdings Limited	michael.savage@parkchambers.co.nz	May be the case that the OS zone boundary dividing the site resulted in the Future Urban zone being applied to the smaller portion of the site, given the presence of that zone on the opposite side of Fitzgerald Road. Given the removal of the OS zone, that justification for the split zone and in particular a Future Urban zone disappears
103	103.5	Jie's Holdings Limited	michael.savage@parkchambers.co.nz	The Drury South precinct in the AUP identifies a realignment of the "northern stream" with that realignment coinciding with the location of the Open Space zone proposed to be removed from 497 Fitzgerald Road, Drury by PC96. Earthworks on the adjacent property to the east of the property are seemingly consistent with that stream alignment. PC96 is silent as to any possible implications for the wider precinct
104	104.1	David Simmons	davidsimmons43@hotmail.com	Decline the plan change for 81 Franklin Road, Pukekohe - Map 1
105	105.1	Dylan Parker	dbparker14@gmail.com	Decline the plan change for 81 Franklin Road, Pukekohe - Map 1
106	106.1	Yulia Dimock	yudinayulia@yahoo.co.nz	Decline the plan change for Maps 18 and 19
107	107.1	Fletcher Residential Limited	ross.cooper@tattico.co.nz	PC96 is modified to accurately reflect the status of the former Council Depot Land Exchange area as a future development site by deleting the Proposed Open Space - Informal Recreation notation from the area identified on Map 12 as "Proposed Zone Changes" and retaining the operative Business - Town Centre Zone notation across that land

Plan Change 96 - Open Space and Other Rezoning Matters (2024)				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	
107	107.2	Fletcher Residential Limited	ross.cooper@tattico.co.nz	Rezone the small rectangular area identified in Figure (of the submission) from Open Space - Informal Recreation Zone to Business Town Centre Zone
107	107.3	Fletcher Residential Limited	ross.cooper@tattico.co.nz	Any such further relief or other consequential amendments as considered appropriate and necessary to address the concerns set out above
108	108.1	Maurice Road Holdings Limited	pamelas@barker.co.nz	Seek that the plan change be approved for 2-9 Maurice Raod, Penrose - Map 14
109	109.1	Pukekohe Rugby Football Club Incorporated	monique@hpcplanning.co.nz	PC96 is confirmed insofar as it results in the rezoning of 81 Franklin Road from Open Space - Informal Recreation, subject to the site being rezoned to Business - Mixed Use zone rather than the proposed Residential - Mixed Housing Suburban zone
109	109.2	Pukekohe Rugby Football Club Incorporated	monique@hpcplanning.co.nz	Such further, other or consequential relief as is considered appropriate or necessary to address the concerns in the submission
110	110.1	Drury South Limited	greg@osbornehay.co.nz	Seek confirmation of PC96 subject to the mapping anomalies on Map number 2 identified (in the submission) being corrected
110	110.2	Drury South Limited	greg@osbornehay.co.nz	The road boundaries of Kuku Road, Kaka Road, Kereru Road and the northern portions of Maketu Road and Jack Stevenson Road are plotted in accordance with approved scheme plan of subdivision SUB-60383451-A as attached in Appendix 1 to this submission
110	110.3	Drury South Limited	greg@osbornehay.co.nz	The isolated area of legal road shown north and south of Kuku Road near its intersection with Kaka Road and Jack Stevenson Road be zoned Light Industry
110	110.4	Drury South Limited	greg@osbornehay.co.nz	The small area of Heavy Industry zone shown on the north western corner of the Jack Stevenson / Ross Stevenson Road intersection be included in the Light Industry zone
110	110.5	Drury South Limited	greg@osbornehay.co.nz	The boundary of Drury South Sub-Precinct E (Heavy Industry Zone) be aligned with the eastern boundary of Jack Stevenson Road
110	110.6	Drury South Limited	greg@osbornehay.co.nz	The notation "Drury Centre Sub Precinct A" be corrected to read "Drury South Sub Precinct A".
111	111.1	Todd Property Group	hannah@formeplanning.co.nz	Approve the plan change for 56 Brookview Drive, Flat Bush (Map 18) without any amendments
112	112.1	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Ensure the zoning of the following properties - 81 Franklin Road, Pukekohe (Map 1), 33 Allenby Road, Panmure (Map 11) and Part of 1, 3 & 5 Olea Road, Onehunga (Map 30) is consistent with the zoning of adjacent properties should proposed Plan Change 78 proceed
112	112.2	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Ensure that the zoning (as shown on the AUP planning maps) and sub – precinct boundaries (as shown on the Drury South: Precinct Plan 1) reflect the approved resource consent plan SUB60383451 – A
112	112.3	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Reject the proposed rezoning of 30 Grahame Breed Drive, Mount Roskill (Map 12) to Open Space – Informal Recreation Zone and retain the Business – Town Centre Zone
112	112.4	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Rezone the small rectangular piece of land at the northwestern end of 30 Grahame Breed Drive (see attached map in submission) from Open Space – Informal Recreation Zone to Business – Town Centre Zone
112	112.5	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Retain the current open space zoning of 66 Flat Bush School Road (Map 19) under PC96), but change the zoning from Open Space – Sport and Active Recreation to Open Space – Informal Recreation
113	113.1	CheeKhen Gan C/- GCK Properties Ltd Attn: Mishael Logan	ken.ck.gan@gmail.com	Decline the plan change for Map 19
114	114.1	Foodstuffs North Island Limited ("FSNI")	LisaM@barker.co.nz	Support the proposed rezoning of land located at 575 Te Atatu Road, Te Atatu Peninsula (Map 31) from Open Space - Community zone to Business - Town Centre zone and seeks that the plan change be accepted as notified
115	115.1	He Oranga Wairua Marae	Uruamomaraangaake@gmail.com	Approve the plan change for Shepherds Park, Beach Haven (Map 8) without any amendments
116	116.1	Dolly Joshi	physiodolly@gmail.com	Decline the plan change for Map 19
117	117.1	Whangaparāoa Hub Community Trust	admin@whangaparaoa.info	Approve the plan change for 8-10 Link Crescent, Stanmore Bay (Map 3) without any amendments
118	118.1	Panmure Committee Action Group	savwood@xtra.co.nz	Accept the proposed plan change for 33 Allenby Road, Panmure (Map 11) with amendments outlined below
118	118.2	Panmure Committee Action Group	savwood@xtra.co.nz	Confirm the boundaries/ownership of all land - 33 Allenby Road and the open space recreation reserve
118	118.3	Panmure Committee Action Group	savwood@xtra.co.nz	Confirm that only the land at 33 Allenby Road will be rezoned as residential and the rest of the land left as open space recreation reserve. If the Council has mis - identified the site in question, what is the rezoning for?

Plan Change 96 - Open Space and Other Rezoning Matters (2024)				
Summary of Decisions Requested				
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118	118.4	Panmure Committee Action Group	savwood@xtra.co.nz	The property owner of 33 Allenby Road should remove the brick wall so that the public has access to this reserve and therefore the foreshore
118	118.5	Panmure Committee Action Group	savwood@xtra.co.nz	If the proposed plan change for 528 Ellerslie - Panmure Highway, Mt Wellington (Map 25) is not declined, then amend it as outlined below
118	118.6	Panmure Committee Action Group	savwood@xtra.co.nz	Oppose the rezoning of 528 Ellerslie - Panmure Highway, Mt Wellington (Map 25) to a Business - Town Centre zoning
118	118.7	Panmure Committee Action Group	savwood@xtra.co.nz	Consider a THAB zone for 528 Ellerslie - Panmure Highway, Mt Wellington (Map 25) for future apartment blocks
118	118.8	Panmure Committee Action Group	savwood@xtra.co.nz	Consider an open space zone for 528 Ellerslie - Panmure Highway, Mt Wellington (Map 25) given the challenges the site presents for potential developers and minimising flooding issues or to create a public space with water features
118	118.9	Panmure Committee Action Group	savwood@xtra.co.nz	Retain 528 Ellerslie - Panmure Highway, Mt Wellington (Map 25) as road, reflecting the existing usage. This would provide for emergency vehicles or courier deliveries to the train station or any new housing or business redevelopment
119	119.1	Birkehead United AFC	william@buafc.org.nz	Decline the plan change for 31 - 35 Cresta Avenue, Beachhaven - Map 8
120	120.1	Stevenson Aggregates Limited	jo.young@stevenson.co.nz	Accept the proposed plan change for 539 Fitzgerald Road, Drury (Map 2) with amendments as outlined below
120	120.2	Stevenson Aggregates Limited	jo.young@stevenson.co.nz	Support the proposed rezoning from Business - Light Industry to Business - Heavy Industry and to Sub - Precinct E
120	120.3	Stevenson Aggregates Limited	jo.young@stevenson.co.nz	Approve the plan change - the rezoning to Open Space - Informal Recreation zone subject to appropriate provisions being incorporated in the AUP that ensure Drury Quarry can continue to operate in accordance with the Business - Light Industry zone noise standards at the interface between Special Purpose - Quarry zone and the potential future Open Space - Informal Recreation zone
121	121.1	Diana Kotwal	diana@totalinsurance.co.nz	Decline the plan change for Maps 18 and 19
122	122.1	Watercare Services Limited	Mark.Bishop@water.co.nz	Seek that the proposed rezoning shown on Map 4 of PC96 is confirmed
122	122.2	Watercare Services Limited	Mark.Bishop@water.co.nz	Seek that the proposed rezoning shown on Map 9 of PC96 is confirmed
122	122.3	Watercare Services Limited	Mark.Bishop@water.co.nz	Seek that the proposed rezoning shown on Map 10 of PC96 is confirmed
122	122.4	Watercare Services Limited	Mark.Bishop@water.co.nz	Seek that the proposed rezoning shown on Map 15 of PC96 is confirmed
123	123.1	Jenny Jianghua Han C/- L. Li Family Trust Attn: Kevin Marsh	jennyhan2004@gmail.com	Approve the plan change with the amendments requested - rezone 726 Kingseat Rd, 804 Kingseat Rd to residential
124	124.1	Fulton Hogan Land Development Limited (FHL D)	emma.howie@woods.co.nz	Support PC96 to the AUP (OP) to correct zoning errors and anomalies, adjust boundaries to align with cadastral boundaries, reflect current or future land use intentions and update zoning to accommodate changes in land ownership
124	124.2	Fulton Hogan Land Development Limited (FHL D)	emma.howie@woods.co.nz	Retain the proposed rezoning of 261 and 285 Te Taruna Drive, 17 Matahae Crescent, Upper Orewa and 131 Argent Lane
124	124.3	Fulton Hogan Land Development Limited (FHL D)	emma.howie@woods.co.nz	Include the additional 94 sites within PC96 as identified in Appendix 1 of this submission
124	124.4	Fulton Hogan Land Development Limited (FHL D)	emma.howie@woods.co.nz	Such other consequential amendments to PC96 to give effect to the relief sought through this submission
125	125.1	Peter Aitken	owen@greengroup.co.nz	Remove the site at 101 St Mary's Road described as Section 38 Survey Office Plan 464619 from the plan change and retain the site within the Terrace Housing and Apartment Building zone
126	126.1	Chongyuan Chen	atccy@gmail.com	Decline the plan change for Map 19
127	127.1	May 1 Limited and May 3 Limited	marbutnot@bentley.co.nz	Rezone 119A May Road, Mount Roskill (Map 4) from Open Space - Informal Recreation zone to Business - Light Industry zone as notified
128	128.1	Ahmad Dilshad	djilshi@yahoo.com	Decline the plan change for Maps 18 and 19
129	129.1	Areeba Mangal	areebashaikh@gmail.com	Decline the plan change for Map 19
130	130.1	Kāinga Ora	developmentplanning@kaingaora.govt.nz	That the amendments which are sought as specifically outlined in the submission and detailed in Appendix 1 of the submission are accepted and adopted into PC96
130	130.2	Kāinga Ora	developmentplanning@kaingaora.govt.nz	Ensure any consequential relief necessary is adopted to satisfy Kāinga Ora's concerns
130	130.3	Kāinga Ora	developmentplanning@kaingaora.govt.nz	As depicted in Figure 1 of the submission, Kāinga Ora seeks that the agreed boundaries and zoning of the parcels of land in Owairaka (Map 29) are recognised and implemented in their entirety
130	130.4	Kāinga Ora	developmentplanning@kaingaora.govt.nz	Retain as notified in PC96 Map Number 30

Plan Change 96 - Open Space and Other Rezoning Matters (2024)			
Summary of Decisions Requested			
Sub #	Sub Point	Submitter Name	Address for Service
130	130.5	Kāinga Ora	developmentplanning@kaingaora.govt.nz
130	130.6	Kāinga Ora	developmentplanning@kaingaora.govt.nz
131	131.1	Mitesh Pankaj Parikh	mattservices22@gmail.com
132	132.1	Sophie-sus-ed	ansuyap@yahoo.com
133	133.1	John McLean	j.d.mclean@xtra.co.nz
134	134.1	Nicole McLean	nikki.mclean@outlook.com
135	135.1	Allyson Wood	savwood@xtra.co.nz
136	136.1	Adam van den Berg	adam.vandenberg@yahoo.co.nz
137	137.1	Shariman Saad	sharimansaad@gmail.com
138	138.1	TJA MacWhinney	bridgetmacwhinney24@gmail.com

Submissions

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Vicky Singh Chune
Date: Tuesday, 30 January 2024 10:45:27 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vicky Singh Chune

Organisation name:

Agent's full name:

Email address: vicky.chune@hotmail.com

Contact phone number: 0225250011

Postal address:
12 magnetite lane
Flat bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Brookview drive plan change around Benthos Road/whimbrel drive

Property address: Benthos Road/Whimbrel drive

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The current layout allows kids to be safe when walking, playing going to the school etc. With more homes coming in, there will be more cars, which will be unsafe for young kids as there are a lot of young families in the area. This plan change will mean an increase in the families and possible increase in the head count in the local Ormiston school which already is currently under funded.

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

1.1

Submission date: 30 January 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.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Chanelle Bryan
Date: Tuesday, 30 January 2024 12:00:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chanelle Bryan

Organisation name:

Agent's full name: Chanelle Therese Bryan

Email address: chanelle_f@hotmail.com

Contact phone number: 022 500 7707

Postal address:
32 Whimbrel Road
Flat Bush
Flat Bush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Map number 19, Purchased property with Fletchers making clear and checking council plan that the area in front was a public pathway and open space - Sport and Active Recreational Zone. To change to Residential - Terraced Housing and Apartment Building Zone would devalue my property considerably. I saved for years to buy a house that faces a park - and purchased from the plan specifically for this. My children, pets and I bought THIS house specifically because it was Open Space - Sport and Active Recreation Zone view. We have a view of Auckland and the park. We would literally lose a million dollar view. I would be forced to sell and loose hundreds of thousands of dollars.

Property address: 32 Whimbrel Road, Flatbush

Map or maps: 19

Other provisions:

View

Greenspace

Public Walking area

Access to our house

Devalue of property - significant

Devalue to our quality of life - we face a park, and don't want to face buildings

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

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

The reason for my or our views are:

We bought specifically for the greenspace, view and knowing the area in front was zoned as Open Space. I would have never bought if this was not the case. It will devalue property and our quality of life significantly.

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

2.1

Submission date: 30 January 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.](#)



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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chanelle Therese Bryan

Organisation name:

Agent's full name:

Email address: chanelle@kingsrecruitment.co.nz

Contact phone number: 0225007707

Postal address:
32 Whimbrel Road
Flat Bush
Flat Bush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Proposed Plan Changes 96 - Open Space Rezoning (2024). Map 19, 66 Flat Bush School Road, Flat Bush

And Map 18, 56 Brookview Drive, Flatbush

Current Zone - Open Space - Sport at Active Recreation Zone

Proposed Zone - Residential - Terraced Housing and Apartment Building Zone.

Trust completely broken - sold and council verification our home backed onto the Park / Open Space with Trees, Landscaping and Public Pathway. Checked reports and this was verified. Told it was Barry Curtis Park. The proposal - Decreased the following - Value of Home, Quality of Life, Lack of Enjoyment. Loss of Privacy, Loss of Sunlight, Loss of Scenery, Decreasing Access to own home, Increased Traffic Congestion, Increase in parking issues, Excessive Disturbances including noise, dust and inconvenience, Pollution increase, Loss of public Pathway and green open space, Aesthetic and character of area affected (with added high density housing and less community open space), Environment Impact (cutting of trees, bird and animal life)

Property address: 66 Flat Bush School Road, Flat Bush and 56 Brookview Drive, Flat Bush

Map or maps: Map 18 and Map 19

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:

When we purchased, Fletchers and Todd Property marketed the property as “backing onto Barry Curtis Park” and repeatedly advised the land at the rear of our property could never be made residential as it was part of Barry Curtis Park. Having checked with Auckland Council, this was correct. The investment in pathways and landscaping as a directive from Auckland Council to Todd Property Group (the developers) reiterated that it was and always to be zoned as public open space (we were specifically told by Fletchers that the substantial pathway and landscaping were a condition from Auckland Council to Todd Property Group), enforcing that this was always to be this way (why would you invest like this to tear it down and make it residential?)

If it is changed to Residential Zoning – we immediately lose a huge amount of value to our property. We instantly lose value whether it is built on now, later or never – as a potential buyer will see it is now zoned for Residential – Terraced Housing and Apartment Building Zone (and we aware once rezoned we have no control on what type of housing goes up).

The number one reason it should not be rezoned is that we purchased the property “because” it backed onto the park. The home was designed to take advantage of that view (master, balcony, lounge). It was marketed and sold to us this way. We paid a premium for this location specifically because it backed onto the park.

Rezoning would result in a huge loss of monetary value to my property, and in addition will affect us and the community in the following ways.

- Quality of life will be greatly affected. And that will most definitely affect our mental health. There is a reason we bought facing a park - not another house.
- Lack of enjoyment.
- Complete loss of privacy. Overlooking residences.
- Significant loss of sunlight for existing residents.
- No Auckland or park view. Loss of Scenery. (The reason I bought here and not across the road – I paid for that!).
- Decrease access to my own home (back gate) – as Path will be gone.
- Increased traffic congestion.
- Increase with parking issues. Spillover on-street parking will create animosity and disturbance in the neighborhood.
- Excessive disturbances, including noise, dust and inconvenience from building works.
- Pollution created from building new infill housing.
- Loss of a public walkway which is enjoyed by all.
- Aesthetic and character of area affected (with added high density housing and less community space).
- Environmental impact - cutting down thick fully grown trees and shrubs (some of which might be protected). The negative environmental impacts of cutting down trees / destroying plant life and affecting animals / birdlife.

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

3.1

Submission date: 31 January 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shairmila Navaratnam

Organisation name:

Agent's full name:

Email address: shairmila@gmail.com

Contact phone number: 0211810581

Postal address:
84 Koromeke Street
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: Barry Curtis Park

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:
Enjoyment of area, environmental impact,

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

4.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keshwal Prakash

Organisation name:

Agent's full name:

Email address: keshwal.prakash@gmail.com

Contact phone number:

Postal address:

Ormiston
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Need more public facilities such as swimming pool library

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:

Opportunities for kids and seniors to locally access facilities

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

5.1

Details of amendments: Include local pool facilities and library.

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris abadi

Organisation name:

Agent's full name:

Email address: chris.shierly@gmail.com

Contact phone number: 021880279

Postal address:
20 Zelda avenue
Clover park
Auckland 2023

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: Barry Curtis Park

Map or maps: Barry Curtis Park

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:

Barry Curtis park is an open space for all ages to enjoy. We need this park to encourage everyone to be able to enjoy outdoors - rather than couples up in their tiny spaces at home. It's a place where people enjoy running, cycling and more.

More residential areas in this space will increase traffic. Lots of people have purchased homes in this area, including my own mother - being so happy because there's a beautiful park nearby. Changing it to residential area will lose our trust with Auckland council. Buying a place here we didn't expect beautiful open park spaces to be changed into residential! We need more community based buildings such as libraries or swimming pool, not more residential areas in Barry Curtis.

There is also an environmental impact (more so) to our whenua (land). Barry Curtis is such a beautiful space with lots of wildlife and native bushes. Can we please leave it alone so our children and their children can enjoy this space for recreational and other purposes. We need to have a local park!!!

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

6.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephanie Moodley

Organisation name:

Agent's full name:

Email address: stephaniek moodley@gmail.com

Contact phone number:

Postal address:
9 melness place
Flat Bush
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
PC 96: Open Space and Other Rezoning Matters (2024) MAP 19 & MAP 18.

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:
This area is already over crowded, there isnt enough schools etc.
There isnt alot of local places where kids can ride bikes, walk and view birds. We need to keep the little nature that is held in the area

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

Submission date: 2 February 2024

7.1

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stuart Simmons

Organisation name:

Agent's full name:

Email address: stuartmsimmons@gmail.com

Contact phone number:

Postal address:
28 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 66 Flat Bush School Road

Map or maps: Map 19

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:

This land contains a steep bank running to a stream that provides an important runoff area in the event of heavy rains that could result in flooding. In the January 2023 flooding, you come to this area and it looked like it barely rained, there was no water damage anywhere and this will be due to this vital runoff space.

This land was rezoned less than 2 years ago, why the sudden change back? Building here is ridiculous and there is no room for any road also to be built, which would result in the streets becoming filled with cars illegally parking again along yellow lines.

The trees that sit on this land provide not only an important privacy barrier between the houses along Whimbrel and Barry Curtis Park, but they also help with the park's atmosphere as well. Bulldozing these for apartments would mean the entire park feels like it's boxed in by apartments.

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

8.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ritu Jaswal

Organisation name:

Agent's full name:

Email address: ritjaswal@gmail.com

Contact phone number:

Postal address:

Flat Bush
2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18 and Map 19

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:

Open spaces are essential for our community and environment.

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

9.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maree Lockie

Organisation name:

Agent's full name:

Email address: mareealockie@gmail.com

Contact phone number:

Postal address:
28 Whimbrel Rd
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Rezoning for housing

Property address: 28 Whimbrel 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:

Where the land is being rezoned is a highly used walking path, sports field and park area. This is incredibly busy and used by the public. It also would see the destruction of a necessary creek which aids in flood reduction. There should be no housing on public space, creek areas used to reduce flooding and so close to already established houses. The noise of building, environmental destruction and disturbance to local wildlife is unacceptable

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

10.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Monique Gooch

Organisation name:

Agent's full name:

Email address: monique77@outlook.com

Contact phone number:

Postal address:

Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Flat Bush

Other provisions:

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

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

The reason for my or our views are:

I oppose of the new amendments that the council has proposed in terms of building new terraces housing by removing the bush life in flat bush. This is because flat bush is already becoming too crowded as it is and there is already very little to no greenery and parks as it is. You will be destroying native birds from their homes, and also take away our walks as I enjoy walking through this area. Please just leave Flat Bush the way it is as we do not need or want anymore terraces housing.

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

11.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Chea

Organisation name:

Agent's full name:

Email address: jennchea29@gmail.com

Contact phone number:

Postal address:
541 Redoubt Road
Flat Bush
Auckland 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18 and 19

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:

Ormiston, Flat Bush is already such a cramped area! It's full of housing and there many terrace homes still being built. Ormiston has reached its capacity! Our schools are full and there are not enough facilities to support the community. Please focus on building a library or leisure centre such as a swimming pool for the local community. There's no need to destroy our local park to build houses for families who will not have access to community facilities.

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

12.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bradley Matthew Shanks

Organisation name:

Agent's full name:

Email address: bradsrebeccab@gmail.com

Contact phone number:

Postal address:
5 Tattler Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 5 Tattler Road, Flat Bush

Map or maps: Map 18 and Map 19

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:

For Map 19, this limits our access to a large green space which we use frequently by means of walking and cycling.

For Map 18, we purchased in this subdivision for the large amount of greenspace around it, making us feel not crowded in a very populated area, this will not only devalue our property, it will also make already busy small roads busier and less family friendly.

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

13.1

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.



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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela Hoffman

Organisation name:

Agent's full name:

Email address: aahoffman80@gmail.com

Contact phone number:

Postal address:
3 Oakridge Way
Northpark
Auckland 2013

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: Ormiston

Map or maps:

Other provisions:
Loss of 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:
The area is already over developed we need to protect what little open space and natural habitat left.

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

14.1

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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoff Lichtwark

Organisation name:

Agent's full name:

Email address: geofflichtwark@slingshot.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Re-zoning Park to residential

Property address: 66 Flatbush school road

Map or maps: 19

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 land identified is unsuitable as residential land so should remain as park land

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

15.1

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.



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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) Geraldine Oliveria

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

Address for service of Submitter

16 Triumph Rd Flat Bush

Telephone: Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

That area is already congested. Converting it to a residential area will make traffic cingestion worse. A lot of people, including my family, also use the area for leisure/walki

Taking that away will have an impact to other families as we will now have limited space, green space, for re

(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 | 16.1
- If the proposed plan change / variation is not declined, then amend it as outlined below.

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

go 

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

02/02/2024
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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Toni Johnson

Organisation name:

Agent's full name:

Email address: tonij2901@gmail.com

Contact phone number:

Postal address:
2E Matatahi Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Opening Barry Curtis park open up to residential usage and building. It should remain recreational and a park.

Property address: Barry Curtis park - entire

Map or maps: Map 19

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:

Don't open Barry Curtis park to residential area. It's much needed as a recreational area and should be kept as such. Flat bush is well over run as is, parking is such an issue and should be the focus. Barry Curtis park is the only beautiful space left. Please leave it alone. It's well used, recreationally and part of the reason I live here.

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

17.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vijay Wadhwa

Organisation name:

Agent's full name: Vijay Wadhwa

Email address: vijayb.wadhwa@gmail.com

Contact phone number: 021728800

Postal address:
25 Brookview Drive
Flat Bush
Flat Bush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Map 18, 56 Brookview Drive, Flat Bush

Property address: 25 Brookview Dr, Flat Bush

Map or maps: 18

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:

Background & Reasons :

RE: Map 18 & 19, Current status – Open Space – Sport and Active Recreation Zone (56 Brookview Drive and 66 Flat Bush School Road).

Since late 2018 approximately, this land (56 Brookview Drive Ext of Barry Curtis Park) had not been maintained by anyone, had overgrown grass, inorganic waste being dumped and was used by homeless people living in cars and dumping human feces. As responsible citizens we made several complaints to Auckland Council for a clean-up but in vain, the only portion contractors would clean was the berm on the roadside (Brookview Drive).

We persisted with our complaints both formally and on social media. Our formal complaint # 8590034871 was then addressed by Mr. James Collins (Facilities Manager) on 22nd June 2023. He

did an investigation and found that the Auckland council map only had the berm on the roadside and not the land (56 Brookview Dr). This area was marked "Confidential" to his surprise.

Mr. Collins then, got this land 56 Brookview Drive and adjoining reserve loaded on Auckland Council Map as "Open Space – Sport and Active Recreation Zone "as he was convinced that, the land connects to " Barry Curtis Park and reserve" on 25th July'23. Prior to this he got the land tested for asbestos so that the land can be cleaned.

The land got cleaned around end of August '23. However thereafter we still had issues of this land not being maintained by the Council. We were told, Council did not allocate budget for its maintenance. We were assured by Mr. Collins that budget will be allocated by May'24 and further development will take place in the meantime the contractors have been assigned by the Council who would do regular clean up.

Mr. Collins then handed over the case to Ms. Denise Pieters – Relationship Manager (External) in October 23. Ms. Denise Pieters visited the site personally in October 23 and addressed dumping issues and unauthorized parking on land. She too committed on the development of land by May'24. The land was still neglected and not maintained by Council; the matter was then handed over to Ms. Cathie Baker – Facilities Manager who was on leave till 24th Jan'24., thereafter we receive this notice of rezoning.

The background clearly indicates the rezoning of this land seems to be an error and a misjudgment. The land naturally connects to Barry Curtis Park and adjacent reserve. The detailed map of the area would clearly show a huge density of housing in the area. We residents feel that the area will further get congested.

The area needs a park for children, elderly, and the youth to have recreational area. The owners of house # 23 & 25 Brookview Dr, were the first few residents in 2011. They attended the town planner meeting in 2011 at Ormiston college wherein the area under Map18 &19 were part of extension of "Barry Curtis Park".

The residents of Benthos Place & Whimbrel Road are currently having problems parking their own cars due to the high density of row houses with no adequate parking space left for visitors too as the road are narrow due to high density of houses. They were promised a park with playground in the vicinity. The children play on driveway and have risk of rolling over to road which is risky. A playground is a definitely essential.

All residents are encountering heavy traffic on Brookview Drive and find the T- junction on Benthos Pl and Brookview Dr accident prone and unsafe to cross. The road is not safe for pedestrians especially Children going to Ormiston School (Primary, Intermediate and High school).

Additional residential development on 56 Brookview Drive would further escalate the already cluttered suburb with even more traffic, parking issues and environmental issues.

We residents demand that the Open Space – Sport and Recreation zone be retained, and the land 56 Brookview Drive and 66 Flat Bush Road be developed alongside Barry Curtis Park for recreational purposes for Children, youth, and Elderly. The area needs a green space and fresh air to breathe.

Please find attached to this submission signatures and contact details of affected residents of Brookview Dr, Benthos Place and Whimbrel Road.

Thanks, and regards.

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

18.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shalini Wadhwa

Organisation name:

Agent's full name: Vijay Wadhwa

Email address: wadhwa_shalini@yahoo.co.nz

Contact phone number: 0212649531

Postal address:
25 Brookview Drive
Flat Bush
Flat Bush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18

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 area needs an open space park, the area is already cluttered with houses. This land was already in plan as an extension of Barry Curtis Park since 2011. We were promised an addition community centre and a library but in vain. We don't want any more houses which will add to traffic, congestion and most importantly destroy a reserve and affect our environment.

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

19.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Veena Wadhwa

Organisation name:

Agent's full name:

Email address:

Contact phone number: 0221291949

Postal address:
25 Brookview Dr
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18

Other provisions:

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

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

The reason for my or our views are:

We need to save the environment!. We need an open space closer to our residence for recreational activities eg, walk & exercise, especially for senior citizens. We were eagerly looking forward for this land to be developed as its so far to cross the Brookview drive due to heavy traffic and go to Barry curtis park. This land 56 brookview drive was supposed to extension of Barry curtis park as committed to us by the town planner and Ashton Marsh developers in 2011. Furthermore we were promised for a library, swimming pool and a community centre but in vain . WE DON'T WANT ADDITIONAL HOUSES!!!!!!

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

20.1

Submission date: 3 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Veena Wadhwa
Date: Sunday, 4 February 2024 12:00:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Veena Wadhwa

Organisation name:

Agent's full name:

Email address: veena.wadhwa@hotmail.com

Contact phone number: 0221291949

Postal address:
25 Brookview Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: MAP 18 &19

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 are 56 Brookview Drive is an extension to Barry Cutis Park. In 2011 when I bought the propert , I was promised this will Open up to Barry Curtis park with facilities like swimming pool, community centre, library etc. Instead we have clutter of houses , heavy traffic. Senior citizen like myself cant even cross roads to walk. We dont space to excersise. Children do not have play ground. They can walk safely to school. Addition residential houses will further clutter, add to traffic . Further destroying a reserve and trees in area is detrimental to ENVIORONMENT. Auckland council should be planting trees and developing reserves not selling land to builders to make million of dollars.

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

Submission date: 4 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

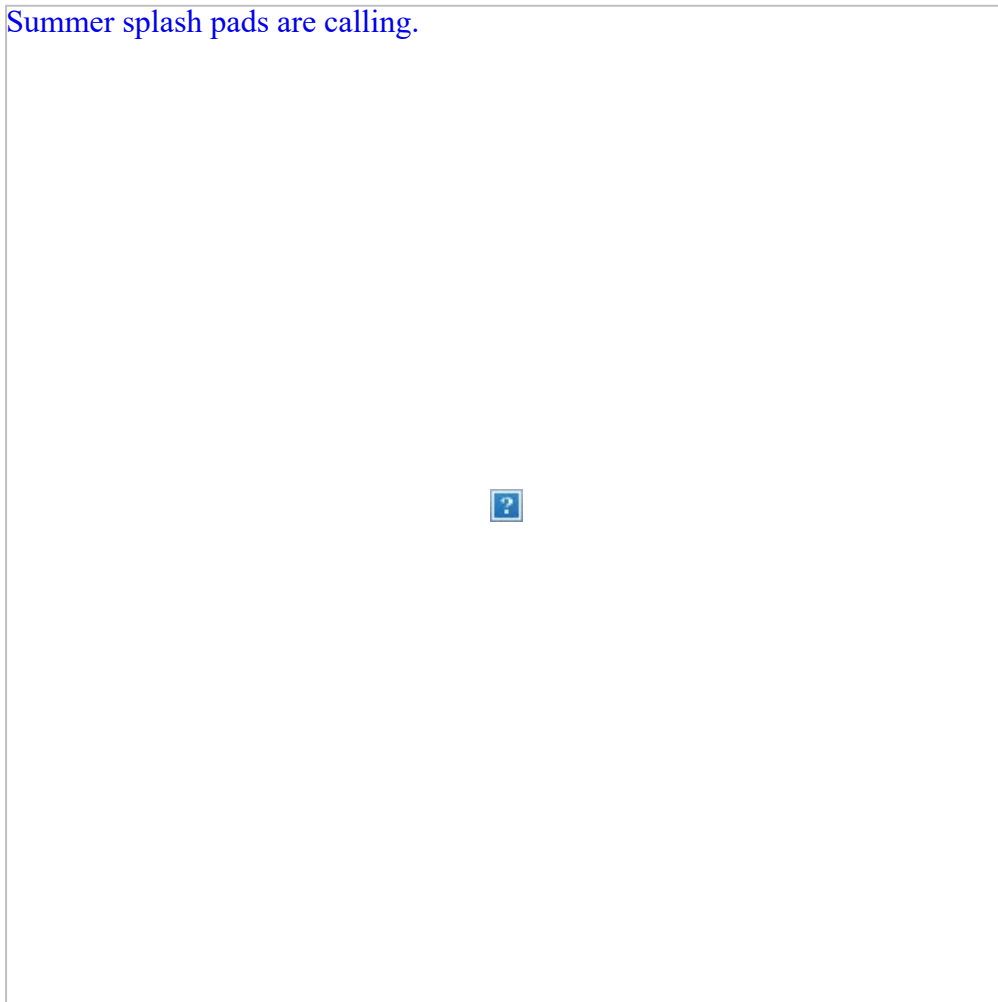
Are you directly affected by an effect of the subject matter of this submission that:

- 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.](#)



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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jeanette Dick

Organisation name:

Agent's full name:

Email address: jeanetedick1@gmail.com

Contact phone number: 0211873400

Postal address:
2A 136 Stancombe Road,
Flat Bush
Auckland 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Council is wanting to sell off precious land and bush. The Auckland Council planning to rezone areas of bush and new walkways on the edge of Barry Curtis from OPEN SPACE - Sport & Active Recreation Zone To RESIDENTIAL - Terraced Housing & Apartment Building Zone!

Property address: Public Walkway (off Flatbush School Road - back of Whimbrel and Rorida Lane) where I know many of you walk, bike etc. Also includes established bush and tree's where there is a lot of birdlife.

Map or maps:

Other provisions:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (if this affects you).

ENVIRONMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife.

INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is!).

TRUST - when you buy / reside near a park and its' zoned as Open Space - you don't expect that area/park to be turned into Terraced Houses and Apartment Buildings (different if it was always zoned for that and there is heaps of local land which is which is "deadland" & ex farmland and zoned for residential already.).

If you reside on Whimbrel, Rorida, Brookview and surrounds - this REALLY affects your property value (plus privacy, sunlight etc.)

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

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

The reason for my or our views are:

We do not need to lose our bush area which is a life line to us all including the bird life. There are plenty of areas all over Auckland that is being built on and we dont need such concentrated infill of more houses in this area. Check how many houses are empty at present and our roads are struggling to cope with increased traffic

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

21.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xin Lu

Organisation name:

Agent's full name:

Email address: midwifelucylu@gmail.com

Contact phone number:

Postal address:
13 kilcooley Rd
Flat bush
Auckland 2014

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
I don't want the park to change to buildings

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
We want more green parks and spaces for this suburb. Already too many apartments and townhouses. Too dense.

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

22.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mahima Wadhwa

Organisation name:

Agent's full name:

Email address: mahima97@me.com

Contact phone number:

Postal address:
25 brookview drive
Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Flatbush

Other provisions:

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

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

The reason for my or our views are:

We need to preserve our reserves and environments and make more parks for the community to support healthy living.

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

23.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michelle Poon

Organisation name:

Agent's full name:

Email address: mpsy@outlook.com

Contact phone number: 0210580311

Postal address:
14 Brookview Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18, 19

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 involved area for development currently has a lot of trees and creek with along with a bush way that houses many wildlife including native birds. It is also one of the VERY FEW areas around Barry Curtis Park and Flat Bush that has established trees. Demolishing this will not only impact the lives of the animals but it will also impact the waterway and cause potential flooding.

We purchased our property largely due to the close proximity of Barry Curtis Park and the privacy of the property with the trust that there will be no development in the area. We were assured that there will be no infrastructure built in this area blocking our view of the park.

There are many other empty grounds that can be developed without cutting down any trees or affecting the recreational areas.

Overall, I perceive this proposal as a high risk of urban pollution, high impact towards the current residents (including myself) and wildlife that reside around the area. Please decline this proposal.

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

24.1

Submission date: 3 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.

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vanessa Fernandes

Organisation name:

Agent's full name: Vanessa Fernandes

Email address: vanessa817@gmail.com

Contact phone number:

Postal address:
4 Paterae Lane
Flat Bush
East Tamaki 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

The reduction of sport and recreation areas that are already limited in the area. Overcrowded of the area with limitations in the traffic and other amenities

Property address: 56 Brookview Drive and 66 Flat Bush School drive

Map or maps: Map 18 and 19

Other provisions:

The change in zoning limits even more the traffic and recreation areas around the zone.

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 area defined in the map 19 are part of the stream in the recreation area, removing this area will affect both sides (residential and sport area). It is already very limited in parking and traffic, a highly populated area with add even more limitations as well and reducing the already limited green areas around the zone.

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

25.1

Submission date: 3 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Umang Thaker
Date: Saturday, 3 February 2024 2:31:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Umang Thaker

Organisation name:

Agent's full name:

Email address: 15.umang@gmail.com

Contact phone number: 0210497175

Postal address:
50 Brookview Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of open space/Sports/Recreation to Residential.

Property address: 50 Brookview Drive Flat Bush Auckland 2019

Map or maps: Map 18

Other provisions:

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

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

The reason for my or our views are:
I understand council's decision to overcome housing crisis but please make a note that erecting house on every single piece of vacant land is not going to solve this crisis but will lead to congestion in already congested area with school traffic every morning. You will be creating a regular chaos and disturbance for all of the residents every morning with your proposed rezoning.

I or we seek the following decision by council: Decline the plan change | 26.1

Submission date: 3 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Tristan Nicholls
Date: Saturday, 3 February 2024 2:46:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tristan Nicholls

Organisation name:

Agent's full name:

Email address: tricholls20@gmail.com

Contact phone number: 0274995392

Postal address:

4 Paterae Lane

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18 and 19

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 area in Map 19 includes a storm management water course and is so narrow any development would harm the natural environment.

The access would be through Benthos , Tatler andWhimbrel roads which are not suitable for increased traffic as they were built with only the existing housing considered. There are also 2 privately owned roads (Parerae and Magnetite lanes) that would see increased traffic flow but no maintenance from the council.

There are already parking constraints in the area and inadequate public transport which has no provision.

Access to Barry Curtis park through the existing footpath would also be restricted for existing residents substantially devaluing the properties.

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

27.1

Submission date: 3 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Harkeet Gill
Date: Saturday, 3 February 2024 5:31:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harkeet Gill
Organisation name:
Agent's full name:
Email address: harkeetgill@hotmail.com
Contact phone number: 0211771265
Postal address:
14 Paterae Lane
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Property address: 56 Brookview Drive, Flat Bush and 66 Flat Bush School Road
Map or maps: 19 and 18
Other provisions:
Plan/Map18 & Plan/Map 19

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:
Both zones are currently sports and recreation which we need as local residents. There is already such a high density of properties in this area with not enough supporting infrastructure. We ride our bikes and take walks along these areas.
The roads are congested and people park on yellow lines as it is. This affects our current property value as well as our livelihoods.
We were promised a library and pools in Ormiston and now a section which can accomodate this is being turned to high density housing.
There is enough empty space around the area that is dead land and already zoned for housing which can be used for this rather than rezoning exisiting sports and recreational zones.

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

28.1

Submission date: 3 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Hyo Jung Kim
Date: Saturday, 3 February 2024 6:01:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hyo Jung Kim

Organisation name:

Agent's full name:

Email address: vanilla21st@gmail.com

Contact phone number:

Postal address:

12 Rorida Lane

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of Zone from Open space - sport and active recreation zone to Residential - terraced housing and apartment building zone

Property address: 66 Flat Bush School Rd, Flat Bush, Auckland

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:

The rule changes will affect negatively the quality of living in my area. I will lose the walkway, privacy, light and view from my home that is most of reason I live here. Also will impact negatively the value of my property which is largest saving of my life. I'm concerned of the noise and dust during the construction which can affect my health because the plan is right next to my house. There are already enough housing in this area around the park. New houses are being built opposite of park. People here suffer from lack of parking and privacy already. The bush, trees and wildlife here are the nature that needs to be kept for our children and future of NZ.

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

29.1

Submission date: 3 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Monica Ha
Date: Saturday, 3 February 2024 6:30:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Monica Ha
Organisation name:
Agent's full name:
Email address: chaienmeou@gmail.com
Contact phone number: 0274679725
Postal address:
27 Brookview Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18 &19

Other provisions:

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

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

The reason for my or our views are:

We want open space for recreation activities status to stay. We need a playground for our kids . We oppose more residential houses which will add to more congestion , parking issues and traffic resulting safety concerns for our kids going to school too.

I or we seek the following decision by council: Decline the plan change | 30.1

Submission date: 3 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.



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Planning Technicians,
Plans and Places,
Auckland Council,
Auckland.

Date: 4th Feb'24

**RE: Combined Submission on Plan Change 96 – MAP # 18 – 56
BROOKVIEW DRIVE, FLAT BUSH & MAP 19 ,66 FLAT BUSH SCHOOL
ROAD, FLAT BUSH.**

Dear Sirs,

We the residents of Brookview Drive and streets opposite 56 Brookview Drive, Flat bush and 66 Flat Bush school Road would like to file a **combined submissions** challenging the "Rezoning "and Plan changes **96 relating to Map number 18 & 19 for addresses 56 Brookview Drive, Flat Bush and 66 Flat Bush School Road.**

We would like the council **not to execute** the **proposed plan** of converting an Open Space – Sports and Recreation zone to Residential – Terraced Housing and Apartment Building Zone based on background and reasons stated below:

Background & Reasons:

RE: Map 18 & 19, Current status – Open Space – Sport and Active Recreation Zone (56 Brookview Drive and 66 Flat Bush School Road).

Since late 2018 approximately, this land (56 Brookview Drive Ext of Barry Curtis Park) had not been maintained by anyone, had overgrown grass, inorganic waste being dumped and was used by homeless people living in cars and dumping human feces. As responsible citizens we made several complaints to Auckland Council for a clean-up but in vain, the only portion contractors would clean was the berm on the roadside (Brookview Drive).

We persisted with our complaints both formally and on social media. Our **formal complaint # 8590034871** was then addressed by Mr. James Collins (Facilities Manager) on **22nd June 2023**. He did an investigation and found that the Auckland council map only had the berm on the roadside and **not the land (56 Brookview Dr)**. This area was marked "Confidential" to his surprise.

Mr. Collins then, got this land 56 Brookview Drive and adjoining reserve loaded on Auckland Council Map as "Open Space – Sport and Active Recreation Zone "as he was convinced that, the land connects to "Barry Curtis Park and reserve" on **25th July'23**. Prior to this he got the land tested for asbestos so that the land can be cleaned.

The land got cleaned around end of August '23. However thereafter we still had issues of this land not being maintained by the Council. We were told, Council did not allocate budget for its maintenance. We were assured by Mr. Collins that budget will be allocated by May'24 and further development will take place in the meantime the contractors have been assigned by the Council who would do regular clean up.

Mr. Collins then handed over the case to Ms. Denise Pieters – Relationship Manager (External) in October 23. Ms. Denise Pieters visited the site personally in October 23 and addressed dumping issues and unauthorized parking on land. She too committed on the development of land by May'24.

The land was still neglected and not maintained by Council; the matter was then handed over to Ms. Cathie Baker – Facilities Manager who was on leave till 24th Jan'24., thereafter we receive this notice of rezoning.

The background clearly indicates the rezoning of this land seems to be an error and a misjudgment. The land naturally connects to Barry Curtis Park and adjacent reserve.

The detailed map of the area would clearly show a huge density of housing in the area. We residents feel that the area will further get congested.

The area needs a park for children, elderly, and the youth to have recreational area. The owners of house # 23 & 25 Brookview Dr, were the first few residents in 2011. They attended the town planner meeting in 2011 at Ormiston college wherein the **area under Map18 &19 were part of extension of "Barry Curtis Park"**.

The residents of Benthos Place & Whimbrel Road are currently having problems parking their own cars due to the high density of row houses with no adequate parking space left for visitors too as the road are narrow due to high density of houses. They were promised a park with playground in the vicinity. The children play on driveway and have risk of rolling over to road which is risky. A playground is a essential.

All residents are encountering heavy traffic on Brookview Drive and find the T- junction on Benthos Pl and Brookview Dr accident prone and unsafe to cross. The road is not safe for pedestrians especially Children going to Ormiston School (Primary, Intermediate and High school).

Additional residential development on 56 Brookview Drive would further escalate the already cluttered suburb with even more traffic, parking issues and environmental issues.

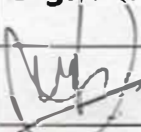
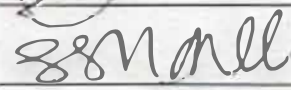

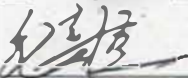
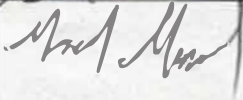



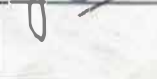



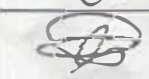

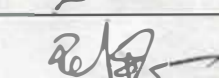


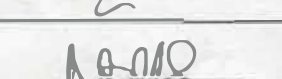


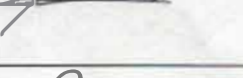
We residents demand that the Open Space – Sport and Recreation zone be retained, and the land 56 Brookview Drive and 66 Flat Bush Road be developed alongside Barry Curtis Park for recreational purposes for Children, youth, and Elderly. The area needs a green space and fresh air to breathe.



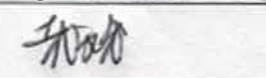

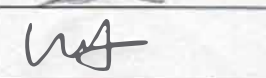

31.1

Please find attached to this submission signatures and contact details of affected residents of Brookview Dr, Benthos Place and Whimbrel Road.

Thanks, and regards.

Residents of Brookview Dr Brookview Drive and streets opposite 56 Brookview Drive, Flat bush and 66 Flat Bush school

Name of the Owner/tenant	Address	Contact Phone #	Signature
Vijay Wadhwa	25 Brookview Dr, Flat Bush	021728800	
Sarah Jane Hazell	23 Brookview Dr, Flat Bush	0211471498	
Chau Nguyen	27 Brookview Dr, Flat Bush	0223454626	
Jianheng Mao	21 Brookview Dr, Flatbush	0211522796	
Ashleigh Prakash & Mischa Maclead	52 Whimbrel Road, Flat Bush	0210420244	
Lieu Nguyen	48 Whimbrel Road, Flat Bush	02140967023	
Hadi Haidari	44 Whimbrel Road, Flat Bush	0210632351	
Dolly Joshi	40 Whimbrel Road, Flat Bush	02120799418	
Haji Deraiya	38 Whimbrel Road, Flatbush	0212079418	
Sharol Singh	54 Whimbrel Road, Flat Bush	0212738559	
Fred bai	50 Whimbrel Road, Flat Bush	027-4545955	
ALICE WU	56 Whimbrel Road, Flat Bush	0226466791	
TAWFEER ALI	54 Brookview Dr.	02102433383	
LAARSI AOUNSO	8 ROMEO LANE, FLAT BUSH	021522454	
Riggi Lin	19 Brookview Dr Flat Bush	02102201272	
Mary Ting	24 Whimbrel Rd	022 0246785	
Brian Lee	26 Whimbrel Rd	021 2888 266	
Narel Lodie	28 Whimbrel	0210580025	
Stuart Summers	28 Whimbrel	02108212753	
Aimee Melia	28 Whimbrel	02108212753	
Chanelle Bryan	32 Whimbrel Rd	0225007707	

Name of the Owner/tenant	Address	Contact Phone #	Signature
WILLIE AND ANNA MARS TERS	34 HILTONS RD	021136610	
Anna Mars TERS	"	0212524982	
Bin Dai	26 Whimbrel Road	074956091	
Michael Trinh	42 Riviera Dr	0225240802	
Harriet Gill	14 Paterson Lane Flat Bush	0211771265	
Shalini	25 Brookview Drive	0212649531	

Proposed Open Space and Other Rezoning Matters (2024) Plan Change

Notes

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

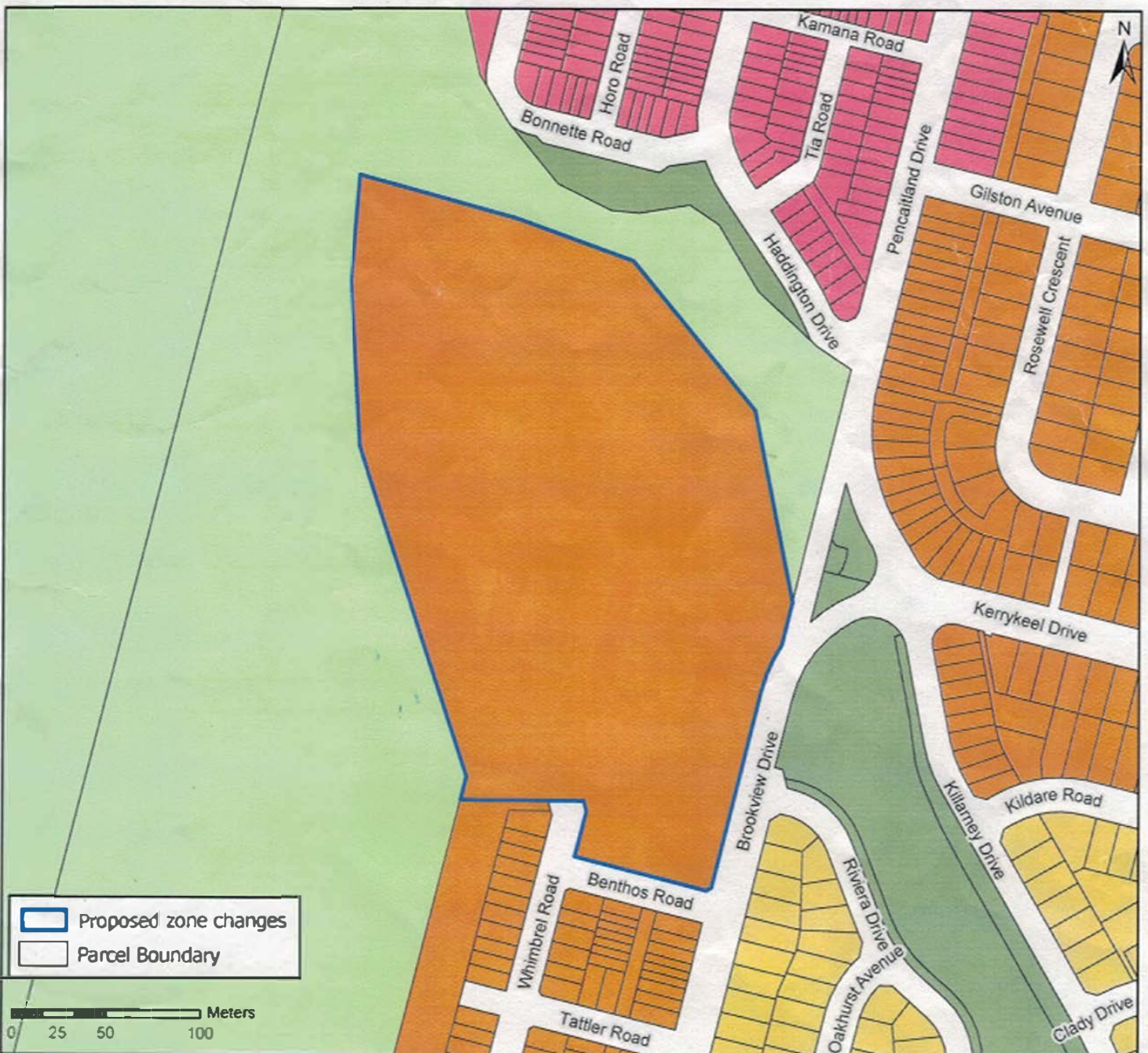
Map number: 18

Address: 56 Brookview Drive, Flat Bush

Geographic area: Flat Bush

Current Zone: Open Space – Sport and Active Recreation Zone

Proposed Zone: Residential – Terraced Housing and Apartment Building Zone



Proposed Open Space and Other Rezoning Matters (2024) Plan Change

Notes

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number: 19
 Address: 66 Flat Bush School Road, Flat Bush
 Geographic area: Flat Bush
 Current Zone: Open Space – Sport and Active Recreation Zone
 Proposed Zone: Residential – Terraced Housing and Apartment Building Zone



Planning Technicians,
Plans and Places,
Auckland Council,
Auckland.

Date: 4th Feb'24

**RE: Combined Submission on Plan Change 96 – MAP # 18 – 56
BROOKVIEW DRIVE, FLAT BUSH & MAP 19 ,66 FLAT BUSH SCHOOL
ROAD, FLAT BUSH.**

Dear Sirs,

We the residents of Brookview Drive and streets opposite 56 Brookview Drive, Flat bush and 66 Flat Bush school Road would like to file a **combined submissions** challenging the "Rezoning "and Plan changes **96 relating to Map number 18 & 19 for addresses 56 Brookview Drive, Flat Bush and 66 Flat Bush School Road.**

We would like the council not to execute the proposed plan of converting an Open Space – Sports and Recreation zone to Residential – Terraced Housing and Apartment Building Zone based on background and reasons stated below:

Background & Reasons:

RE: Map 18 & 19, Current status – Open Space – Sport and Active Recreation Zone (56 Brookview Drive and 66 Flat Bush School Road).

Since late 2018 approximately, this land (56 Brookview Drive Ext of Barry Curtis Park) had not been maintained by anyone, had overgrown grass, inorganic waste being dumped and was used by homeless people living in cars and dumping human feces. As responsible citizens we made several complaints to Auckland Council for a clean-up but in vain, the only portion contractors would clean was the berm on the roadside (Brookview Drive).

We persisted with our complaints both formally and on social media. Our **formal complaint # 8590034871** was then addressed by Mr. James Collins (Facilities Manager) on **22nd June 2023**. He did an investigation and found that the Auckland council map only had the berm on the roadside and **not the land (56 Brookview Dr)**. This area was marked "Confidential" to his surprise.

Mr. Collins then, got this land 56 Brookview Drive and adjoining reserve loaded on Auckland Council Map as "Open Space – Sport and Active Recreation Zone "as he was convinced that, the land connects to "Barry Curtis Park and reserve" on **25th July'23**. Prior to this he got the land tested for asbestos so that the land can be cleaned.

The land got cleaned around end of August '23. However thereafter we still had issues of this land not being maintained by the Council. We were told, Council did not allocate budget for its maintenance. We were assured by Mr. Collins that budget will be allocated by May'24 and further development will take place in the meantime the contractors have been assigned by the Council who would do regular clean up.

Mr. Collins then handed over the case to Ms. Denise Pieters – Relationship Manager (External) in October 23. Ms. Denise Pieters visited the site personally in October 23 and addressed dumping issues and unauthorized parking on land. She too committed on the development of land by May'24.

The land was still neglected and not maintained by Council; the matter was then handed over to Ms. Cathie Baker – Facilities Manager who was on leave till 24th Jan'24., thereafter we receive this notice of rezoning.

The background clearly indicates the rezoning of this land seems to be an error and a misjudgment. The land naturally connects to Barry Curtis Park and adjacent reserve.

The detailed map of the area would clearly show a huge density of housing in the area. We residents feel that the area will further get congested.

The area needs a park for children, elderly, and the youth to have recreational area. The owners of house # 23 & 25 Brookview Dr, were the first few residents in 2011. They attended the town planner meeting in 2011 at Ormiston college wherein the **area under Map18 &19 were part of extension of "Barry Curtis Park"**.

The residents of Benthos Place & Whimbrel Road are currently having problems parking their own cars due to the high density of row houses with no adequate parking space left for visitors too as the road are narrow due to high density of houses. They were promised a park with playground in the vicinity. The children play on driveway and have risk of rolling over to road which is risky. A playground is a essential.

All residents are encountering heavy traffic on Brookview Drive and find the T- junction on Benthos Pl and Brookview Dr accident prone and unsafe to cross. The road is not safe for pedestrians especially Children going to Ormiston School (Primary, Intermediate and High school).

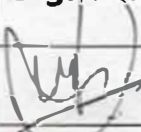
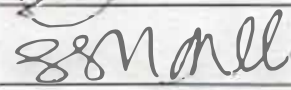

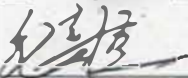
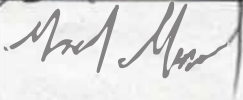



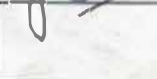


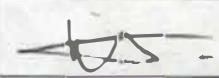




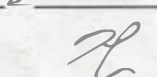
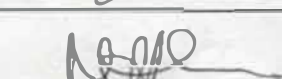


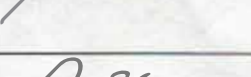
Additional residential development on 56 Brookview Drive would further escalate the already cluttered suburb with even more traffic, parking issues and environmental issues.



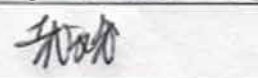

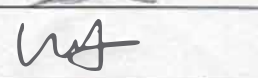

We residents demand that the Open Space – Sport and Recreation zone be retained, and the land 56 Brookview Drive and 66 Flat Bush Road be developed alongside Barry Curtis Park for recreational purposes for Children, youth, and Elderly. The area needs a green space and fresh air to breathe.

Please find attached to this submission signatures and contact details of affected residents of Brookview Dr, Benthos Place and Whimbrel Road.

Thanks, and regards.

Residents of Brookview Dr Brookview Drive and streets opposite 56 Brookview Drive, Flat bush and 66 Flat Bush school

Name of the Owner/tenant	Address	Contact Phone #	Signature
Vijay Wadhwa	25 Brookview Dr, Flat Bush	021728800	
Sarah Jane Hazell	23 Brook-View Dr, Flat Bush	0211471498	
Chau Nguyen	27 Brookview Dr, Flat Bush	0223454626	
Jianheng Mao	21 Brookview Dr, Flatbush	0211522796	
Ashleigh Prakash & Mischa Maclead	52 Whimbrel Road, Flat Bush	0210420244	
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Fred bai	50 Whimbrel Road, Flat Bush	027-4545955	
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TAWFEER ALI	54 Brookview Dr.	02102433383	
LAARSI AOUNSO	8 ROMA ROAD, FLAT BUSH	021522454	
Riggi Lin	19 Brookview Dr, Flat Bush	02102201272	
Mary Ting	24 Whimbrel Rd	022 0246785	
Brian Lee	26 Whimbrel Rd	021 2888 266	
Narel Lodie	28 Whimbrel	0210580025	
Stuart Summers	28 Whimbrel	02108212753	
Aimee Melia	28 Whimbrel	02108212753	
Chanelle Bryan	32 Whimbrel Rd	0225007707	

Name of the Owner/tenant	Address	Contact Phone #	Signature
WILLIE AND ANNA MASTERS	34 HILTONS RD	021136610	
Anna Masters	"	0212524982	
Bin Dai	26 Whimbrel Road	074956091	
Michael Trinh	42 Riviera Dr	0225240802	
Harriet Gill	14 Paterson Lane Flat Bush	0211771265	
Shalini	25 Brookview Drive	0212649531	

Proposed Open Space and Other Rezoning Matters (2024) Plan Change

Notes

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

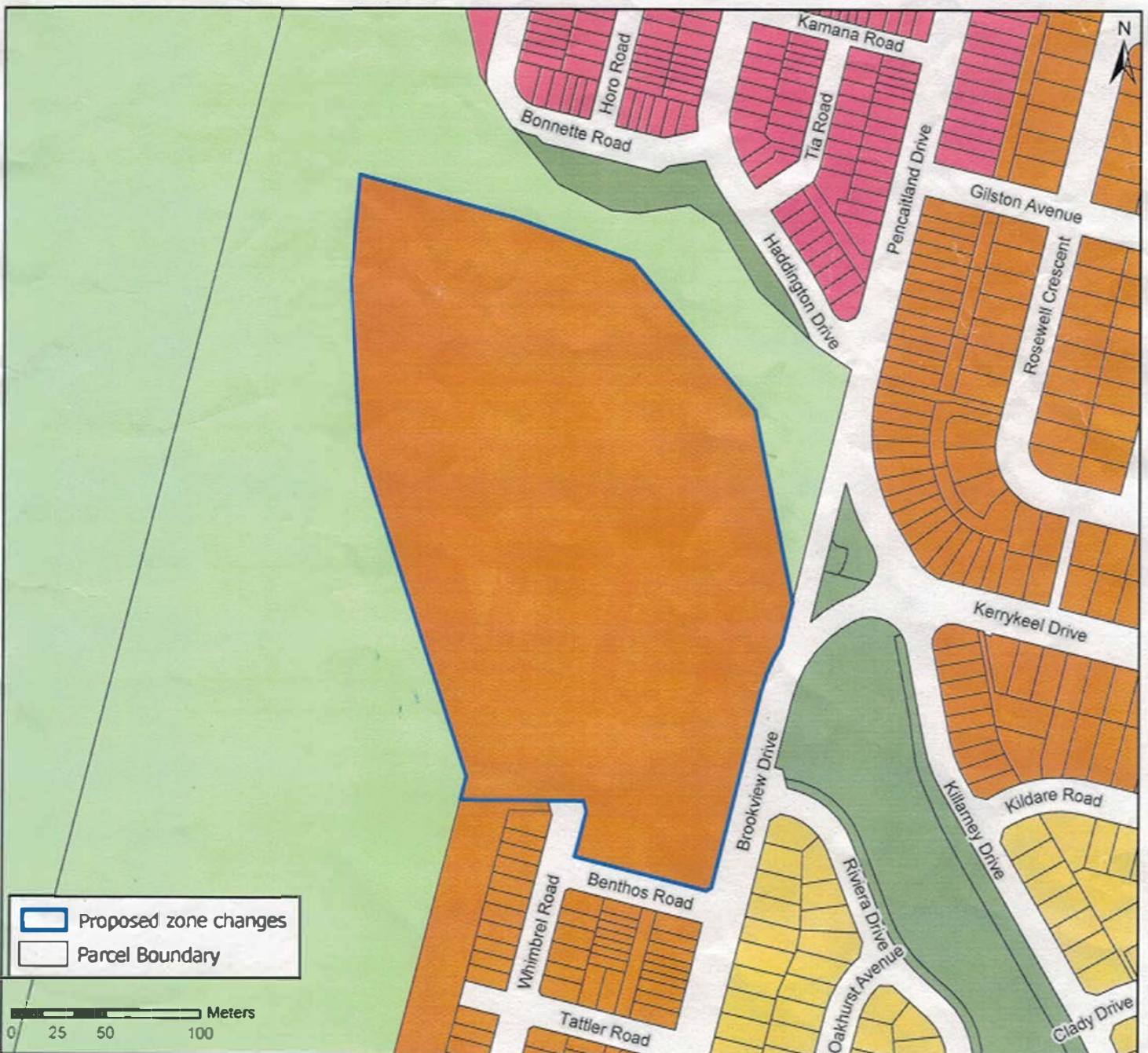
Map number: 18

Address: 56 Brookview Drive, Flat Bush

Geographic area: Flat Bush

Current Zone: Open Space – Sport and Active Recreation Zone

Proposed Zone: Residential – Terraced Housing and Apartment Building Zone



Proposed Open Space and Other Rezoning Matters (2024) Plan Change

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**Planning Technicians,
Plans and Places,
Auckland Council,
Auckland.**

Date: 4th Feb'24

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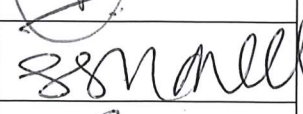
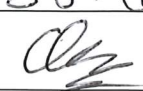
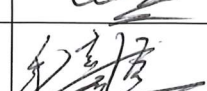
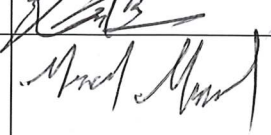
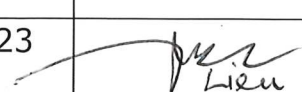
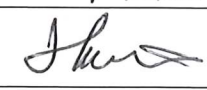
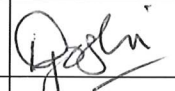
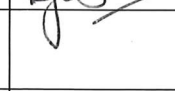

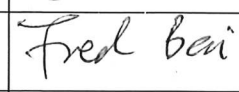
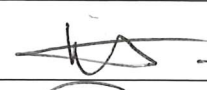
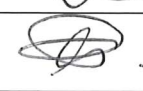
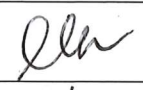
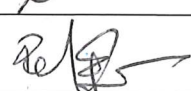


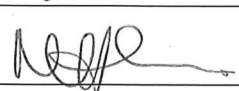



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Proposed Open Space and Other Rezoning Matters (2024) Plan Change

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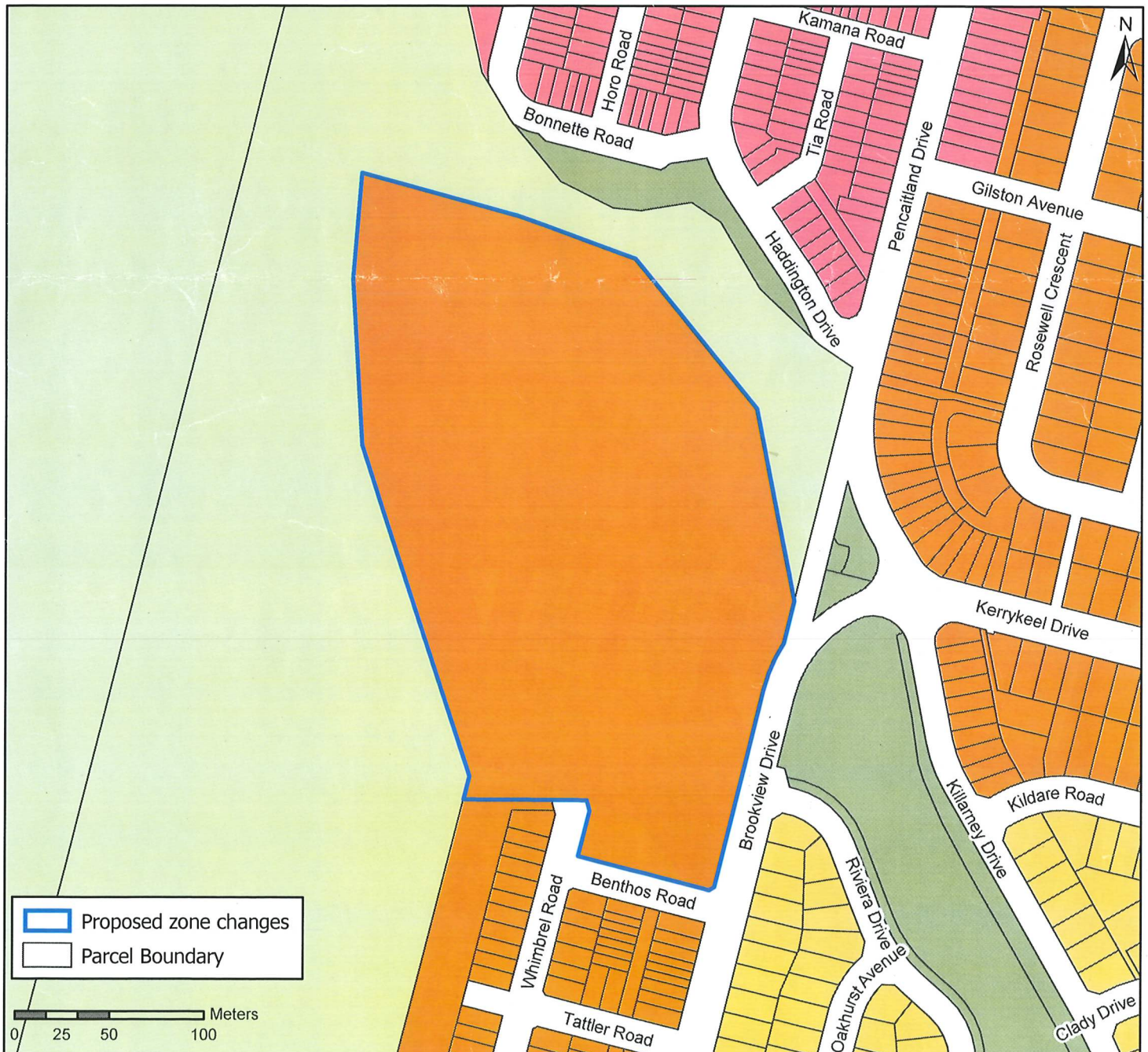
Map number: 18

Address: 56 Brookview Drive, Flat Bush

Geographic area: Flat Bush

Current Zone: Open Space – Sport and Active Recreation Zone

Proposed Zone: Residential – Terraced Housing and Apartment Building Zone

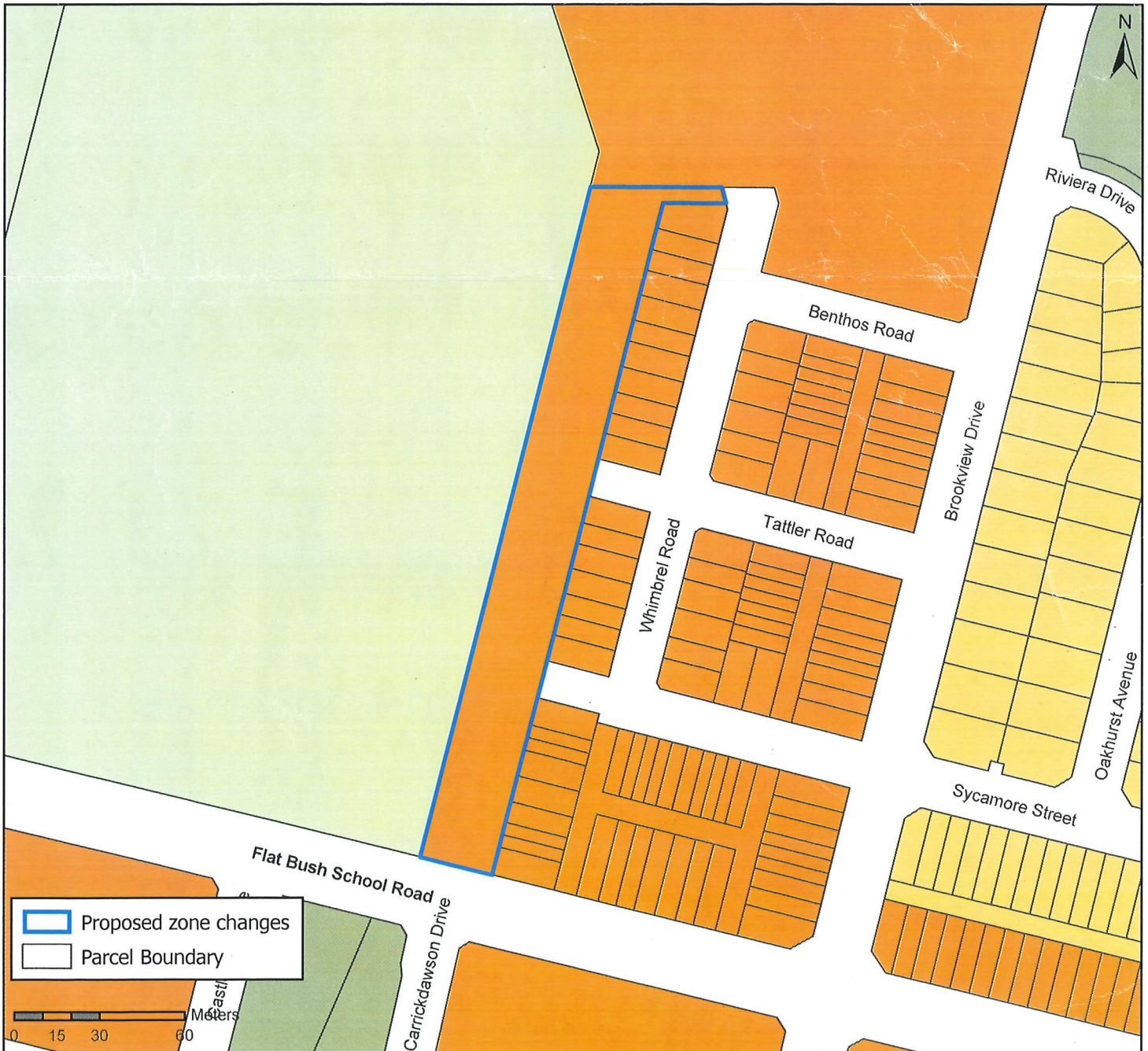


Proposed Open Space and Other Rezoning Matters (2024) Plan Change

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Address: 66 Flat Bush School Road, Flat Bush
Geographic area: Flat Bush
Current Zone: Open Space – Sport and Active Recreation Zone
Proposed Zone: Residential – Terraced Housing and Apartment Building Zone



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Ashleigh Prakash
Date: Sunday, 4 February 2024 9:30:25 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ashleigh Prakash

Organisation name:

Agent's full name:

Email address: a.s.prakash13@gmail.com

Contact phone number: 0211651578

Postal address:
52 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

PC96 proposes to rezone the areas identified on maps 18 and 19 from Open Space - Sport and Active Recreation zones to Residential - Terraced Housing and Apartment Building zones.

Property address: 56 Brookview Drive and 66 Flat Bush School Road

Map or maps: Maps 18 and 19

Other provisions:

PC96 proposes to rezone the areas identified on maps 18 and 19 from Open Space - Sport and Active Recreation zones to Residential - Terraced Housing and Apartment Building zones.

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:

Introduction:

Ormiston/Flat Bush has long been under-served by council - we have been waiting more than a decade for adequate community facilities and social infrastructure. The proposed plan changes identified on maps 18 and 19 would be a further slap in the face to the existing community that lives near 56 Brookview Drive. I am making an individual submission as a homeowner on Whimbrel Road, and have also participated in a neighbourhood submission for this proposed plan change.

Map 18:

The undeveloped land at 56 Brookview Drive does not need to be filled in with more housing, as this would create even more pressure on the existing community. We lack adequate space already

for community recreation. While there is plenty of space for sport and active recreation at Barry Curtis Park, there is no space for informal recreation activities, such as space for children to play (e.g. playground), community park or garden, areas for picnicking and socialisation, having BBQs, etc. This space at 56 Brookview Drive should be rezoned to Open Space - Informal Recreation Zone (instead of a residential zone), and should be prioritised for developing the types of community spaces identified above. These are the types of spaces we would directly benefit from, as they cannot be undertaken in the sports zones at Barry Curtis. It would be wonderful to have a space akin to Cornwall Park, where activities like picnicking, socialising, BBQ-ing, relaxing under a tree, and so on, could be undertaken, and would have enormous benefits for our belonging and participation, which is a key outcome for Aucklanders under the Auckland Plan 2050. This would enhance social cohesion and give a significant space for our community to come together and thrive in a way we haven't had the opportunity to before.

Furthermore, there is already pressure on the existing community in terms of parking. Plans and Places should be well aware already of parking pressures in medium-density neighbourhoods. Building more medium-density housing will exacerbate parking pressures and crowd the area with cars. We already have an issue with 56 Brookview Drive being used as an additional carpark to contain the spillover from the limited parking spaces provided in the neighbourhood. I personally do not think people need as many cars as they have (I live in a 1-car household), and would like to see 56 Brookview Drive rezoned to Open Space - Informal Recreation Zone, which may prevent people from parking there as well.

Map 19:

This proposed change confuses me and I would like to seek clarification. The map appears to identify the public walkway as the area to be rezoned - does this exclude the wetlands/reserve/creek area? This reserve MUST be protected from being filled in with housing - it is a floodplain, and it is a natural stormwater network! We have seen the necessities of having such blue-green networks already in the past year, with the 2023 flooding and Cyclone Gabrielle. Please do not build housing on top of it!

Even if the proposed plan change includes just the public walkway, rezoning this to a Residential Zone doesn't make any sense. That is a public walkway that is well-used throughout the year for active recreation - how could you build any housing on top of it? It would also have a huge negative impact on the households along Whimbrel Road. I am a homeowner on Whimbrel Road and the idea of that walkway having apartments squashed onto it is both bewildering and upsetting. I value very much being able to walk down the steps at the back of my house and walk along that pathway and along to Barry Curtis Park. Please leave the zoning as it is.

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

32.1

Submission date: 4 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Mischa MacLeod
Date: Sunday, 4 February 2024 9:30:29 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mischa MacLeod

Organisation name:

Agent's full name:

Email address: mischa.macleod@gmail.com

Contact phone number: 0210420244

Postal address:
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Rule or rules:

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Property address: 56 Brookview Drive and 66 Flat Bush School Road

Map or maps: Maps 18 and 19

Other provisions:

My submission concerns the proposed plan changes to rezone 56 Brookview Drive and 66 Flat Bush School Rd to Residential Zone - Terraced Housing and Apartment Buildings Zone.

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

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

The reason for my or our views are:

I am a homeowner and resident on Whimbrel Road. My biggest concern about the proposed plan changes on Maps 18 and 19 is adding more housing to an already under-served and neglected area. There has been a marked issue in our neighbourhood with parking. There are many cars parked illegally on the yellow lines and have been using 56 Brookview Drive as overflow parking. Adding more housing will only serve to exacerbate this problem.

We do not deserve to have our green space taken away from us. There are better uses for 56 Brookview Drive than more housing, such as recreational and social space for the community. People already use the space to walk dogs and children often play in the area, since it has been mowed. Why not properly develop that space into a community recreation zone? It will have positive

impacts for our community belonging and wellbeing.

Concerning map 19, I'm confused about what it means to turn the identified zone into a residential zone. Does it just show the public walkway? If so, does it signify that this public walkway is part of the existing Whimbrel Road housing boundaries? Or does it mean it will be further developed and more housing put on top of it? I am not in favour of this second option at all. It doesn't make sense to build housing onto a very narrow strip that is a walkway connecting to Barry Curtis Park.

If map 19 includes the intention to develop on top of the creek/reserve, I believe this would be a disastrous plan for this community's stormwater network. Also, there are native birds that live in there. It would be hugely detrimental for our native wildlife, like the tui and the hihi.

I or we seek the following decision by council: Decline the plan change | 33.1

Submission date: 4 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Harpreet Rama
Date: Sunday, 4 February 2024 8:45:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harpreet Rama

Organisation name:

Agent's full name:

Email address: Harpreetrama123@gmail.com

Contact phone number:

Postal address:
48 whimbrell road
Flatbush
Manukau 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of zone from open space . Sport and active recreation zone to residential-Terraced housing and apartment building

Property address: 48 whimbrell road flatbush

Map or maps:

Other provisions:

If House build during construction lot of dust come to houses I have baby it effect my baby health due my baby health I cannot agree with this plan and lack of privacy and lot of traffic and no sun in evening . We will lose the value in property . Lot of traffic due to more people we already have not much parking spaces . At the moment road already to busy if resident come we all people struggle to find parking kids to walk . This will affect the wildlife and flow of water which cause huge damage. In big rainfall all water goes to that reserve if houses build in contineous raining all houses might get flooded

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

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

The reason for my or our views are:

If House build during construction lot of dust come to houses I have baby it effect my baby health due my baby health I cannot agree with this plan and lack of privacy and lot of traffic and no sun in evening . We will lose the value in property . Lot of traffic due to more people we already have not much parking spaces . At the moment road already to busy if resident come we all people struggle to find parking kids to walk . This will affect the wildlife and flow of water which cause huge damage.

In big rainfall all water goes to that reserve if houses build in contineous raining all houses might get flooded

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

34.1

Submission date: 4 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

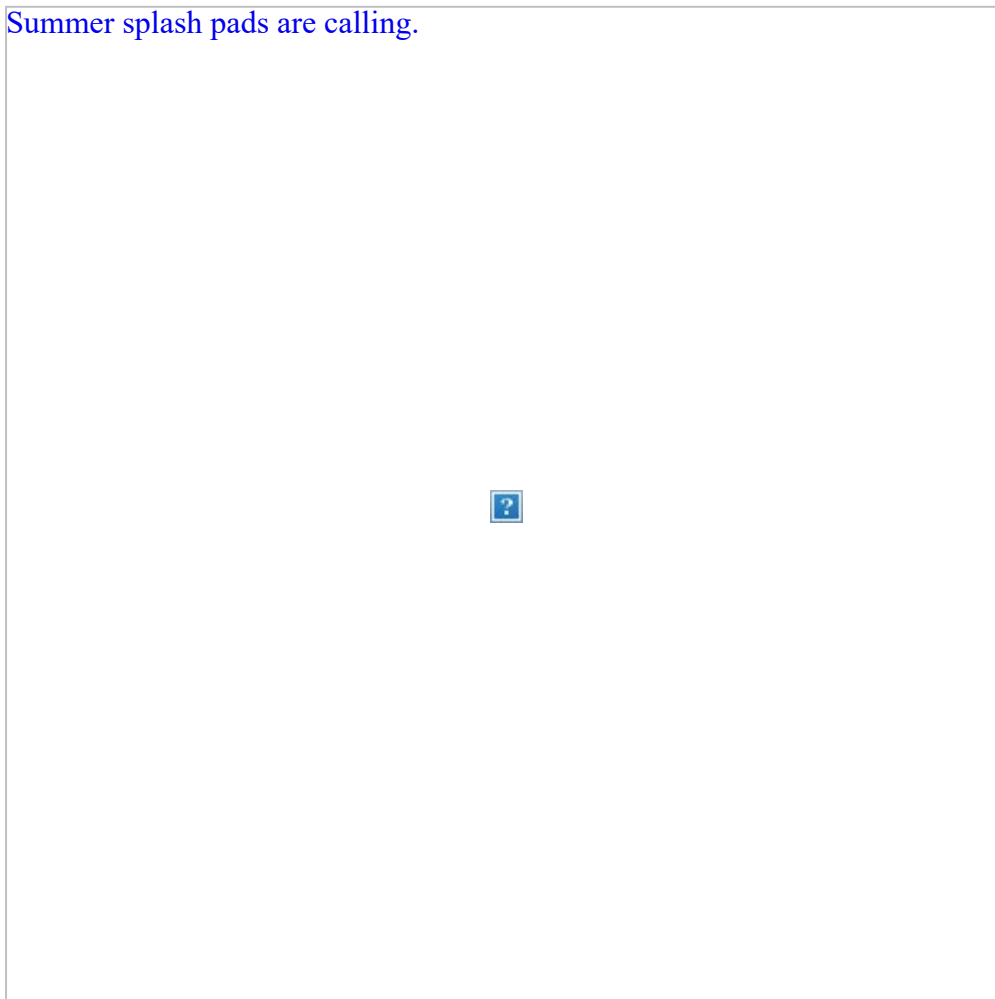
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Zachary Teoh
Date: Sunday, 4 February 2024 8:45:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Zachary Teoh

Organisation name:

Agent's full name:

Email address: zacharyteoh45@hotmail.com

Contact phone number:

Postal address:
25 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:
There is no space to park my car. Every time I try to park my car there is no more available side car park. Also it is so annoying, everyone living in my area has no choice but to park their cars illegally on the yellow lines outside my house making it harder to reverse my car from my property as the road is already narrow enough. We need more areas for parking and not houses.

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

35.1

Submission date: 4 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Lieu Nguyen
Date: Monday, 5 February 2024 6:15:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lieu Nguyen

Organisation name:

Agent's full name:

Email address: lieu.nt4148@gmail.com

Contact phone number: 0272568548

Postal address:
48 Whimbrel Road Flat Bush
2019
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

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:

If my house is right next to the walkway / park this would impact a lot to my house when I bought it. It will give me lack of privacy, Lack of sun, lose of view and the important is lose of the value of my property, also my house will be disrupted during the construction. I have baby in the house therefore this will be my concerns. And I know most household here we have children this is very not good for us.

As we bought the property because we see the beautiful reserve bush at our back house very pretty and we never thought about this would be able to build houses at our back house which is a nature bush reserve.

My property is at 48 Whimbrel Road and I know this friendly neighbor we have many children here and there is non of any outdoor playground nearby, we wish that a playground for kids can be build in the open field instead residential.

As we love this well established tree here if the residential will be build would have impact on local wildlife, also congestion of traffic as Flat Bush is already very crowded will have not many parking to additional residents.

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

36.1

Submission date: 5 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Raveen Ryan Sundram
Date: Monday, 5 February 2024 4:15:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Raveen Ryan Sundram

Organisation name:

Agent's full name:

Email address: raveen@xls.co.nz

Contact phone number:

Postal address:

32 Riviera Drive

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Rezoning of Sport and Active Recreation Zone to Terraced Housing and Apartment Building Zone

Property address: 56 Brookview Drive, Flat Bush

Map or maps: 18

Other provisions:

none

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

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

The reason for my or our views are:

Preservation of Community Open Spaces:

The proposed alteration jeopardises vital community open spaces. These areas serve as essential communal grounds, and their removal would deprive the community of recreational opportunities and shared green spaces, which are integral to the well-being of residents.

Concerns Regarding Zoning Modification:

At the time of our property acquisition, the designated zoning for the relevant area was classified as Open Space for Sport and Active Recreation. The proposed change to Terraced Housing and Apartment Building raises significant concerns and erodes the trust established at the time of purchase. This alteration may adversely impact the quality of life and property values for current residents, leading to a palpable sense of mistrust.

Utilization of Existing Residential Zoning:

The existence of numerous vacant residential-zoned lots underscores an alternative solution. Rather than rezoning open spaces, it would be more prudent to address the housing shortage (if any) by encouraging the development of currently available residential-zoned lands. By prioritising the use of these vacant lots, the community's housing needs can be met without compromising precious open spaces designated for sport and recreation.

Environmental Impact Assessment:

Additionally, we request a comprehensive environmental impact assessment be conducted before any zoning modifications are implemented. This assessment should thoroughly evaluate the potential ecological consequences of the proposed changes, including but not limited to habitat disruption, biodiversity loss, and soil and water quality of the Otara stream. Ensuring a thorough understanding of the environmental implications is paramount to making informed decisions that safeguard the long-term sustainability of the community.

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

37.1

Submission date: 5 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Raveen Ryan Sundram
Date: Monday, 5 February 2024 4:15:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Raveen Ryan Sundram

Organisation name:

Agent's full name:

Email address: raveen@xls.co.nz

Contact phone number:

Postal address:

32 Riviera Drive

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Rezoning of Sport and Active Recreation Zone to Terraced Housing and Apartment Building Zone

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: 19

Other provisions:

none

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

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

The reason for my or our views are:

Preservation of Community Open Spaces:

The proposed alteration jeopardizes vital community open spaces. These areas serve as essential communal grounds, and their removal would deprive the community of recreational opportunities and shared green spaces, which are integral to the well-being of residents.

Concerns Regarding Zoning Modification:

At the time of our property acquisition, the designated zoning for the relevant area was classified as Open Space for Sport and Active Recreation. The proposed change to Terraced Housing and Apartment Building raises significant concerns and erodes the trust established at the time of purchase. This alteration may adversely impact the quality of life and property values for current residents, leading to a palpable sense of mistrust.

Utilization of Existing Residential Zoning:

The existence of numerous vacant residential-zoned lots underscores an alternative solution. Rather than rezoning open spaces, it would be more prudent to address the housing shortage by encouraging the development of currently available residential-zoned lands. By prioritizing the use of these vacant lots, the community's housing needs can be met without compromising precious open spaces designated for sport and recreation.

Environmental Impact Assessment:

Additionally, we request a comprehensive environmental impact assessment be conducted before any zoning modifications are implemented. This assessment should thoroughly evaluate the potential ecological consequences of the proposed changes, including but not limited to habitat disruption, biodiversity loss, and soil and water quality of the Otara stream. Ensuring a thorough understanding of the environmental implications is paramount to making informed decisions that safeguard the long-term sustainability of the community.

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

Submission date: 5 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Praveena Sundram
Date: Monday, 5 February 2024 4:15:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Praveena Sundram

Organisation name:

Agent's full name:

Email address: twishes@gmail.com

Contact phone number:

Postal address:
32 Riviera Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Rezoning of Sport and Active Recreation Zone to Terraced Housing and Apartment Building Zone

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: 19

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:

Preservation of Community Open Spaces:

The proposed alteration jeopardizes vital community open spaces. These areas serve as essential communal grounds, and their removal would deprive the community of recreational opportunities and shared green spaces, which are integral to the well-being of residents.

Concerns Regarding Zoning Modification:

At the time of our property acquisition, the designated zoning for the relevant area was classified as Open Space for Sport and Active Recreation. The proposed change to Terraced Housing and Apartment Building raises significant concerns and erodes the trust established at the time of purchase. This alteration may adversely impact the quality of life and property values for current residents, leading to a palpable sense of mistrust.

Utilization of Existing Residential Zoning:

The existence of numerous vacant residential-zoned lots underscores an alternative solution. Rather than rezoning open spaces, it would be more prudent to address the housing shortage by encouraging the development of currently available residential-zoned lands. By prioritizing the use of these vacant lots, the community's housing needs can be met without compromising precious open spaces designated for sport and recreation.

Environmental Impact Assessment:

Additionally, we request a comprehensive environmental impact assessment be conducted before any zoning modifications are implemented. This assessment should thoroughly evaluate the potential ecological consequences of the proposed changes, including but not limited to habitat disruption, biodiversity loss, and soil and water quality of the Otara stream. Ensuring a thorough understanding of the environmental implications is paramount to making informed decisions that safeguard the long-term sustainability of the community.

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

38.1

Submission date: 5 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

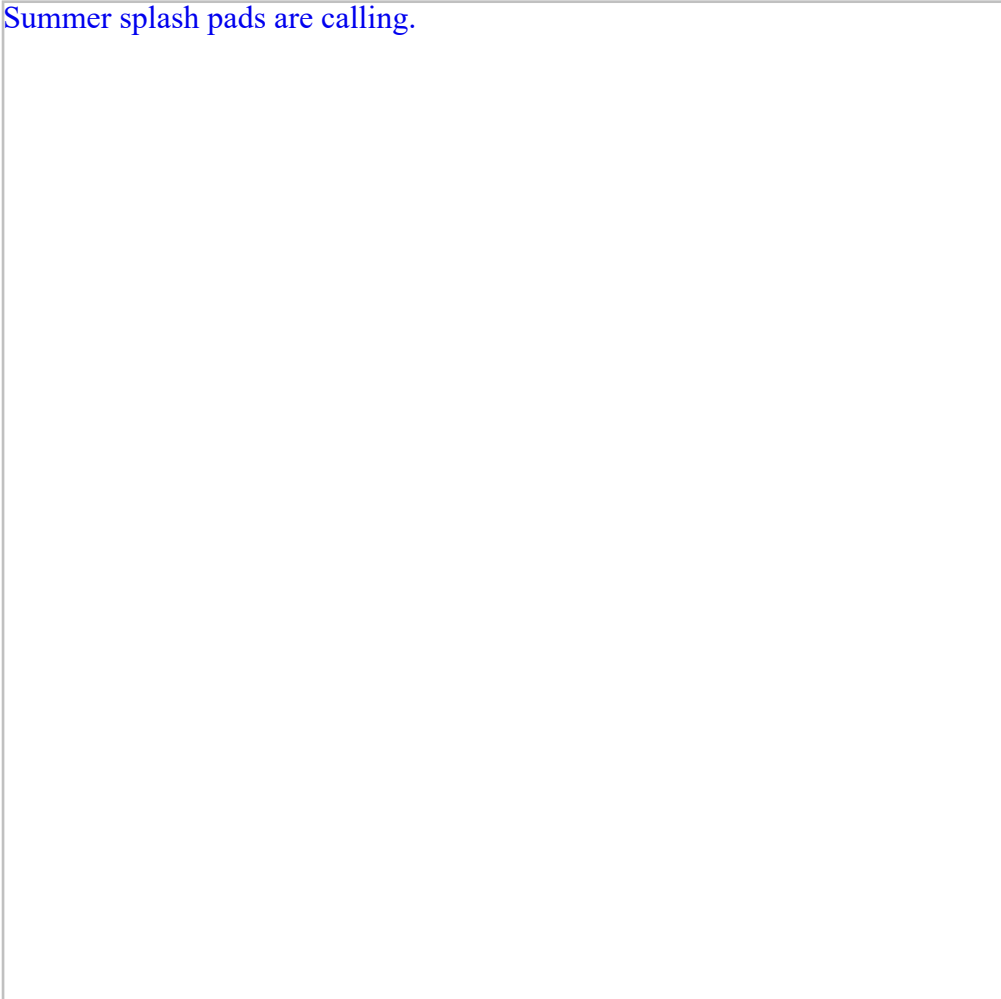
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Praveena Sundram
Date: Monday, 5 February 2024 4:15:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Praveena Sundram

Organisation name:

Agent's full name:

Email address: twishes@gmail.com

Contact phone number:

Postal address:

32 Riviera Drive

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Rezoning of Sport and Active Recreation Zone to Terraced Housing and Apartment Building Zone

Property address: 56 Brookview Drive, Flat Bush

Map or maps: 18

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:

Preservation of Community Open Spaces:

The proposed alteration jeopardizes vital community open spaces. These areas serve as essential communal grounds, and their removal would deprive the community of recreational opportunities and shared green spaces, which are integral to the well-being of residents.

Concerns Regarding Zoning Modification:

At the time of our property acquisition, the designated zoning for the relevant area was classified as Open Space for Sport and Active Recreation. The proposed change to Terraced Housing and Apartment Building raises significant concerns and erodes the trust established at the time of purchase. This alteration may adversely impact the quality of life and property values for current residents, leading to a palpable sense of mistrust.

Utilization of Existing Residential Zoning:

The existence of numerous vacant residential-zoned lots underscores an alternative solution. Rather than rezoning open spaces, it would be more prudent to address the housing shortage by encouraging the development of currently available residential-zoned lands. By prioritizing the use of these vacant lots, the community's housing needs can be met without compromising precious open spaces designated for sport and recreation.

Environmental Impact Assessment:

Additionally, we request a comprehensive environmental impact assessment be conducted before any zoning modifications are implemented. This assessment should thoroughly evaluate the potential ecological consequences of the proposed changes, including but not limited to habitat disruption, biodiversity loss, and soil and water quality of the Otara stream. Ensuring a thorough understanding of the environmental implications is paramount to making informed decisions that safeguard the long-term sustainability of the community.

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

Submission date: 5 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

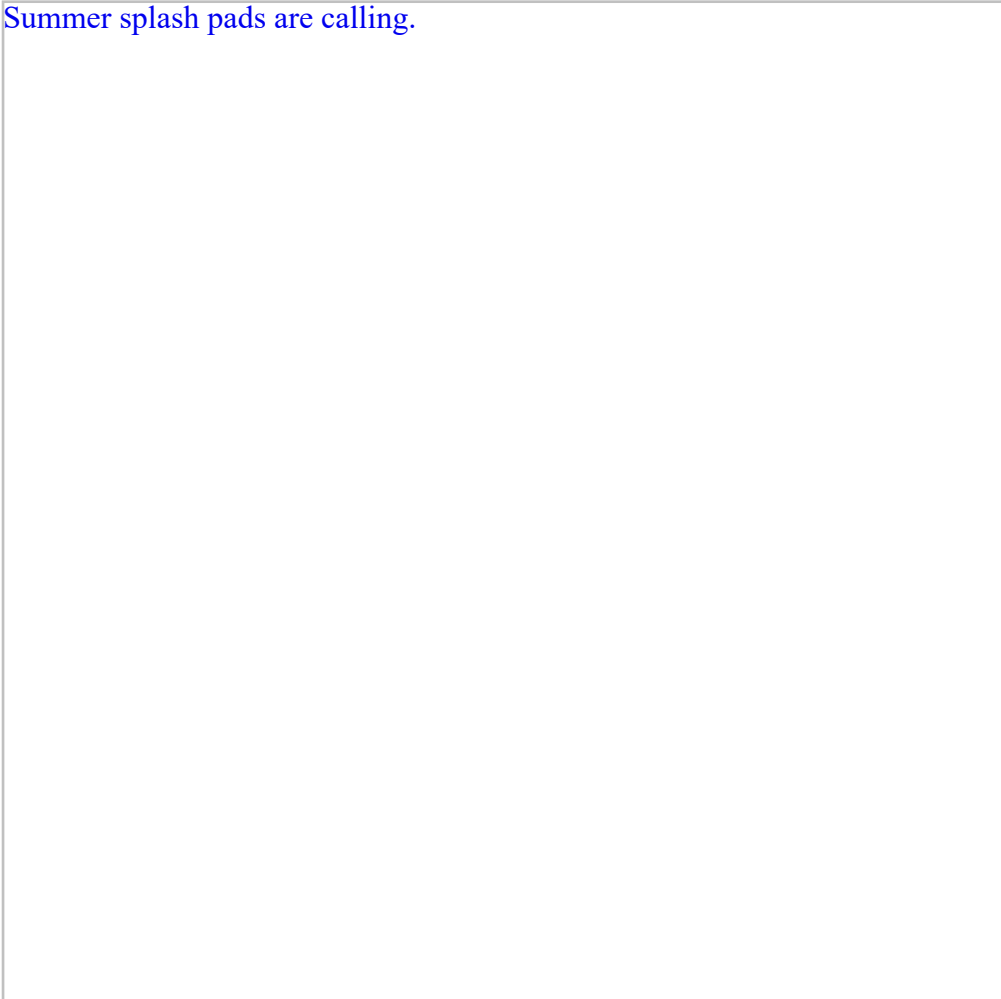
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Suhua Li
Date: Monday, 5 February 2024 6:15:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Suhua Li

Organisation name:

Agent's full name:

Email address: yue8808@gmail.com

Contact phone number: 0210355005

Postal address:

16 Rorida Land

Flat Bush

Auckland 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of Zone from Open Space -Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 16 Rorida Land Flat Bush

Map or maps: Map 19

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:

My house is located just next to the walkway. If the plan gets approved, it will result in a lack of privacy, loss of view, depreciation of property value, disruption during construction, further congestion of traffic, and insufficient parking due to additional residents. Currently, parking is already limited. Additionally, there's a risk of losing the public walkway and a nature area containing well-established trees.

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

39.1

Submission date: 5 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

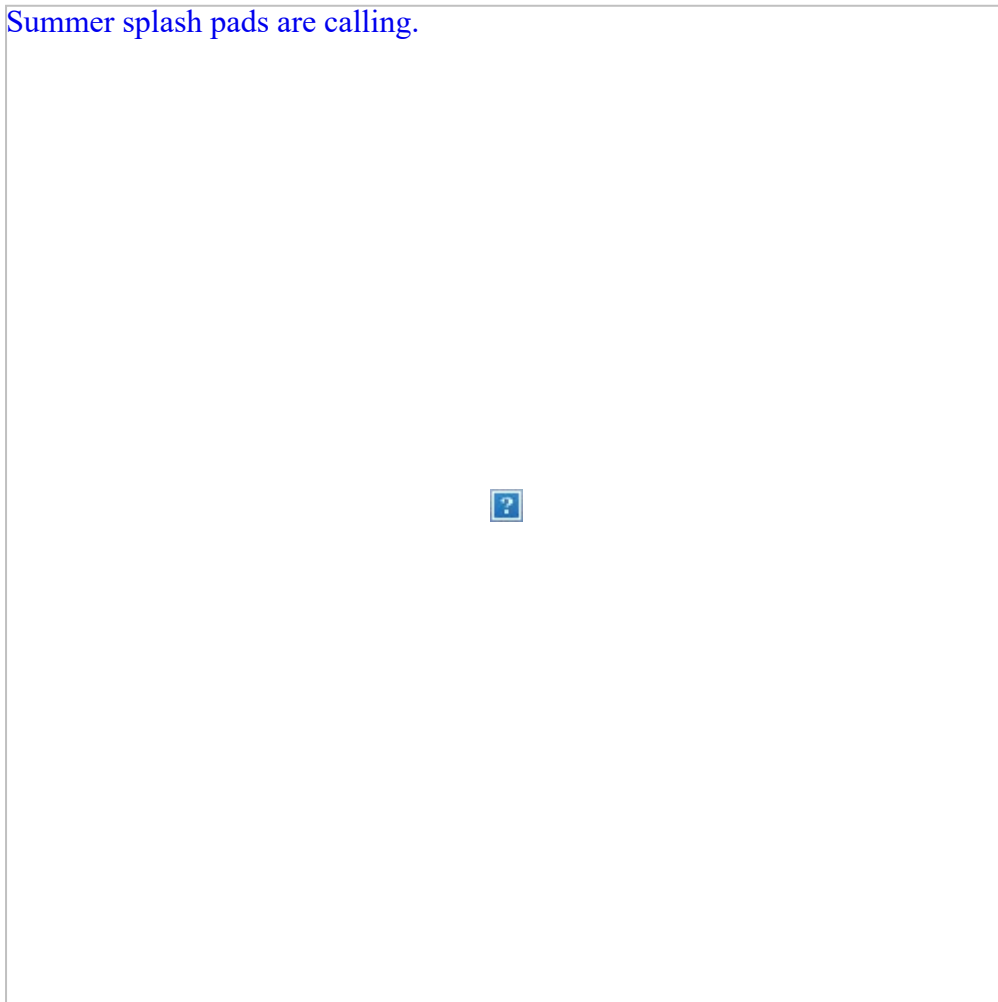
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Sophia Zhang
Date: Monday, 5 February 2024 7:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sophia Zhang

Organisation name:

Agent's full name: Sophia Zhang

Email address: sophiaaleyu@gmail.com

Contact phone number:

Postal address:
18 Rosewell Crescent
Auckland
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of zone from open space- sport and active recreation zone to residential - terraced housing and apartment building zone

Property address: 66 Flat bush school road, Flat bush

Map or maps: Map 19

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:
Approval of the plan would lead to diminished privacy, compromised views, decreased property values, construction-related disruptions, heightened traffic congestion, and inadequate parking facilities due to an influx of new residents. The existing parking situation is already constrained. Moreover, there is a potential threat to losing the public walkway and a nature area with mature trees.

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

401.

Submission date: 5 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Nicole Xu
Date: Monday, 5 February 2024 7:00:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicole Xu
Organisation name:
Agent's full name: Nicole Xu
Email address: nicole27xu@gmail.com
Contact phone number:
Postal address:
18 Rosewell Crescent
Auckland
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of zone from open space- sport and active recreation zone to residential - terraced housing and apartment building zone

Property address: 66 FlatBush school road, Flat Bush

Map or maps: Map 19

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:
If the proposal is granted approval, it is anticipated to lead to various adverse effects, including a reduction in privacy, diminished views, decreased property values, disruption during construction, heightened traffic congestion, and inadequate parking facilities due to an increase in residents. Presently, parking availability is already restricted. Moreover, there is a potential risk of losing the public walkway and a designated nature area, which houses well-established trees.

I or we seek the following decision by council: Decline the plan change | 41.1

Submission date: 5 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Wonha Park
Date: Monday, 5 February 2024 8:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wonha Park

Organisation name:

Agent's full name: Wonha Park

Email address: wonhap@yahoo.co.nz

Contact phone number:

Postal address:

29 Whimbrel road

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:

I concern about lack of privacy, lose view, lose of the value in my property and disruption during construction.

I or we seek the following decision by council: Decline the plan change | 42.1

Submission date: 5 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.

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From: [Seongha Kim](#)
To: [Unitary Plan](#)
Subject: Missed submission for PC 96:Open Space and Other Rezoning Matters (2024)
Date: Tuesday, 5 March 2024 5:12:56 pm

Hi,

I was not able to put in my submission for Council Plan change 96 - Map 19, 66 Flat Bush School Road, Flat Bush as I was overseas.

43.1

I decline the plan change and oppose the specific provisions identified.

Dear Auckland Council Members,

I am writing to express my strong opposition to the proposed zoning change that would convert the walkway and forest area on the edge of Barry Curtis Park from Open space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone. This decision, if approved, would have significant negative implications for both the community and the environment.

First and foremost, I urge you to consider the financial implications of this proposed zoning change. While there may be a perceived need for additional residential development, it is crucial to recognize that there are ample flat lands available for such purposes without encroaching upon precious recreational spaces and natural reserves. The geotechnical groundwork required for development in this area would not only be costly but also environmentally disruptive. It is simply not a wise financial decision to sacrifice valuable recreational areas for unnecessary development.

Furthermore, the environmental impact of this zoning change cannot be overstated. The walkway and forest area currently serve as a vital habitat for local wildlife, providing essential refuge, food sources, and breeding grounds. Converting this area into residential space would result in the destruction of valuable ecosystems, leading to a significant loss of biodiversity. Additionally, the removal of trees and bushes would exacerbate issues such as soil erosion and water runoff, further compromising the health of the surrounding environment.

Moreover, the proposed zoning change would detrimentally affect the quality of life for residents in the area. The loss of natural views and green spaces would have profound psychological and aesthetic consequences, diminishing the overall well-being of the community. Additionally, the increased density of residential development would inevitably lead to a shortage of parking spaces, exacerbating existing traffic and congestion issues.

In conclusion, I urge the Auckland Council to reconsider the proposed zoning change for the Barry Curtis Park area. The preservation of natural reserves and recreational spaces is

essential for maintaining the health and vitality of our communities and environment. I implore you to prioritize the long-term well-being of residents and the conservation of precious natural habitats over short-term development interests.

Thank you for considering my concerns.

Sincerely,

Stephen K

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Zhiyao Zhou
Date: Tuesday, 6 February 2024 12:30:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Zhiyao Zhou

Organisation name:

Agent's full name:

Email address:

Contact phone number: 0211404221

Postal address:
10 Oakhurst Avenue
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18

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 Map 18 showing Open Space for Recreational activities (56 Brookview Drive, Flat Bush) Should NOT be changed. This open space should further be developed for recreation activities eg., Play ground for children, swimming Pool etc. We were promised that we will be having swimming pool in that area along with a library. Additional residential/ apartment block will further clutter the already dense housing suburb. This will further add to traffic and risk to children walking to nearby schools. Needless to say further complicate parking issues and adding stress to services like water, wastewater drainage etc.

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

44.1

Submission date: 6 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

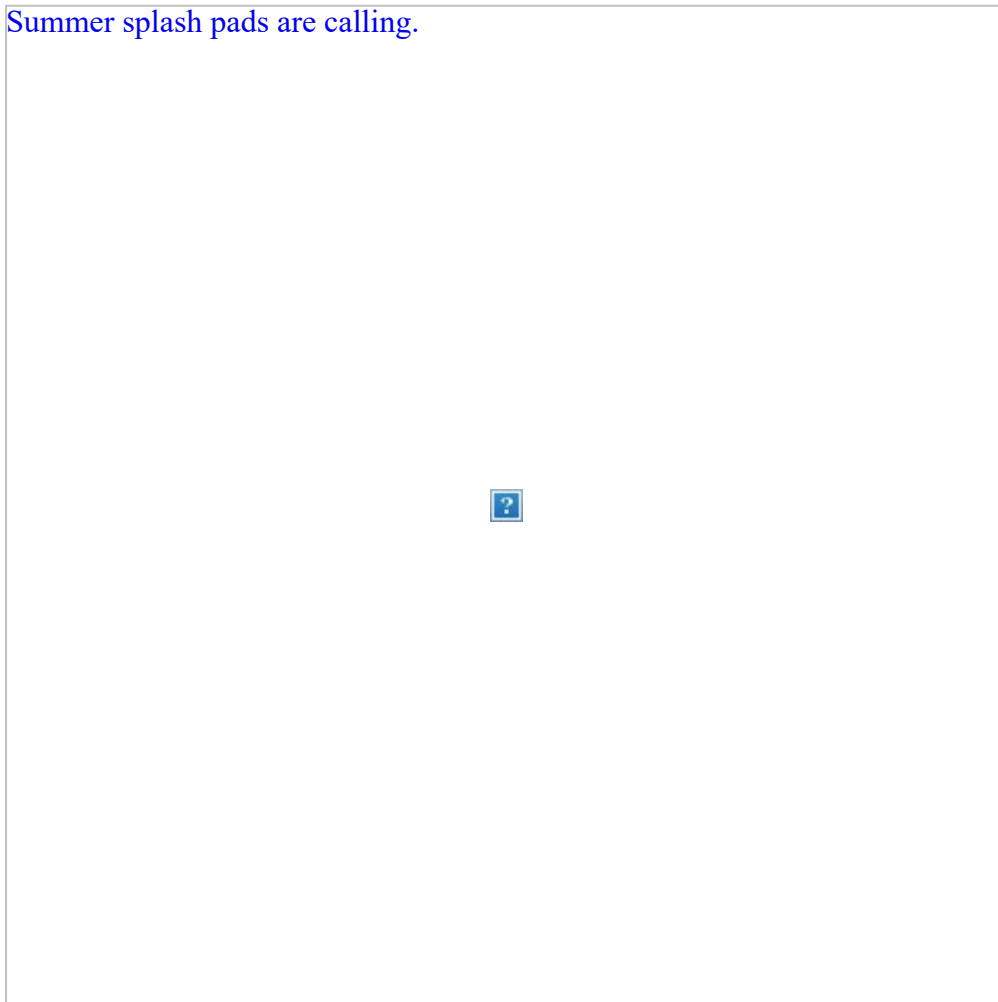
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Patricia Wiranata
Date: Tuesday, 6 February 2024 1:30:49 pm
Attachments: [Andrew IR 01 23 15320 response Part2.pdf](#)
[Andrew IR 01 23 15320 response Part1.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Patricia Wiranata

Organisation name:

Agent's full name:

Email address: pat3ca@gmail.com

Contact phone number:

Postal address:

Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 56 Brookview Drive, Flat Bush

Map or maps: Map 18

Other provisions:

The rezoning of land to facilitate Kainga Ora development

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

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

The reason for my or our views are:

As people who live very close to the rezoning area, we are very uncomfortable with the proposed facilitation of Kainga Ora at this residential address. We are aware that the development of new social housing complexes tends to lead to an increase of criminal behaviour due to the general demographic of their occupants and the risk factors that follow. Though we understand to a certain extent that these are the vulnerable people of society and we cannot necessarily speak for other occupants of neighboring lands, we can confidently state that a large reason for having choosing our current property to reside in is the relatively safe and peaceful environment the area offers. Allowing Kainga Ora to develop in the aforementioned area is something we strongly feel would be counter productive to this. We are also concerned that the proximity to a Kainga Ora development would be detrimental to our property's market value should we choose to resell. This is another point that we consider unfair to those who purchased land in this area expecting peace and safety,

but who may then choose to try move if a Kainga Ora development looks to be threatening this.

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

45.1

Submission date: 6 February 2024

Supporting documents

Andrew IR 01 23 15320 response Part2.pdf

Andrew IR 01 23 15320 response Part1.pdf

Attend a hearing

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

Declaration

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

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

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

Yes

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

[Summer splash pads are calling.](#)



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It is suggested that Police and the Courts apply a similar approach when recommending addresses to lower the risk of revictimisations and new victimisations.

21. Families entering the EH system due to financial strain are also LIKELY experiencing relational strain.³³ This makes it challenging for victims to leave their abusers when the alternative to their current situation is to be homeless.^{xxxvi} Furthermore, it is LIKELY that EH occupants in fear of retribution from their neighbours, whom they live in close proximity to, are less likely to report harmful behaviour to Police.^{xxxvi} However, Police are LIKELY to already hold information on criminal risk for EH applicants. Where there is a significant risk of family harm, sexual offending or high-risk drug use for EH applicant households, Police information sharing is LIKELY to enhance understanding of a household's risk profile and support placement decision-making. It is suggested that consideration towards a multi-agency approach to placement decision-making be established to ensure a more complete assessment of risk can be undertaken.
22. It is suggested that the possibility of establishing female only EH locations be explored to support women who might respond to the opportunity to exit abusive situations. While this might create additional strain on demand for EH locations due to splitting some applicant households, it will POSSIBLY reduce risk of harm in a similar way to a Police Safety Order.

It is LIKELY that there are barriers for single occupants in emergency housing to successfully exit the system that need addressing.

23. The most common EH occupant category is single adults with no children (49%).^{xvi} This was identified as a growing demographic in 2020, however, single parents with children were still the largest category at this time (49%). In 2022 the latter now represents 39%.^{xxxvii} The most frequently sought number of bedrooms for housing register applicants is also one (requested by 42% of households), followed by two bedrooms (33%).^{xvi} While EH³⁴, transitional housing³⁵, and long-term housing³⁶ occupants are LIKELY a similar population, single people are LIKELY unable to access longer-term housing options following a stay in emergency accommodation due to Kāinga Ora prioritising placements for families and child welfare. **Long-term single room placements are currently not an available option with Kāinga Ora.**^{xxii}
24. Similarly, this demographic often also present with addiction and mental health problems that are too complex for the housing system.^{xxxviii} Some individuals end up homeless because it is easier to do so than to have the responsibility of a tenancy, complete large amounts of paperwork, or have someone to report to.^{xxii} Transitional housing³⁷ navigators indicate that a significant percentage of their clients have mental health or substance abuse issues and that these coupled with housing shortages, often results in them being forcibly exited from their transitional accommodation.^{xxxviii} This ALMOST CERTAINLY leads these clients to rely on EH until a new transitional accommodation opportunity becomes available. Mental health incidents have noticeably increased within EH CFS in Hamilton City, having been virtually non-existent in the pre-policy period to contributing approximately 44% to the collective surrounding 100m radius in 2021 and 2022. Since **mental health issues affect at least 20% of EH households in Waikato District**, it is LIKELY that progression towards more stable and long-term public housing is generally unachievable for this LIKELY growing occupant profile. It is suggested that multi-agency efforts focus on potential housing options for single adults to exit the EH system.

³³ In 2022 to date in Hamilton City, approximately 82% of 5Fs within a collective 100m radius of EH locations are estimated to be attributed to the EH locations themselves. In Waikato East it is 49%, and in Waikato West, 82%.

³⁴ EH are temporary accommodations managed by MSD for people who are unable to access housing. They are used when TH are not an option and are short term accommodations (week by week).

³⁵ TH are managed by the ministry of Housing and Urban Development and, similarly to EH, are temporary accommodations for people who are unable to access housing. TH provide support for an average of 12 weeks while tenants needs are assessed, and long-term housing and support is organised.

³⁶ KO replaces housing New Zealand (HNZ) and provides longer term affordable social housing. This can last for many years.

³⁷ Transitional housings are managed by the ministry of Housing and Urban Development and, similarly to emergency housing, are temporary accommodations for people who are unable to access housing. Transitional housing, differently from emergency housing which are shorter term accommodations, provide support for an average of 12 weeks while tenants needs are assessed, and long-term housing and support is organised.

It is POSSIBLE that Hamilton City EH is an Organised Crime attractor and should be treated as such.

25. Crime attractors are locations where offenders are drawn specifically with the intention of committing a crime, in contrast to crime generators which produce offenders who succumb to the criminal opportunities they unexpectedly find available to them in a particular environment. ^{xxxix} While forms of relational harm such as family violence, disorder, and breach-of-the-peace incidents are arguably the result of the environment (EH locations as crime generators), it is POSSIBLE that more serious, unreported activity is the result of gang members being attracted to EH locations to carry out their illegal activities within a community within which they already have some established criminal links. Furthermore, the ability to identify households in highly vulnerable situations, simply by where they are residing, also provides new and ongoing opportunities for exploitation by these groups.
26. Unreported behaviour that is POSSIBLY occurring in Hamilton EH locations includes gang intimidation, rape, drug dealing, and prostitution. ^{xl, xli, xlii, xliii} EH occupants that already engage in crime are LIKELY to continue to do what they consider to be normal behaviour within their new EH environment. As one resident explained, “this is my livelihood, and this is now my home. I’m not just going to stop what I would usually do just because I’m here and it’s illegal.” ^{xxii} The re-locating of such individuals into a more geographically concentrated area LIKELY streamlines and makes gang exploitation more efficient, and increases the likelihood of Hamilton EH locations becoming more entrenched crime attractors. However, crime attractors also provide opportunities for location-based interventions. It is suggested that EH locations in Hamilton City be included in the Organised Crime Local Action Plan to form a specific focus of organised crime suppression within Waikato District.

It is LIKELY that integrating Police location and temporal risk information with private security placement will enhance MSD deployment-to-risk decision-making.

27. Of the Hamilton City EH locations, six are recorded³⁸ as having security personnel onsite who mostly work during night times and weekends. Temporal analysis of CFS originating from locations with security onsite indicates no discernable effect during the approximate times security is present (PST late and evening shifts). For all three Areas demand is highest during Early and Late shifts (approximately 40% for each for the District). The peak CFS hourbands for all three areas are between 10am and 12pm, with approximately one-quarter of CFS occurring either side of this between 9am and 1pm. It is suggested that engagement with onsite security be undertaken to determine the routines and actions of staff while on site to ascertain how a security presence can maximise risk-reduction.
28. Although CFS demand has become increasingly spread in the last two years, the top 10 locations still account for 42% of CFS from all EH locations. Of the six locations that were identified as having a security presence, only the number one ranked EH location for CFS, **s.9(2)(g) OIA** is in the top ten. The remaining five are ranked 11th, 15th, 16th, and 39th. It is LIKELY that MSD makes security placement decisions based only on its own estimations and would benefit from Police data on high-risk locations, days and times to maximise the benefit of this intervention.

4. Recommendation Summary

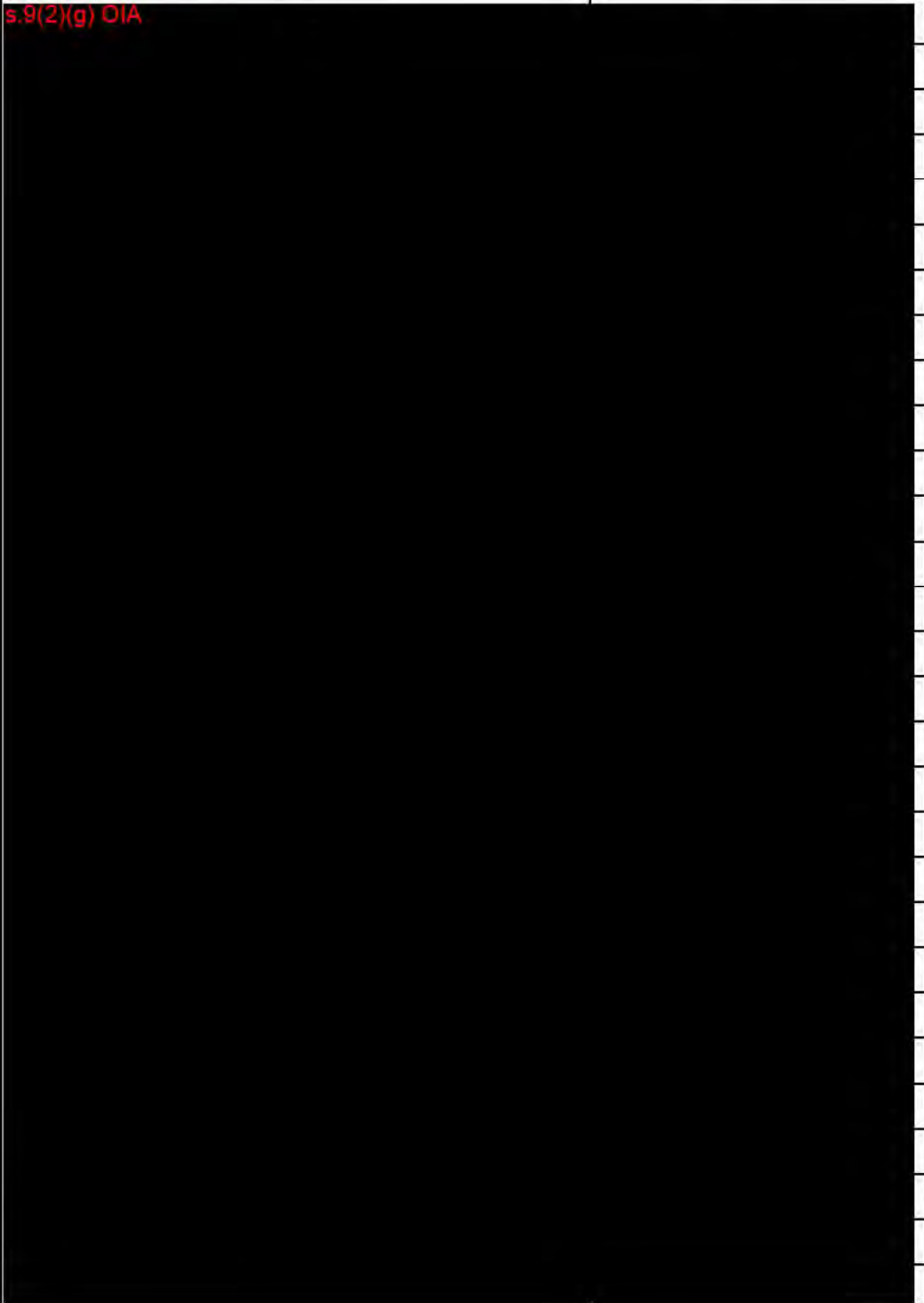
29. Consider a multi-agency approach to placement decision-making to ensure more complete assessment of risk.
30. Explore female only EH locations to support women who might respond to the opportunity to exit abusive situations.
31. It is suggested that multi-agency efforts focus on potential housing options for single adults to exit the EH system.
32. It is suggested that engagement with onsite security be undertaken to determine the routines and actions of staff while on site to ascertain how a security presence can maximise risk-reduction.
33. It is suggested that Police and the Courts apply a similar approach as Corrections does when recommending addresses to lower the risk of revictimisations and new victimisations.
34. It is suggested that EH locations in Hamilton City be included in the Organised Crime Local Action Plan to form a specific focus of organised crime suppression within Waikato District.

³⁸ Only three of these could be verified: **s.9(2)(g) OIA** CFS were analysed for this.

Appendix 1

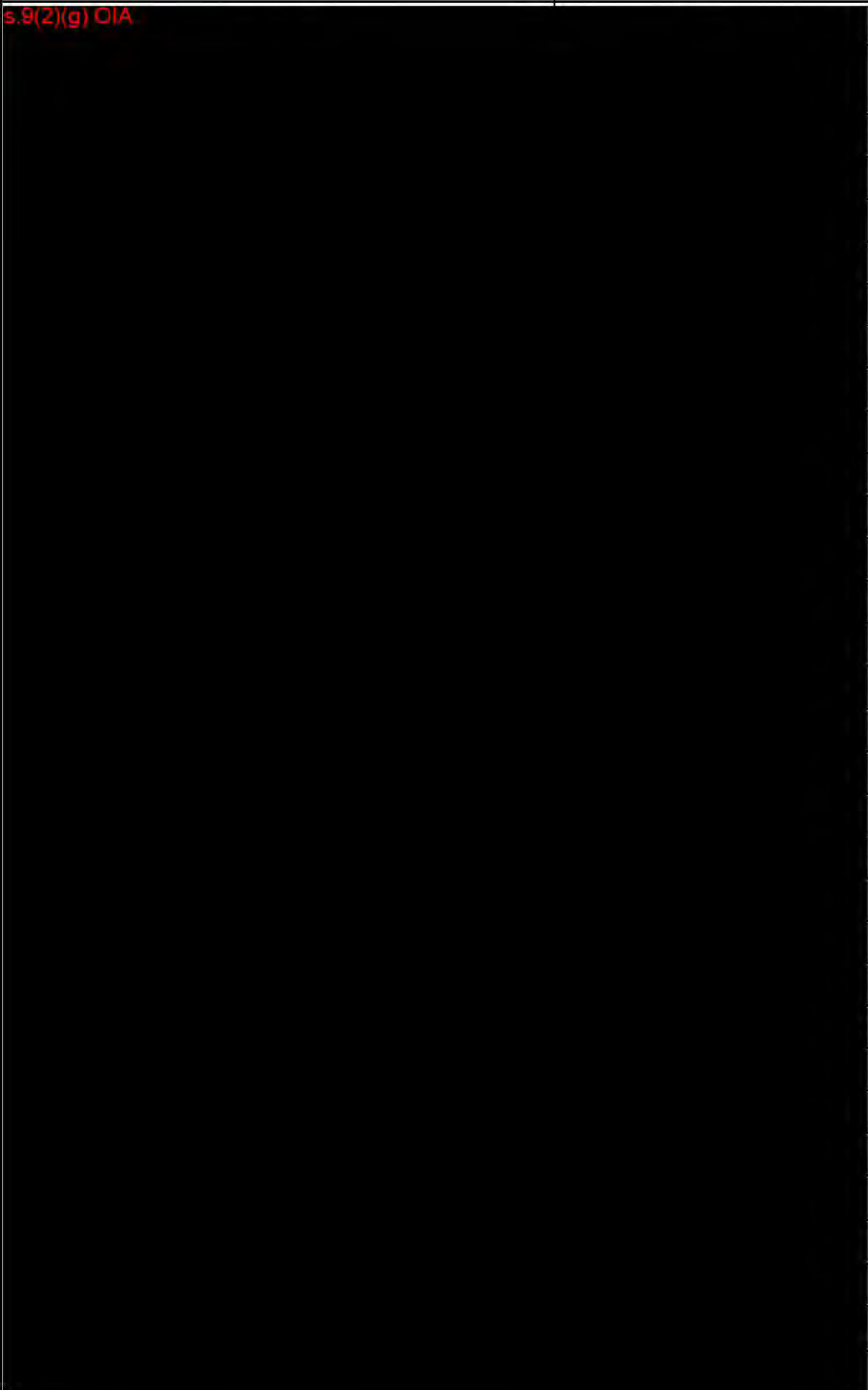
EH locations – 2020 Snapshot⁴

* With security personnel onsite

Motel	Address	Area
<p>s.9(2)(g) OIA</p> 		City
		City
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EH locations – 2022 Snapshot⁴

* With security personnel onsite

Motel	Address	Area
<p>s.9(2)(g) OIA</p> 		City
		City
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s.9(2)(g) OIA

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Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
<i>Almost Certain</i>	The event will occur in most circumstances	>95%
<i>Likely</i>	The event will probably occur in most circumstances	>65%
<i>Possible</i>	The event might occur some of the time	>35%
<i>Unlikely</i>	The event could occur in some circumstances	<35%
<i>Rare</i>	The event has remote chance of occurring	<5%

Document Production

Details	Originator(s)	Reviewed by	Released by
Name	Ivano Ripellino Anneliese Cook	John Hunter	Hywel Jones
Role	Lead Analysts	District Manager: Intelligence (Acting)	District Prevention Manager
Date	25/11/22	25/11/22	25/11/22

Distribution List

For Action	For Information
Governance Group: Tasking & Coordination District Tasking & Coordination Group	

Endnotes

- ⁱ Beehive.govt.nz. 2009. *Strategic Policy Brief*. [online] Available at: <<https://www.beehive.govt.nz/sites/default/files/Social%20Risk%20Factors.pdf>> [Accessed 16 August 2022].
- ⁱⁱ New Zealand Police. (2022). *Insights Assessment*. Product ID: WKD-IA-220931. Classification: **RESTRICTED**
- ⁱⁱⁱ Gasteiger, N., Vedhara, K., Massey, A., Jia, R., Ayling, K., Chalder, T., Coupland, C., & Broadbent, E. (2021). Depression, anxiety and stress during the COVID-19 pandemic: Results from a New Zealand cohort study on mental well-being. *BMJ Open*, 11(5). <https://doi.org/10.1136/bmjopen-2020-045325>
- ^{iv} Edmunds, S., 2022. *Worst time to buy a house in 65 years: Infometrics*. [online] Stuff. Available at: <<https://www.stuff.co.nz/business/money/129050795/worst-time-to-buy-a-house-in-65-years-infometrics>> [Accessed 16 August 2022].
- ^v New Zealand Herald. 2022. *Rents double: Accommodation supplement review needed, says Salvation Army*. [online] Available at: <<https://www.nzherald.co.nz/nz/rents-double-accommodation-supplement-review-needed-says-salvation-army/AMGLZ56TGP5OEWFZH73GFOM3XM/>> [Accessed 16 August 2022].
- ^{vi} <https://www.nzherald.co.nz/business/costco-shopping-inside-the-new-chain-coming-to-auckland/G5ASBYWM5IQMKNSALSGBRXFOA/>
- ^{vii} Feek, B. (2021, August 2). *Watch: 'genuinely scared' - man uses loader to take on boy racers*. NZ Herald. Retrieved November 18, 2022, from <https://www.nzherald.co.nz/nz/man-uses-loader-to-take-on-huntly-boy-racers/IO2KX7X2NSTNJHXE3LV4PTI2H4/>
- ^{viii} Makiha, K. (2022, November 11). *Homeless, gangs and crime: Urgent calls for more police*. NZ Herald. Retrieved November 18, 2022, from <https://www.nzherald.co.nz/rotorua-daily-post/news/fighting-for-rotorua-mayor-calls-for-more-police-to-deal-with-emergency-housing-crime/XX5KXQ76EJDTGLJCDBA6OMMTE4/>
- ^{ix} Morton, N. (2022, April 28). *'someone's going to be killed': Concern as owners arm themselves to defend shops*. Stuff. Retrieved November 18, 2022, from <https://www.stuff.co.nz/national/300574930/someones-going-to-be-killed-concern-as-owners-arm-themselves-to-defend-shops>
- ^x Oct, N. Z. H., & Oct, 18. (2022, October 19). *'police can't do anything': Dairy Owner's stress after multiple robberies*. NZ Herald. Retrieved November 18, 2022, from <https://www.nzherald.co.nz/nz/police-cant-do-anything-dairy-owners-two-stores-robbed-two-nights-in-a-row/GXSPW56W5YMQDJYCZTD74Q5ACE/>
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~~IN CONFIDENCE~~

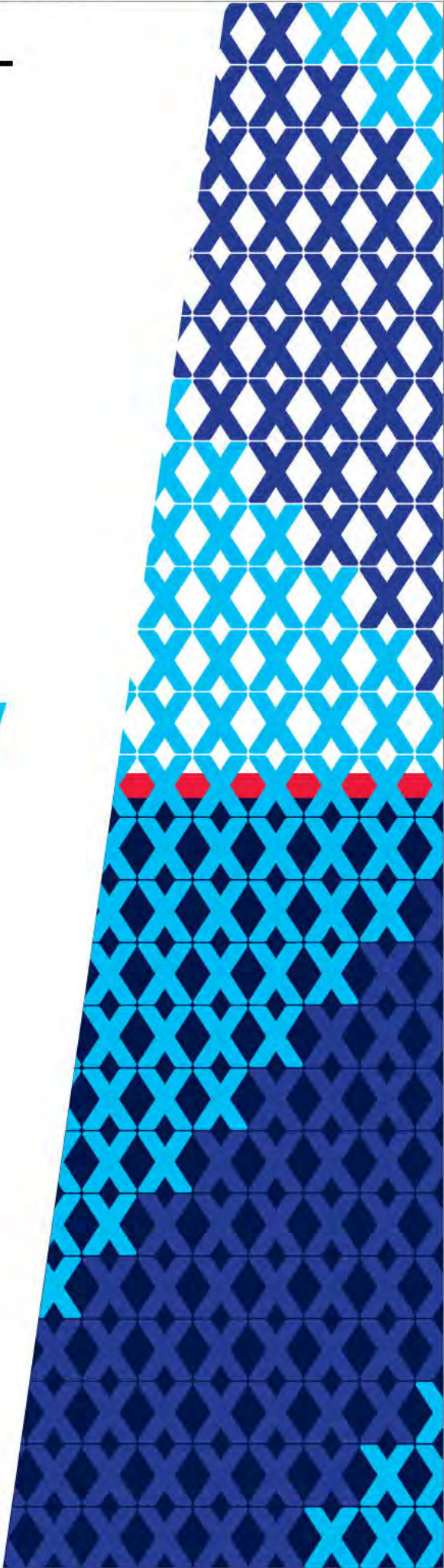


NEW ZEALAND
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Ngā Pirihimana o Aotearoa

Apartment buildings in Auckland CBD

Offending patterns and
intervention opportunities

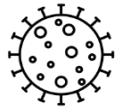
17 June 2022



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Key Findings



The COVID-19 pandemic forced international students and tourists to vacate the Auckland CBD and resulted in decreased prices for apartments. This changed the demographics of those moving into the CBD.



Auckland CBD now houses the largest number of MSD emergency housing clients in Tāmaki Makaurau. Building managers have expressed concern at dealing with dangerous and anti-social behaviour and find it difficult to successfully evict these tenants.



Demand is mostly related to tenants and their visitors, mental health issues, drug use and general deprivation. Any long-term change beyond eviction and displacement will require government-level systemic social change.



§ 9(2)(ba) CIA
[REDACTED]
[REDACTED] were identified as five apartment locations which have featured highly for demand and harm since April 2020.



Mental health issues, family harm, tailgating, lack of building security, drug use, financial deprivation, relationship struggles, transient lifestyles, lack of social support and life stress drive demand across all top five locations.



The response to issues at apartment buildings will require cooperation and action from a wide range of stakeholders. This can be difficult to achieve due to differing incentives for change but is paramount for improvement.



Access to apartment buildings can be difficult for Police due to layers of security. However, regular bail checks are recommended at each location, as many offenders with curfew conditions and serious charges are residing at these locations.



Most of the identified individuals involved in repeat family harm in the buildings are not involved in serious, ongoing violence. It is possible improvements could be made by providing a targeted response to ensure basic needs are met.



CPTED and security measures can be difficult to enforce in apartments with large resident populations where non-residents are not easily identifiable. Measures to combat tailgating and mailroom theft should be prioritised.

Introduction

1. Anecdotally, an increase in offending at apartment buildings, backpackers, and hostels in Auckland Central Business District (CBD) has been identified since the beginning of the COVID-19 pandemic.¹
2. The demographics of the Auckland CBD appear to have changed profoundly due to closure of New Zealand's borders and subsequent decrease in tourist and international student demand for accommodation.

Background

3. Decreased demand for accommodation resulted in an increase in supply of apartments in the CBD at lower prices.² Data shows the median rent in Auckland CBD has decreased by 7.4 percent since October 2019. The population living in the CBD also dropped from 36,00 to 34,800 from 2020 to 2021. Many apartments have remained empty for longer than usual, and owners have dropped rental prices to attract tenants.³
4. Anecdotally, the increased availability of cheaper accommodation has also made the CBD an easier choice for those on bail with no family or contacts to reside with.⁴
5. Additionally, Auckland CBD now houses more Ministry of Social Development (MSD) emergency housing placements than anywhere else in Tāmaki Makaurau (TM).⁵
6. The addition of deportees is ongoing. Most receive temporary accommodation in the CBD upon their arrival in Auckland, and some continue residing in the CBD when they lack contacts outside the city.⁶ With these factors combined, the CBD is home to a unique population who often have complex social issues including drug and alcohol use, mental health issues, gang links, lack of social contacts and support, unemployment, and family harm history.

Purpose

7. The purpose of this product is to inform the Auckland City Central (ACC) Prevention Team (APT) of current crime trends and prevention opportunities at apartment buildings in the CBD which contribute highly to both Police demand and community harm.

¹ Auckland City Area Prevention Team, Intelligence Support Officers and Field Intelligence Officers

² Xia, L. (3 January 2022). *Inner City Pressure: Lower rent, more rentals in Auckland CBD in pandemic NZ*. Retrieved on 27 May 2022 from <https://www.stuff.co.nz/national/300485246/inner-city-pressure-lower-rent-more-rentals-in-auckland-cbd-in-pandemic-nz>

³ Ibid

⁴ Auckland City Central Intelligence Officer, personal communication, 22 March 2022

⁵ Ministry of Social Development Regional Commissioner Auckland Central and Auckland City District Prevention Manager, personal communication, 5 April 2022

⁶ Auckland City Central Intelligence Support Officer, personal conversation, 21 March 2022

Methodology

8. There are 190 different apartment buildings, backpackers and hostels in ACC which were identified for analysis. This is not an exhaustive list but is considered extensive enough to provide an accurate picture of offending at these location types in ACC.
9. The data period used to identify locations for analysis is 1 April 2020 to 31 March 2022. This period encompasses most COVID-19 related changes and restrictions on society which likely impacted offending patterns at apartment buildings, backpackers, and hostels.
10. The top five locations were identified through National Intelligence Application (NIA) offence report data based on all offences and incidents for the period 1 April 2020 to 31 March 2022.
11. Data used for deeper analysis into the current issues at the top five locations encompasses the data period 1 January 2022 to 6 June 2022. This is to ensure the most current issues are taken into consideration.
12. Communications and Resource Deployment (CARD) data was also used to identify additional incidents and offences which were not entered into NIA due to result codes K1 (attendance sufficient) or cancelled (not attended).
13. The data excludes the ACC suburbs of Grafton, Parnell and Eden Terrace and is based solely on data from the suburb of Auckland Central, which is roughly equivalent to the Auckland CBD.
14. Five apartment buildings were selected for targeted analysis and prevention opportunities based on criteria developed in conjunction with ACC APT.
15. The criteria for selection are as follows. The location must:
 - a. Feature highly for demand (NIA offence reports)
 - b. Feature highly in the crime harm index (based on NIA offence reports)
 - c. Have a management structure that allows for ongoing partnerships and a collaborative approach to prevention.
16. The top five locations are:
 - a. s9(2)(b)(ii), s9(2)(ba)(i)
 - b. [REDACTED]
 - c. [REDACTED]
 - d. [REDACTED]
 - e. [REDACTED]
17. Backpackers and hostels were excluded from consideration for the top five on the basis that with international borders reopening, it is likely their clientele will return to more transient travellers and their current tenants will be displaced by a return to business as normal, reducing tenant-specific issues at these locations.

18. The issues identified at the top five locations are not an exhaustive list of trends or calls for service, but are generally either chronic issues, serious threats to safety, or issues where opportunities for intervention are available.
19. The report also includes a list of interesting or high-risk people on bail at the top five buildings. Again, this is not an exhaustive list of people on bail, but rather those with serious charges who would benefit from regular checks, or those about whom we know very little and notings should be submitted during checks.

Analysis

20. Staff who work with apartment building managers state that drugs and burglary are currently the biggest issues in apartment buildings. Burglaries mostly seem to be related to tenants, with the associates of tenants using the tenants' legitimate access to enter other areas and offend.⁷
21. Anecdotally, drug dealing is a rising issue at apartment buildings in the CBD. Reports from staff at apartment buildings and Crimestoppers frequently contain information on drug activity at apartments, and Police staff state this is occurring more frequently than in the past.⁸
22. Building managers have indicated that eviction of tenants is difficult to achieve, and the various stakeholders involved in pursuing eviction means communication and coordination is difficult and successful eviction is rare.⁹
23. Most of the demand in each location can be related to several issues: tenants and their visitors, mental health issues, drug use and social deprivation.
24. It is likely the level of intervention required to solve these issues long-term will transcend the ability of Police to manage, and any change beyond eviction and displacement will require multi-agency and government-level systemic social change.

Ministry of Social Development

25. At least three¹⁰ of the buildings in the top five contain housing clients funded by MSD.
26. As international tenants decreased during the pandemic, the surplus of accommodation in the CBD put financial pressure on apartment owners and building managers, who began accepting emergency housing clients from MSD.¹¹

⁷ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022

⁸ Ibid

⁹ Ibid

¹⁰ s. 9(2)(ba) OIA

¹¹ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022

27. Additionally, many rented their vacant apartments to tenants who had funding provided by MSD such as the accommodation supplement.¹²
28. Many building managers have recently expressed concern about dealing with higher numbers of MSD tenants in their buildings, citing dangerous and anti-social behaviour and a lack of guidance on how to deal with this.¹³
29. Additionally, tenants who have reported on the activity of co-tenants within their building have mentioned being fearful of new anti-social tenants. Confrontations have occurred where visitors of new tenants have tried the doors of other apartments and startled the residents.¹⁴
30. Building managers have indicated that tenancy laws make it challenging to evict troublesome tenants.¹⁵

s.9(2)(ba) OIA

Auckland Central

31. s.9(2)(b)(ii), s.9(2)(ba)(i) This location would benefit from a concentrated prevention effort on a small number of its residents.
32. There are four tenants who have repeatedly featured in the demand at s.9(2)(ba) since the start of 2022. Their issues mainly relate to mental health and family harm. If these tenants received targeted social support, it would likely reduce the demand at this location.
33. Security at this location could likely be improved, as a vacant unit was being used by youth to congregate in as recently as 3 April.¹⁶ Ensuring all entrance points are secure, regular checks of vacant units by building management or hiring security to increase guardianship in these areas should all be considered.

s.9(2)(a) OIA

and s.9(2)(a) OIA

34. s.9(2)(a) has featured as a victim in seven reports in 2022. Four of these involved the theft of items, usually a cell phone.¹⁸
35. s.9(2)(a) appears to have minimal knowledge of how technology works. He seems to be casually acquainted with the offenders in each file, but in two incidents let strangers from another apartment into his flat.¹⁹

¹² Dillane, T. (14 November 2020). *Covid19 coronavirus: Auckland Vincent St apartments where community case lives is chaotic site with Govt clients, thefts and violence*. Retrieved on 15 June 2022 from <https://www.nzherald.co.nz/nz/covid-19-coronavirus-auckland-vincent-st-apartments-where-community-case-lives-is-chaotic-site-with-govt-clients-thefts-and-violence/OCAXIUX5XLEGDYOE7VTUHF4FA/>

¹³ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022

¹⁴ Ibid

¹⁵ Ibid

¹⁶ File 220404/3752

¹⁷ s.9(2)(a) OIA

¹⁸ Files 220216/8196, 220216/7346, 220225/6407 and 220322/1307

¹⁹ File 220216/7346 and 220225/6407

36. In all situations, s.9(2)(a) refused to give details of the offenders and the report was made for insurance purposes. It is unknown whether the thefts did occur or whether s.9(2)(a) is making excess reports for insurance. Based on past interactions recorded in NIA, it is possible s.9(2)(a) is very trusting of others and frequently gets into situations in which he can be taken advantage of.
37. It is unknown if s.9(2)(a) has provided Police with full accounts of these occurrences, or if there is more to his relationship with the offenders. It is possible s.9(2)(a) is meeting strangers in town and accommodating them at his apartment, resulting in victimisation. His mental health status and cognitive abilities are unknown.
38. s.9(2)(a) frequently has interactions with trespassed former flatmate s.9(2)(a) OIA who currently has three warrants to arrest.²⁰ s.9(2)(a) trespassed s.9(2)(a) OIA from his apartment in January 2022 but has since allowed him back on the property.²¹ However s.9(2)(a) - s.9(2)(a) has also been trespassed from the entire premises by the building manager and as such should not be on the premises.²²
39. The nature of the relationship between s.9(2)(a) and s.9(2)(a) OIA is unknown. s.9(2)(a) told Police he met s.9(2)(a) OIA with another homeless male in the CBD in late 2020/early 2021 and offered to accommodate them at his apartment.²³ It is likely s.9(2)(a) OIA uses s.9(2)(a) generosity and naivety to his advantage.
40. s.9(2)(a) would benefit from some prevention advice regarding trusting people with valuable items, money, and bank account details, especially regarding other tenants or people he does not know. He could also benefit from a conversation about his relationship with s.9(2)(a) OIA where he is advised not to let s.9(2)(a) OIA onto his property.

s.9(2)(a) OIA

41. s.9(2)(a) OIA⁴ has been involved in six incidents in 2022.²⁵ s.9(2)(a) is on bail to the address for mail theft from his previous apartment building s.9(2)(a) OIA Auckland Central. Past interactions have revealed he has significant mental health issues including foetal alcohol spectrum disorder and has numerous instances of suicide attempts.
42. s.9(2)(a) is likely in a fragile mental state with few coping mechanisms or family support, and limited ability to make good decisions. He has made several reports this year which make very little sense and hint at possible paranoia.²⁶ He is believed to be a heavy cannabis user.²⁷
43. s.9(2)(a) has family harm episodes with both his mother and father, as well as ongoing episodes of aggression with his ex-partner. His mother s.9(2)(a) arrived in Auckland recently from s.9(2)(a) and is likely living transiently in the CBD. She refused to leave s.9(2)(a) apartment in January

²⁰ s.9(2)(a) OIA²¹ File 220111/0941²² File 220223/2018²³ File 220111/0941²⁴ s.9(2)(a) OIA²⁵ Files 220203/0450, 220122/2638, 220313/1266, 220317/3269, 220319/2898 and 220331/1142²⁶ File 220203/0450²⁷ File 220412/3377,²⁸ s.9(2)(a) OIA

as she had nowhere to stay.²⁹ s.9(2)(a) wants minimal contact with her as he believes she uses him and is known to steal from those who help her.³⁰

- 44. His father s.9(2)(a) ¹ also resides at s.9(2)(ba) s.9(2)(a) OIA frequently argue about money³² and their relationship appears to be very fraught. s.9(2)(a) mentioned in one incident that he owes money to gang members.³³ The veracity of this is unknown, and it is likely he exaggerates his circumstances to try and get s.9(2)(a) to give him money. s.9(2)(a) also believes s.9(2)(a) sold an iPad belonging to s.9(2)(a).³⁴
- 45. s.9(2)(a) is believed to frequently make false reports to Police, including implying his father was suicidal during an argument where he believed s.9(2)(a) owed him money. This was never substantiated.³⁵ It is likely he uses Police to try and get money which may or may not be owed to him from his father.
- 46. He also has a strained relationship with his ex-partner s.9(2)(a) OIA and there has been ongoing antagonism between the two at s.9(2)(ba) ³⁷ s.9(2)(a) OIA has made allegations of s.9(2)(a) OIA.³⁸
- 47. There will likely be ongoing family harm events between s.9(2)(a) and his mother, father and ex-partner and some targeted intervention with the family may be beneficial.

s.9(2)(a) OIA and s.9(2)(a) OIA

- 48. s.9(2)(a) is on bail not to associate with the victim of his offending, his partner s.9(2)(a) s.9(2)(a) ⁴⁰ unless with her consent. There is also a protection order with s.9(2)(a) as the respondent. The two live separately but have a long history of family harm incidents occurring at s.9(2)(ba)
- 49. In the latest incident on 23 April, s.9(2)(a) was believed to be the main aggressor in the situation when she was drunk, aggressive and would not leave s.9(2)(a) apartment.⁴¹ It is possible s.9(2)(a) uses the bail conditions and protection order to manipulate the story when speaking to Police.
- 50. It is unlikely the couple will stop seeing each other and will likely generate more calls for service at s.9(2)(ba)

²⁹ File 220122/2638

³⁰ File 220122/2638

³¹ s.9(2)(a) OIA

³² Files 220317/3269, 220319/1583 and 220319/2898

³³ File 220319/2898

³⁴ File 220319/2898

³⁵ File 220319/0742

³⁶ s.9(2)(a) OIA

³⁷ File 220404/6108

³⁸ File 211217/2423

³⁹ s.9(2)(a) OIA

⁴⁰ s.9(2)(a) OIA

⁴¹ File 220424/1232

s9(2)(b)(ii), s9(2)(ba)(i)

Central**Auckland**

51. Family harm has comprised most recent incidents recorded at s9(2)(b)(i), with several couples likely to come to repeat attention as their issues remain or escalate.
52. Additionally, it is possible there is a gang presence in the building, based on those identified as living there including s.9(2)(a) (next paragraph) and one call for service which mentioned a male with a bulldog on his cheek making threats to a woman in the building.⁴²

s.9(2)(a) OIA

53. s.9(2) are mother and son who have lived at s.9(2)(a) OIA for several months. There is an 18-year age gap between the two and they have a history of family harm with each other and other members of their family.
54. s.9(2) appears to be ongoingly critical of s.9(2) and his behaviour, and repeatedly kicked him out of home throughout his youth. It is likely this pattern will continue for their tenancy at s.9(2) and will require ongoing intervention.
55. The source of their recent arguments is s.9(2) methamphetamine use and s.9(2) belief that he is also associating with gang members.⁴⁵ The first incident resulted in aggression from s.9(2) after s.9(2) woke him up after he finally got to sleep after meth use. An argument resulted several days later when s.9(2) expressed her concerns for s.9(2). According to s.9(2) drug use and associating with drug users/dealers is new behaviour for s.9(2).⁴⁶
56. s.9(2) appears to have a temper, and aggressively slammed the front door repeatedly during a verbal argument with s.9(2) in June.⁴⁷ s.9(2) told Police s.9(2) was unemployed after being fired from his job due to fraud.⁴⁸
57. It is possible s.9(2) associates are frequenting the building and generating demand for anti-social and drug-related activity.
58. s.9(2) behaviour and consequences of his life choices indicate he may need help to avoid drugs and maintain employment. If s.9(2) meth use continues or escalates, this will likely increase the tension in the relationship with his mother, resulting in more arguments, some of which may turn physical. Their tenancy at s.9(2) is due to expire in July 2022. It is unknown if they will move or continue to reside at this location, and if they continue residing together the family harm calls for service will likely continue. s.9(2) would likely benefit from some intervention on his drug use and help with gaining employment.

⁴² CARD event P049569713⁴³ s.9(2)(a) OIA⁴⁴ s.9(2)(a) OIA⁴⁵ File 220313/1105⁴⁶ File 220317/5388⁴⁷ File 220605/8836⁴⁸ Ibid

s.9(2)(a) OIA

- 59. s.9(2)(a) OIA⁰ are former partners who have a history of family harm together and separately.
- 60. They previously lived together at s.9(2)(a) OIA but s.9(2) has since moved to s.9(2)(a).
- 61. Two incidents of family harm occurred at s.9(2)(ba) OIA in March 2022. Both incidents were verbal and were based on division of property at the end of their relationship.⁵¹ s.9(2) was trespassed after the first incident, but s.9(2) invited her back.
- 62. Both parties made comments suggesting there had been previous assaults which went unreported, including an allegation by s.9(2)(a) OIA⁵²
- 63. Although they are no longer a couple and have stopped living together, a further incident occurred at s.9(2)(a) OIA. After a disagreement, s.9(2)(a) punched s.9(2) several times.⁵³
- 64. If they are unable to resolve their differences, there will likely be further issues when they associate. It is possible these will also occur at s.9(2)(ba) OIA as s.9(2) is now residing there.

s9(2)(b)(ii), s9(2)(ba)(i)

Auckland

Central

Tailgating

- 65. Tailgating⁵⁴ is an issue at s.9(2)(a) and poses a serious risk to the safety of tenants and their property. There are s.9(2)(a) apartments in the s.9(2)(a) complex, comprised of both one- and two-bedroom apartments, meaning there is likely many more residents. This makes it almost impossible for tenants to discern who is a resident and who is not, and it is likely that tailgating is more widespread than these reports suggest. It is therefore essential that tenants do not let anyone into the building who does not have a swipe card or form of legitimate access.
- 66. Three occurrences in 2022 involved an offender who likely tailgated into the building.⁵⁵ Like other apartment buildings, tailgaters targeted the mailroom for theft. Two incidents involved theft from the mailroom by repeat offender, s.9(2)(a)⁵⁶

⁴⁹ s.9(2)(a) OIA
⁵⁰ s.9(2)(a) OIA
⁵¹ Files 220314/3415 and 220319/2994
⁵² File 220319/2994
⁵³ File 220403/2136
⁵⁴ where an unauthorised person follows someone authorised into a secure premise
⁵⁵ Files 220326/5023, 220210/4745 and 220209/2909
⁵⁶ s.9(2)(a) OIA

67. One male, believed to be a homeless tailgater, behaved indecently in front of a female resident in the lift.⁵⁷

Family harm

68. Most of the further demand at ██████████ relates to family harm incidents. Family harm is the most common call for service type, and it is likely there are more incidents going unreported.

69. Additionally, breach of the peace (1R) events were often family harm related, involving tenants with mental health crises or on drugs, or fighting in the car park area.

70. Attendance delays at family harm jobs are common due to other demands.⁵⁸ Informants/victims are also often not forthcoming with information.⁵⁹

s.9(2)(a) OIA ██████████

71. Partners ██████████ s.9(2)(a) OIA ██████████⁶¹ have extensive family harm history which continued at ██████████ s.9(2)(ba) OIA ██████████ for the last several years. They have had four incidents at ██████████ this year.⁶²

72. Most incidents appear to be verbal, and financial stress as well as living together in a small space have been catalysts for arguments. ██████████ s.9(2) ██████████ has also told Police she calls them to get ██████████ s.9(2)(a) ██████████ to leave the apartment and that she exaggerates the seriousness of their arguments to try and procure faster Police attendance.⁶³

73. ██████████ s.9(2) ██████████ also has no family support in Auckland and has stated she has no one else to call when she and ██████████ s.9(2)(a) ██████████ argue.⁶⁴ She has been given details for SHINE⁶⁵ and has also been given food parcels, but it is likely she will need a closer, trusting relationship to make positive lifestyle changes.⁶⁶ She is a methamphetamine user and states that ██████████ s.9(2)(a) ██████████ cheats on her and relies on her financially.⁶⁷ He also reportedly controls her and does not allow her to leave the apartment to run errands.⁶⁸ ██████████ s.9(2) ██████████ could possibly use support to leave the relationship.

74. It is unknown if they still reside at ██████████ as there have been no recorded incidents since April. New accommodation for one or both may help to ease tensions if they have more space to cool down during arguments.

⁵⁷ File 220210/4745

⁵⁸ CARD event P049667028

⁵⁹ Ibid

⁶⁰ ██████████ s.9(2)(a) OIA ██████████

⁶¹ ██████████ s.9(2)(a) OIA ██████████

⁶² Files 220110/8182, 220220/8930, 220329/3444 and 220411/7316

⁶³ File 220411/7316 and 220110/8182

⁶⁴ File 220220/8930

⁶⁵ Safer Homes In New Zealand Every day. Domestic violence service provider.

⁶⁶ File 220220/8930

⁶⁷ Ibid

⁶⁸ Ibid

s.9(2)(a) OIA

75. **s.9(2)(a)** **[REDACTED]**⁶⁹ has been involved in five family harm incidents since March 2022⁷⁰, three of which occurred at **s.9(2)(ba) OIA**. She is likely in an abusive relationship with her partner and gets into arguments with her brother over day-to-day details of their living arrangement.⁷¹
76. One incident which did not occur at **s.9(2)(a)** involved her partner **s.9(2)(a)** **[REDACTED]** who is currently imprisoned on the relating assault charges. The two have extensive family harm history and **s.9(2)(a)** told Police in April that she is still in love with **s.9(2)(a)**⁷², and it is likely the two will reunite upon his release in August 2022. It is almost certain this will result in family harm calls for service and victimisation for **s.9(2)(a)**. She has had contact with SHINE, however, further intervention would be beneficial before **s.9(2)(a)** release to encourage **s.9(2)(a)** to end the relationship and put support systems in place.
77. **s.9(2)(a)** lives with her brother **s.9(2)(a)**⁷⁴. They have a history of verbal arguments while living together at their grandmother's house⁷⁵, mostly disagreements about division of household chores. These have continued to through their tenancy at **s.9(2)(a) OIA** stated in May that **s.9(2)(a)** was planning to move in with their father.⁷⁶ It is unknown if this has occurred but living separately would likely be beneficial for the siblings' relationship. They will likely continue to generate demand if they continue living together.

Bail

78. Bail checks at **s.9(2)(ba) OIA** are logistically difficult. With large numbers of people regularly on bail at the address, offenders will notify other residents of Police presence to ensure compliance.⁷⁷
79. Several layers of access security pose additional challenges, and design features such as low safety railings on very high internal walkways pose safety risks for attending staff.⁷⁸

s.9(2)(b)(ii), s.9(2)(ba)(i)**Auckland Central**

80. Like almost all other locations examined, family harm, drug use, financial deprivation, relationship struggles, and mental health issues feature prominently in the demand at **s.9(2)(ba) OIA**.
81. Additionally, mail theft has also featured at **s.9(2)(ba) OIA** in 2022, and almost certainly prior to then as well. One mail theft that occurred in January did not meet the district investigation threshold as the value of the item stolen was less than \$100⁷⁹, despite the existence of CCTV and

⁶⁹ **s.9(2)(a) OIA** **[REDACTED]**⁷⁰ Files 220320/4432, 220410/4770, 220411/0251, 220424/2424 and 220531/9955⁷¹ File 220531/9955⁷² **s.9(2)(a) OIA** **[REDACTED]**⁷³ File 220411/0251⁷⁴ **s.9(2)(a) OIA** **[REDACTED]**⁷⁵ File 210803/8210⁷⁶ File 220531/9955⁷⁷ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022⁷⁸ Ibid⁷⁹ File 220113/9931

offender details held by the building manager.⁸⁰ Anecdotally, prioritisation and lack of resourcing to address issues at apartments has resulted in damaged relationships with building management who are eager to deal with issues and problem tenants but cannot get Police support for prosecution.⁸¹

82. Another mail theft in May was captured by CCTV. The offender was identified as **s.9(2)(a)**⁸², a prolific burglar who tailgated a resident into the mailroom.⁸³ **s.9(2)** currently wanted to interview for this burglary and is the suspect in several other burglaries in the CBD and surrounding suburbs since late 2021. He resides at **s.9(2)(a) OIA** Auckland Central with his partner, and he has extensive family harm history. There is likely more property offending in the CBD going undetected, and **s.9(2)** will almost certainly continue to offend in ACC. He should be considered for Tactical Crime Unit intervention.

s.9(2)(a) OIA

83. **s.9(2)(a) OIA**⁸⁵ live together with their **s.9(2)(a) OIA** **s.9(2)(a)**⁸⁶. **s.9(2)(a) OIA** is a deportee with a history of robbery, burglary, possessing firearms and drug use. He came to New Zealand with minimal support and has come to Police attention multiple times in ACC for dishonesty, drugs, driving and family harm with **s.9(2)**
84. **s.9(2)** is the suspect for a mailroom burglary at **s.9(2)(a) OIA** Auckland Central on **s.9(2)(a)** where she tailgated a resident into the building.⁸⁷
85. Most of their demand relates to family harm. They appear to struggle to make ends meet including providing a safe home for their child and his basic needs. They are almost certainly involved in fraud and dishonesty offending, likely in the CBD and wider TM area.
86. In the most recent occurrence in March 2022, neither party was forthcoming but stated they had a verbal argument. Some minor pushing and shoving occurred, and **s.9(2)(a)** had a red welt under his eye.⁸⁸ Stress over care of their baby, living in proximity in a one-bedroom apartment and possible methamphetamine use likely all contributed to the argument.
87. The Fire Service were called to their apartment in November 2021 after a battery charger exploded causing a small fire. Multiple credit cards, drug paraphernalia and a black handgun were seen by attending Fire staff. A subsequent search warrant located methamphetamine, live ammunition, parts of a handgun, a plastic BB gun, shotgun pellets, multiple drivers licences and bank cards, car keys and numerous needles.⁸⁹

⁸⁰ Ibid

⁸¹ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022.

⁸² PRN: 45056780

⁸³ File 220502/8014

⁸⁴ **s.9(2)(a) OIA**

⁸⁵ **s.9(2)(a) OIA**

⁸⁶ **s.9(2)(a) OIA**

⁸⁷ File 220304/1911

⁸⁸ File 220319/2891

⁸⁹ File 211129/0034

88. The apartment was extremely messy and dirty, the living conditions were poor and there was minimal food in the apartment, triggering concerns for the couple's child.⁹⁰
89. It is likely the couple would likely benefit from some social intervention such as parenting support, financial assistance, and drug treatment.
- s.9(2)(a) OIA**
90. **s.9(2)(a) OIA**⁹¹ has been the subject of three mental health occurrences at his apartment **s.9(2)(a) OIA** in 2022.⁹²
91. All occurrences indicate that **s.9(2)(a) OIA** has significant mental health issues, and involved him throwing items off his apartment balcony, endangering those walking below.⁹³ In one incident in April 2022 he was also naked and appeared to be having a mental breakdown.⁹⁴
92. Attending staff assessed that **s.9(2)(a) OIA** could become aggressive in confrontational situations, which may occur if his behaviour continues to endanger others.⁹⁵ He is receiving help from mental health services but is known to stop taking his medication.
93. **s.9(2)(a) OIA** has a history of carrying knives and is known to keep knives throughout his house.⁹⁶ He is originally from **s.9(2)(a) OIA**. It appears that he has had mental health issues since his arrival. He has an extensive history of 146 occurrences relating to mental health, disorder, wilful damage, drugs, dishonesty, and breach of the peace among other offences.
94. His past behaviour on interaction with Police has been bizarre and involved incoherent speech, animal noises, wild emotions, a child-like manner, and generally confused demeanour. It is not known if he has received a diagnosis, but it is almost certain he suffers from severe mental health issues and/or drug use.
95. Interaction with **s.9(2)(a) OIA** particularly if at his apartment, could pose a staff safety risk due to his erratic behaviour and possession of knives.

s9(2)(b)(ii), s9(2)(ba)(i)**Auckland Central**

96. Most demand at **s.9(2)(ba) OIA** is generated by tenants. Mental health issues, drug use, and previous transient lifestyles, are common features of people involved in demand at this address. Additionally, those generating demand are generally new to the ACC area, implying they likely lack social connections and support.

⁹⁰ Ibid⁹¹ PRN: 80337465, 49 years old, male, Middle Eastern, 7G/16 Gore Street, Auckland Central⁹² Files 220405/8960, 220407/5228 and 220410/5370⁹³ Ibid⁹⁴ Files 220410/5370⁹⁵ File 220407/5228⁹⁶ File 120524/1759. Locations included the kitchen and the lounge area.⁹⁷ Noting 32940013470

- 97. Like other top five locations, associates of tenants have attempted access into locations they have not been granted access to. A trespassed male managed to access the premises in January.⁹⁸ In April, a male was seen attempting to access apartments with a knife and was identified as an associate of a tenant.⁹⁹ A female tenant also stole a parcel from the mailroom the same month.¹⁰⁰
- 98. Previous tenants have included a patched King Cobras member¹⁰¹ and numerous current and previous tenants with drug, violence, disorder, and dishonesty history.
- 99. Problems at this location have been ongoing almost since the building opened **s.9(2)(ba) OIA**
[REDACTED]
[REDACTED]¹⁰² Residents were aware of the presence of MSD clients in the building and that this had changed the environment they believed they were moving in to. Theft from mailboxes and storage lockers has been a feature of the building since 2020, and it is believed some of the offences are committed by offenders with legitimate access to these areas.¹⁰³
- 100. Tenants have let previously evicted or trespassed tenants back into the building, creating Police demand and victimisation.
- 101. Deportees have resided at the address and contributed to demand. **s.9(2)(a) OIA**¹⁰⁴ was the subject of a call for service in January after he returned to the building and was let in by a tenant associate after being trespassed.¹⁰⁵ **s.9(2)(a)** arrived in New Zealand with no friends or family.
- 102. Fellow deportee **s.9(2)(a) OIA** **[REDACTED]** was arrested for wilful damage with a knife at **s.9(2)(a)** **s.9(2)** in 2021¹⁰⁷, and had a further incident of disorderly behaviour outside the building in January 2022.¹⁰⁸ Although no longer residing at **s.9(2)(ba) OIA** **[REDACTED]** he is now contributing to demand at the location of his new partner, **s.9(2)(a) OIA** **[REDACTED]** Auckland Central. They were involved in two recorded family harm incidents within a month of their relationship beginning.¹⁰⁹
- 103. This highlights how eviction can simply displace demand and does not solve the deeper social issues driving the behaviour resulting in offences and calls for service. **s.9(2)(a) OIA** is a drug user with mental health and anger issues who likely has minimal support in the CBD or the wider city. Both males have long criminal histories and mental health issues and were let into the building by existing tenants.

⁹⁸ CARD event P049214465.

⁹⁹ File 220407/8516

¹⁰⁰ File 220422/6538

¹⁰¹ **s.9(2)(a) OIA**

¹⁰² **s.9(2)(ba) OIA**

[REDACTED] [community-case-lives-is-chaotic-site-with-govt-clients-thefts-and-violence/OCAXIU5XLEGBYOE/VTUHF4FA/](#)

¹⁰³ Ibid

¹⁰⁴ **s.9(2)(a) OIA**

¹⁰⁵ CARD event P049350224

¹⁰⁶ **s.9(2)(a) OIA**

¹⁰⁷ File 211206/4386

¹⁰⁸ File 220116/8944

¹⁰⁹ Files 220420/9265 and 220320/5471

Response

Stakeholder engagement

104. The response to ongoing issues at apartment buildings will require cooperation and action from a wide range of stakeholders. However, different stakeholders with differing incentives mean improvements in apartment buildings require consensus which can be difficult to achieve. Building owners, building managers, apartment owners, property managers and tenants all have a stake in the apartment building, but the extent to which the issues affect their lives and livelihoods varies; this directly impacts their inclination to accept suggestions for improvement and enact change.¹¹⁰

105. Additionally, Police relationships with building management informants have proven difficult to maintain due to lack of progress on issues raised.¹¹¹

106. s.6(c) OIA

107. It is clear any response to the issue of offending at apartment buildings must involve a variety of stakeholders and workgroups with a priority on building and maintaining trust with informants at apartment buildings.

108. Facilitating internal and external stakeholder consensus and cooperation will need to be prioritised by Police if demand from apartment buildings is to be reduced.

109. Collaborating with the Tenancy Tribunal and/or MSD to provide advice on how to manage and/or evict troublesome tenants would likely be a good start in (re)building relationships with building management, due to the lack of awareness management have in this area.

Bail

110. s.6(c) OIA

¹¹³ Immediate work is needed to facilitate easier access to apartment buildings for Police.

111. Regular bail checks are recommended at each location, as many offenders with curfew conditions and serious charges are residing at these locations. Relationships with onsite management are paramount in detecting breaches of bail where offenders move out of their bail address.

¹¹⁰ Auckland Central Area Field Intelligence Officers, personal communication, 24 March 2022

¹¹¹ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022

¹¹² Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022 and File 220116/8944

¹¹³ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022

s.6(c) OIA

Family Harm

112. Most of the known individuals involved in repeat family harm calls for service in the buildings are involved in verbal arguments or minor physical scuffles, and have not demonstrated a current propensity for serious, ongoing violence. Although it is possible this is occurring and is not being reported, it is unlikely any of the individuals identified in this report are at serious risk of harm based on current information holdings.
113. Based on this, it is possible that improvements could be made to their relationships and demand on Police service by providing a targeted response with wraparound services to ensure basic needs are met.
114. Stable employment, emotional coping skills, ability to have space from their family members when required, drug and alcohol treatment advice, financial budgeting advice, food parcels and mental health helplines would likely reduce some of the chronic stress and pressure on living situations that leads to a lot of family harm incidents

CPTED and security

115. Studies have shown that implementing the principles of Crime Prevention Through Environmental Design (CPTED) in urban planning can reduce opportunities for crime. Despite this, CPTED principles can be difficult to translate to apartment buildings. The idea that higher density living reduces opportunities for crime through the presence and movement (passive surveillance) of locals does not always translate to apartments.¹¹⁴
116. Other researchers have found that when there are too many different people living in one building, it becomes difficult to be familiar with everyone and able to identify strangers or intruders.¹¹⁵
117. s9(2)(b)(i), s9(2)(ba)(i) have large resident populations with a high degree of transience, and it is difficult for tenants to become familiar with other tenants. The social interaction and regular acquaintance with neighbours required for effective CPTED are difficult in this environment. This reduces capable guardianship in these locations.
118. Unfortunately, CPTED measures have also often proven unpopular in the past with building management, as the financial outlay does not result in financial gain for the body corporate or similar management body.¹¹⁶ Police can have an impact in this area by applying more pressure to partners and stakeholders to ensure safe and secure living spaces.
119. Tailgating is an issue that effects almost all apartments examined in the analysis. Most tailgating appears to occur with the intention of stealing mail, but the potential for much greater harm exists in

¹¹⁴ Shires, E. (2019). *Reducing the risk of crime through environmental design*. University of Waikato.

¹¹⁵ Ibid

¹¹⁶ Auckland Central Area Field Intelligence Officer, personal communication, 22 March 2022

conjunction with unlocked apartment doors and minimal passive surveillance in corridors and stairwells.

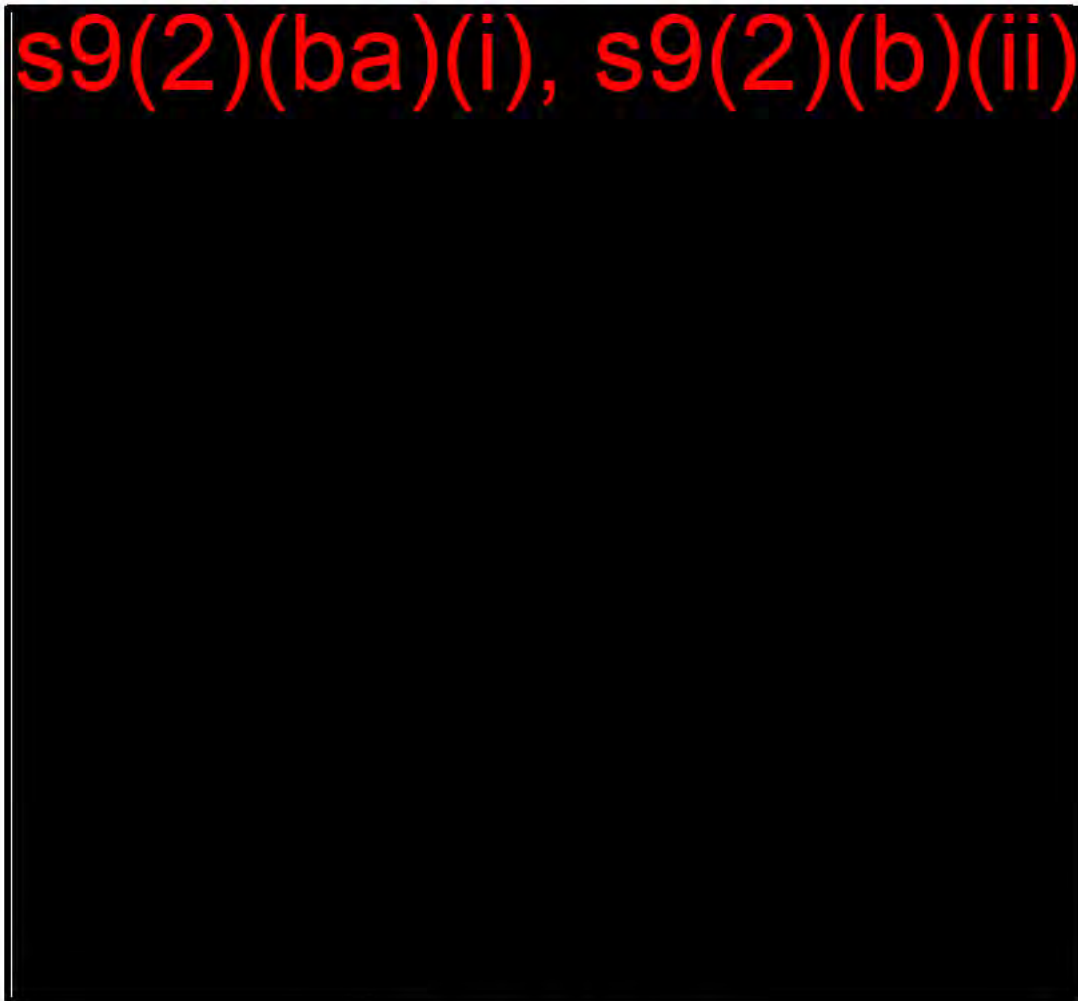
120. Significant scope exists for upgrades in mailroom security at each apartment building, including use of multiple swipe card access points for entry, upgrades to mailbox strength and design and improved CCTV.
121. Additionally, measures to combat tailgating should be prioritised. This includes encouraging building management to create a culture where security is prioritised and strangers in the building are challenged, increased accountability for tenants who allow tailgaters in on their swipe card access, encouraging ongoing upgrades to security and ongoing provision of prevention advice.

Social support

122. Eviction often leads to displacement of demand, particularly for transient people or those without much support or many social connections.
123. Deportees fall into this category, and likely require much more supervision and early pro-social intervention.

Appendix One

Map of top five locations



Source: Google Maps, 16 June 2022

Appendix Two

Bail at s9(2)(b)(ii), s9(2)(ba)(i)

s.9(2)(a) OIA



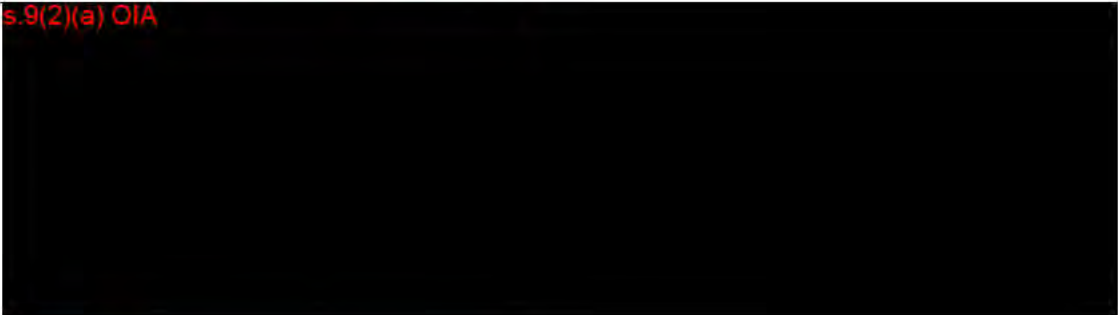
Bail at s9(2)(b)(ii), s9(2)(ba)(i)

s.9(2)(a) OIA



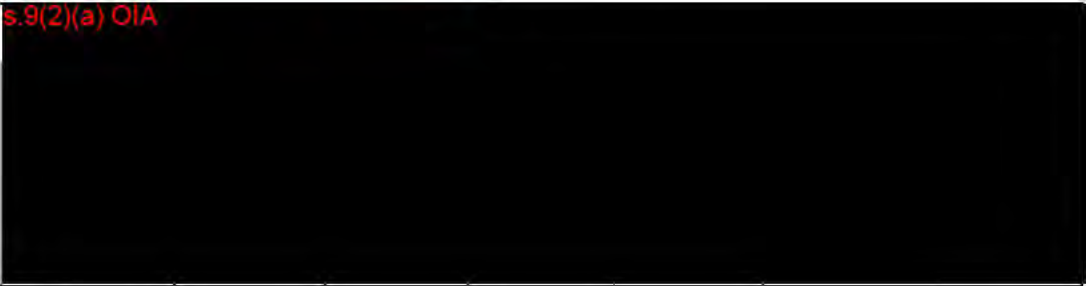
Bail at s9(2)(b)(ii), s9(2)(ba)(i)

s.9(2)(a) OIA



Bail at s9(2)(b)(ii), s9(2)(ba)(i)

s.9(2)(a) OIA



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Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
ALMOST CERTAIN	The event will occur in most circumstances	>95%
LIKELY	The event will probably occur in most circumstances	>65%
POSSIBLE	The event might occur some of the time	>35%
UNLIKELY	The event could occur in some circumstances	<35%
RARE	The event has remote chance of occurring	<5%

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

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Auckland Central Area Intelligence Supervisor

Area Intelligence Assessment Auckland East Area (CEA)



June 2021

Area Intelligence Assessment Transitional Accommodation at

s.9(2)(a) & s.9(2)(b) OIA



June 2021



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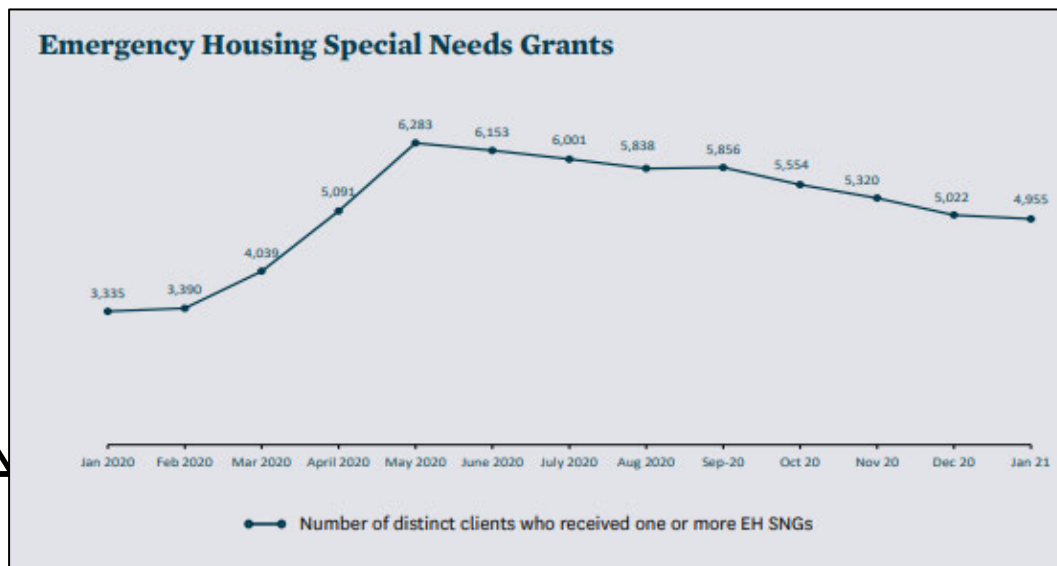
NEW ZEALAND
POLICE

Ngā Pirihimana o Aotearoa

Public housing statistics

Emergency
Accommodation

4,253 TM
4,955 NZ



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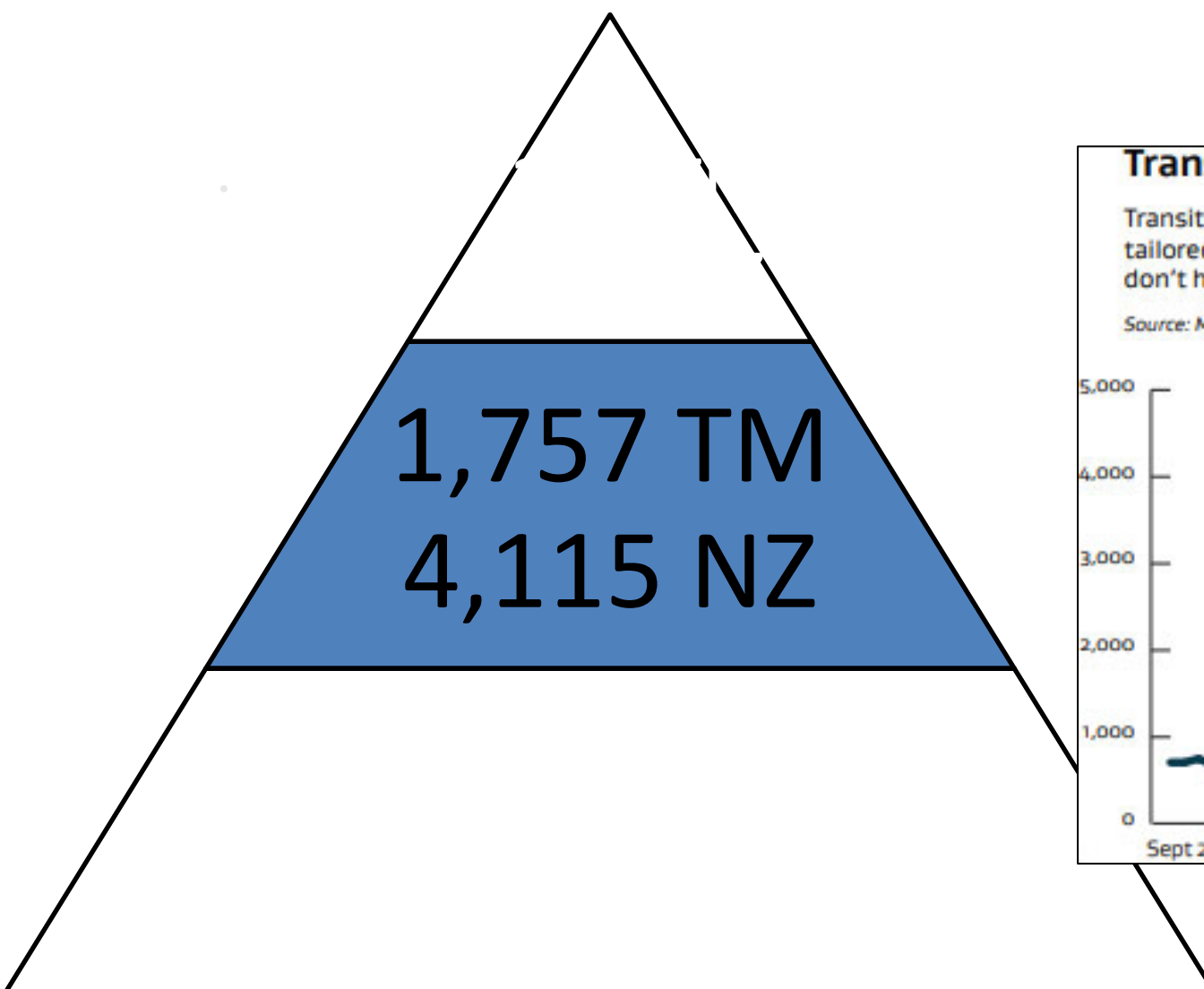


NEW ZEALAND
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Public housing statistics



Transitional Housing



1,757 TM
4,115 NZ

Transitional housing

Transitional housing provides warm, dry, short-term housing and tailored housing related support services for people and families who don't have anywhere to live.

Source: Ministry of Housing and Urban Development



~~IN CONFIDENCE~~

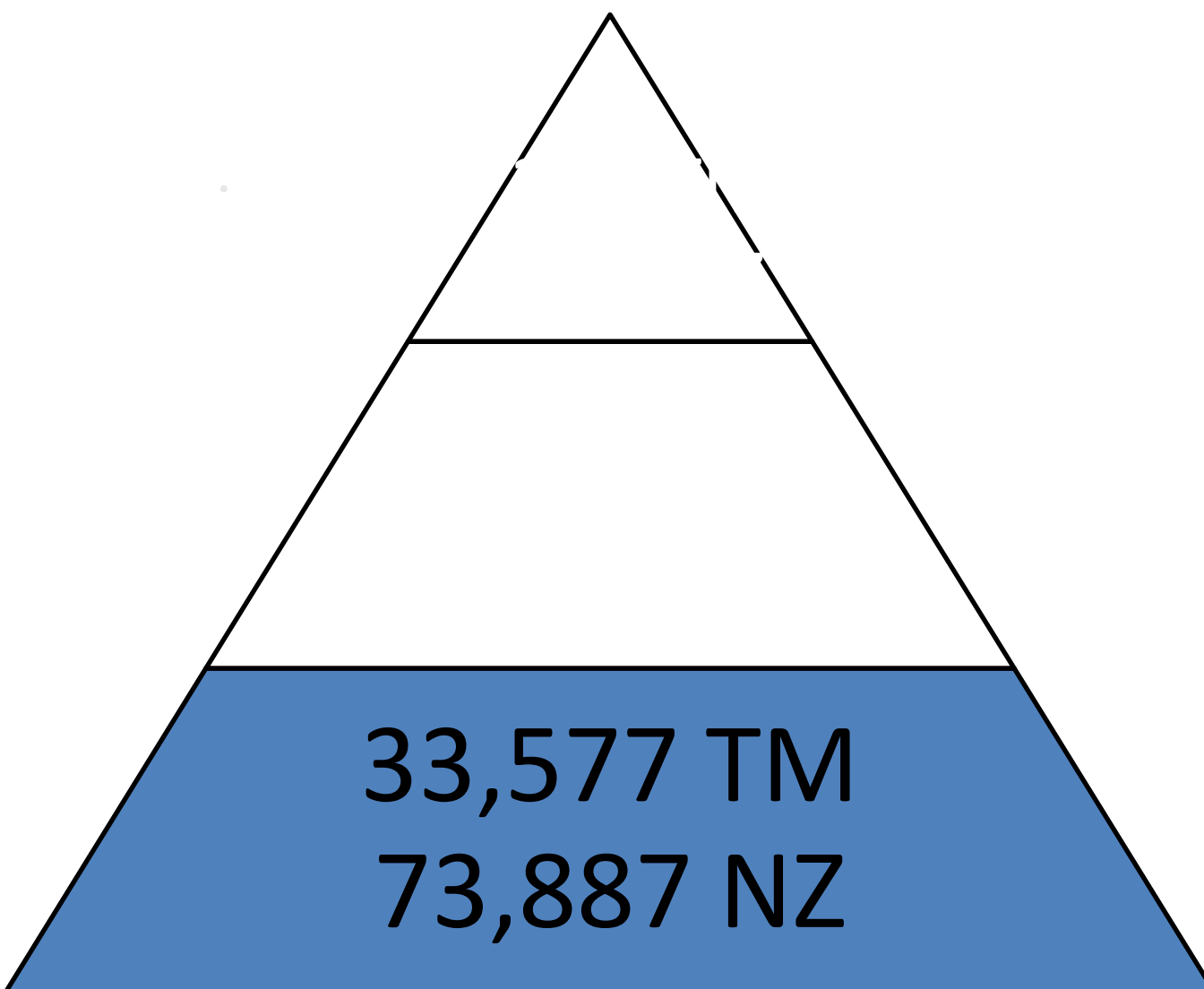


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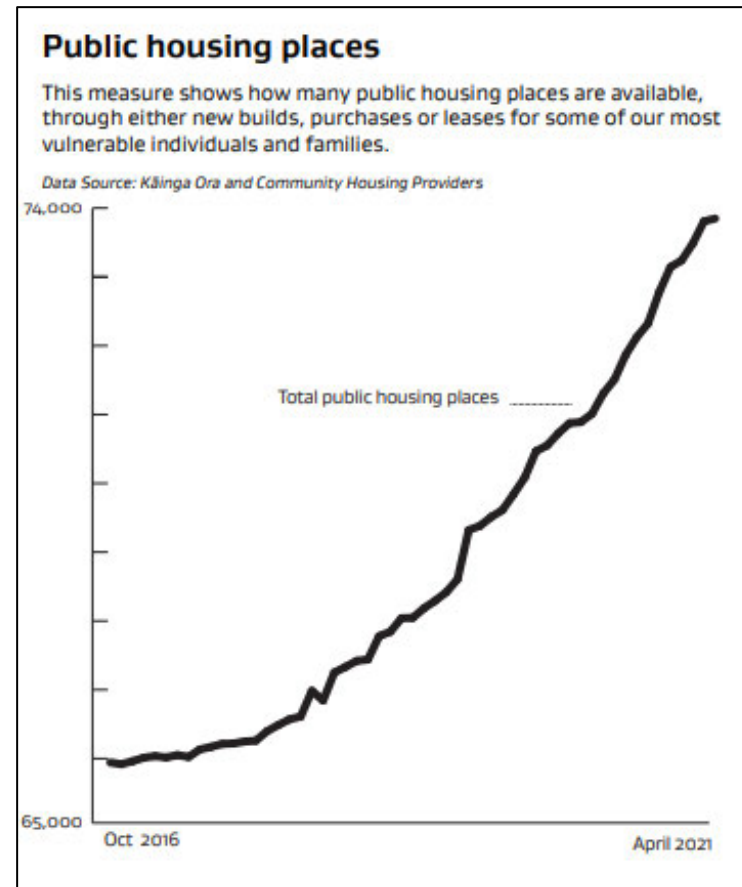
Public housing statistics



Public Housing



33,577 TM
73,887 NZ

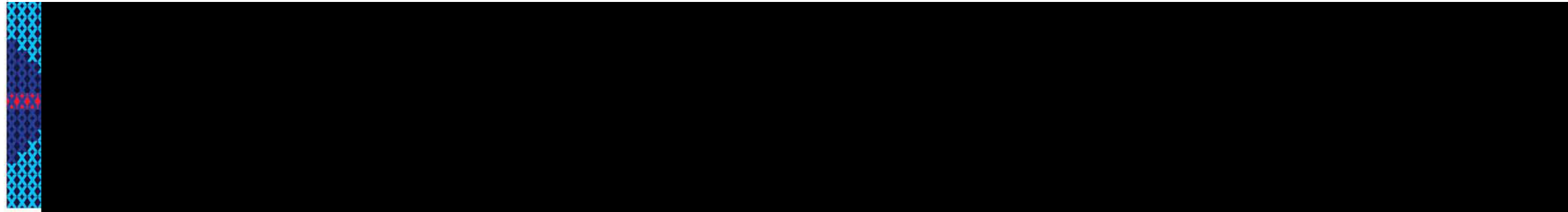
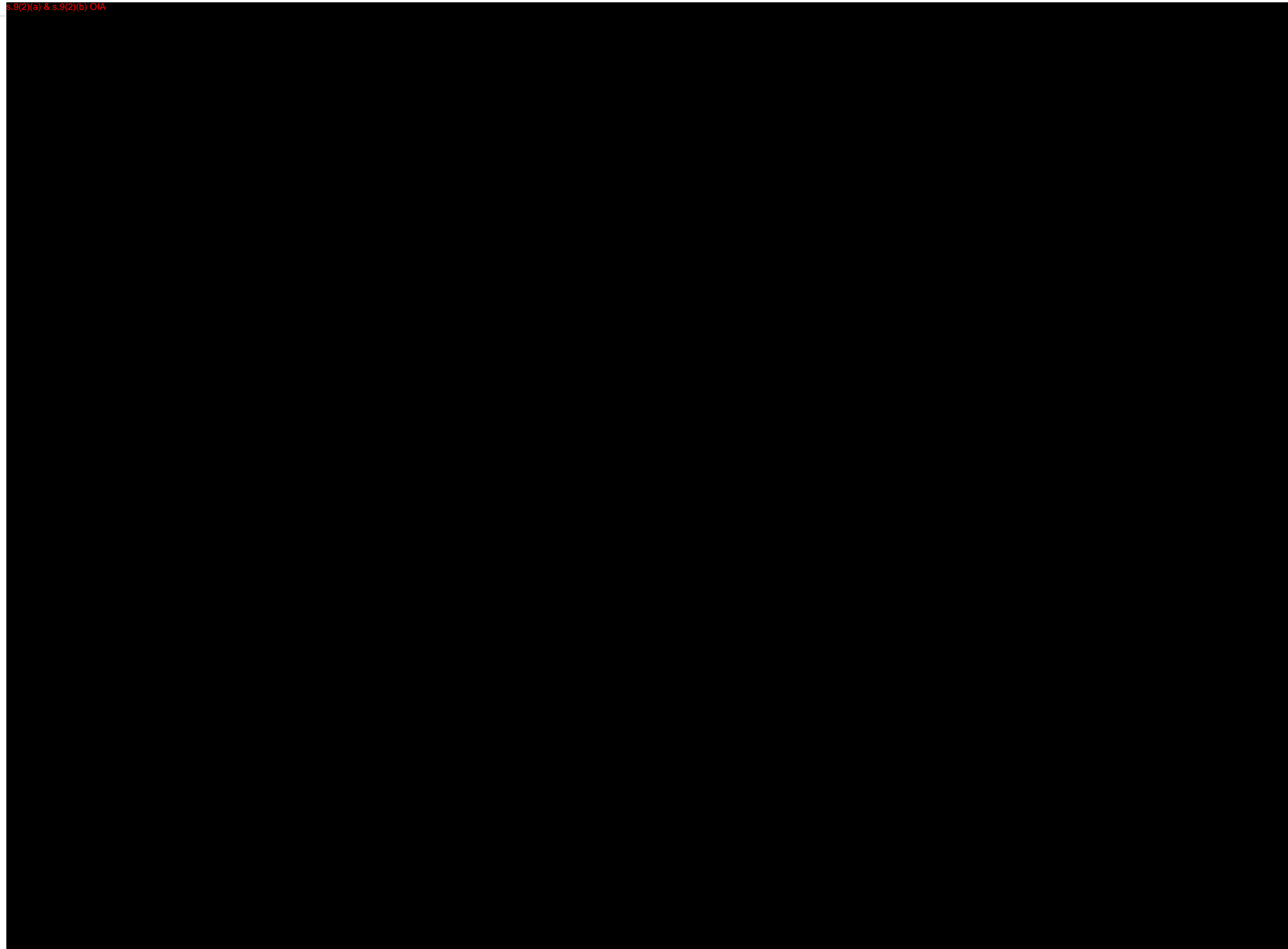
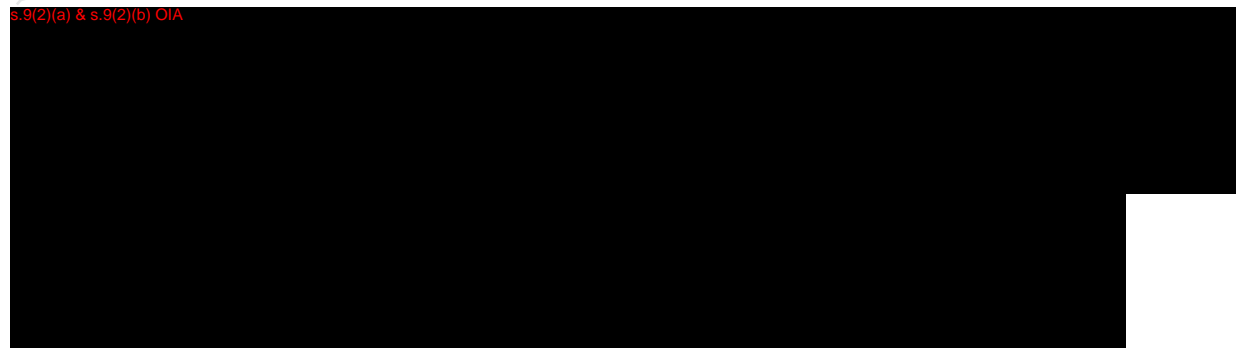


~~IN CONFIDENCE~~



s.9(2)(a) & s.9(2)(b) OIA

s.9(2)(a) & s.9(2)(b) OIA



~~IN CONFIDENCE~~

NEW ZEALAND
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Ngā Pirihimana o Aotearoa

- The building was purpose built by Kainga Ora. The building replaces two single family houses with the one, six floor apartment building.
 - 18 x one-bedroom properties
 - 12 x two-bedroom properties
 - Onsite parking for one car per two-bedroom unit
- Kahui te Kaha will run and manage [REDACTED]. The onsite office will contain tenancy staff, plus three support staff and will largely run office hours.
- Initially there will be regular visits by security guards from [REDACTED]. The use of static guards or security visits depends on the expected risk/trouble.
- The initial plan is to place lower risk tenants at [REDACTED], as such, they do not expect a continuous security presence will be required.
- Kahui te Kaha staff are working with police to develop a prevention and safety plan.



~~IN CONFIDENCE~~

NEW ZEALAND
POLICE
Ngā Pirihimana o Aotearoa

Site management - Kahui te Kaha

- Kahui te Kaha approach accommodation as a basic need and a human right. They will accept anyone that needs accommodation.
- Their focus is tenants building stabilising factors (for example, having a home) then reengaging with the community.
- Kahui te Kaha try to not interfere with what is normal for someone, but step in if other people are impacted. This includes: not closely monitoring tenants or visitors, including visiting gang members, or directly stopping alcohol use.
- However tenants are often moved to obtain specific outcomes, such as to manage risk or limit negative behaviour.
- A internal review of cases found 80% of tenants have a drug or alcohol problem.
- Kahui te Kaha have about 1000 dwellings across Tāmaki Makaurau. Of the 1000 dwellings there are 200 motel rooms, 400 houses and a number of other large housing complexes across Tāmaki Makaurau.
- A similar building at s.9(2)(a) & s.9(2)(b) OIA is at the planning stage. Kainga Ora also intend for Kahui te Kaha to run this building.

s.9(2)(a) & s.9(2)(b) OIA



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Social housing developments

- Notings were reviewed from other social housing developments. Most records and occurrences from the locations were for family harm, violence and drugs or alcohol based disorder type offences.
- Within two years of opening, half of the units in a social housing development of 14 units in Takanini had one or more records or occurrences in NIA.
- A recent product on emergency accommodation in the Waitemata East Area found in a comparison of two years:
 - Demand at emergency accommodation locations significantly increased.
 - Offences also increased, however, the numbers of offences remain low (family violence assaults, threatening behaviour and disorder and honesty).

s.9(2)(a) & s.9(2)(b) OIA

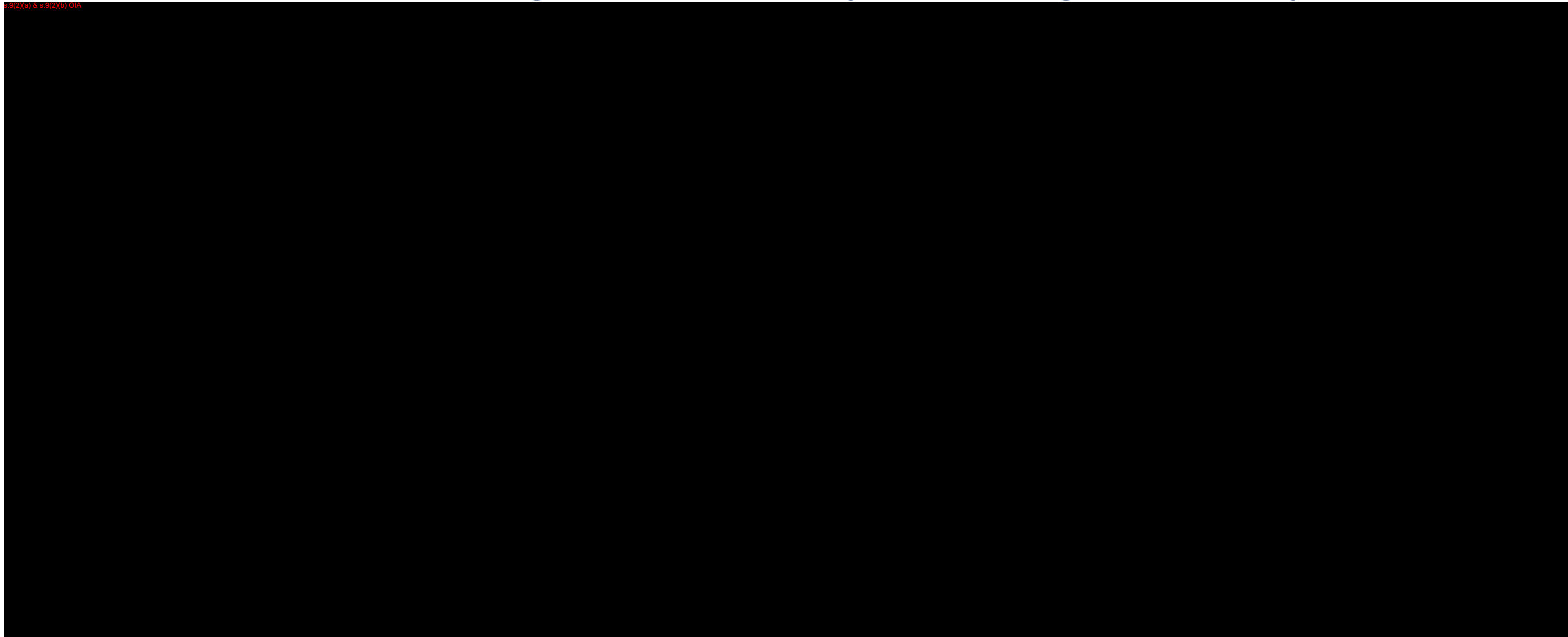


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Map of HNZ and higher density zoning near Sylvia Park #45

s.9(2)(a) & s.9(2)(b) CIA



MSD Emergency accommodation providers

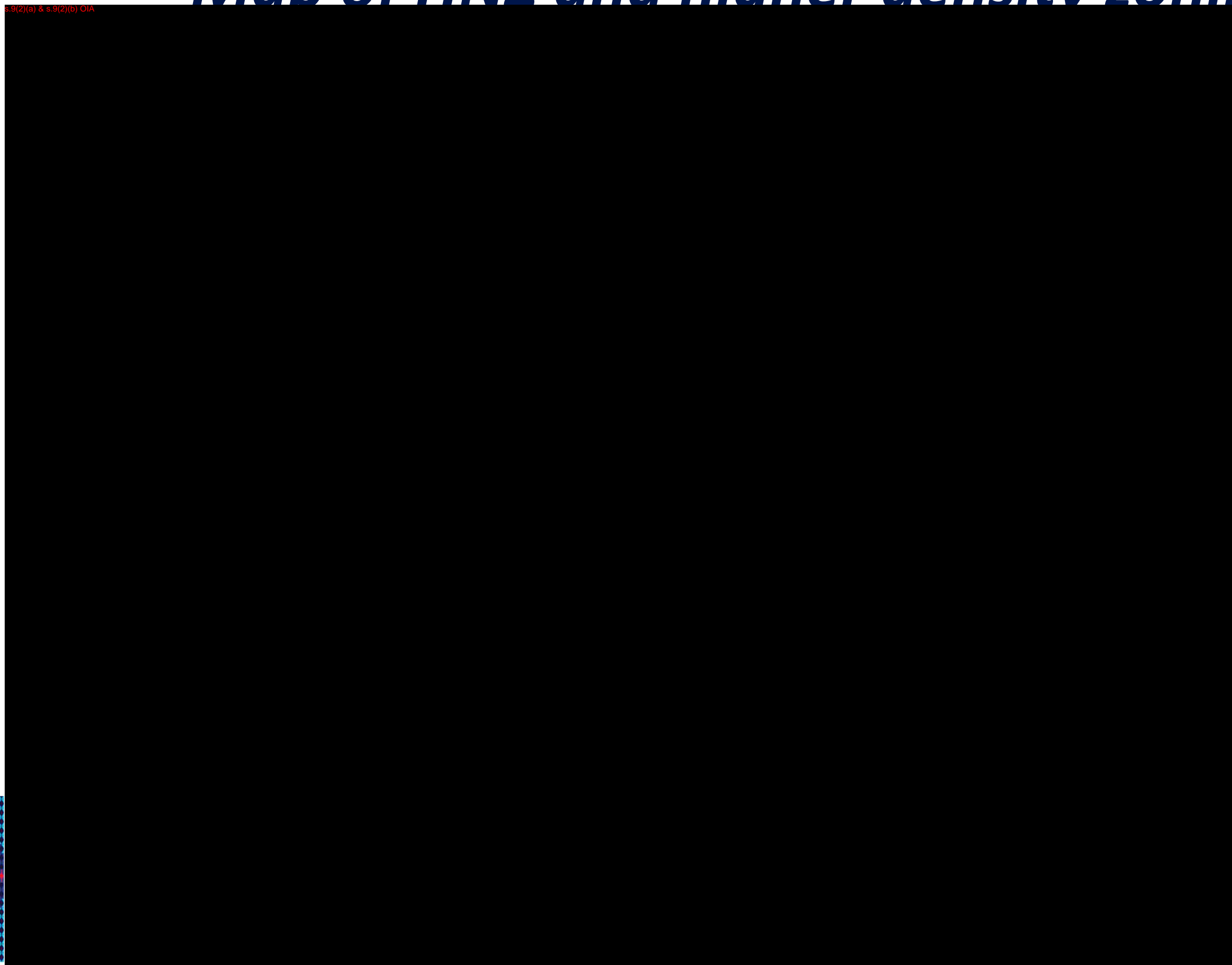
UP_BaseZone

ZONE_DESCRIPTION

- Residential - Terrace Housing and Apartment Building Zone
- Residential - Mixed Housing Urban Zone


Map of HNZ and higher density zoning in CEA

s.9(2)(a) & s.9(2)(b) OIA





s.9(2)(a) & s.9(2)(b) OIA

MSB Emergency accommodation providers



UP_BaseZone

ZONE_DESCRIPTION

-  Residential - Terrace Housing and Apartment Building Zone
-  Residential - Mixed Housing Urban Zone

~~IN CONFIDENCE~~



Police recorded occurrences at the [redacted] in 2020 were 32 compared with 30 in 2021 to date (18/10/2021).

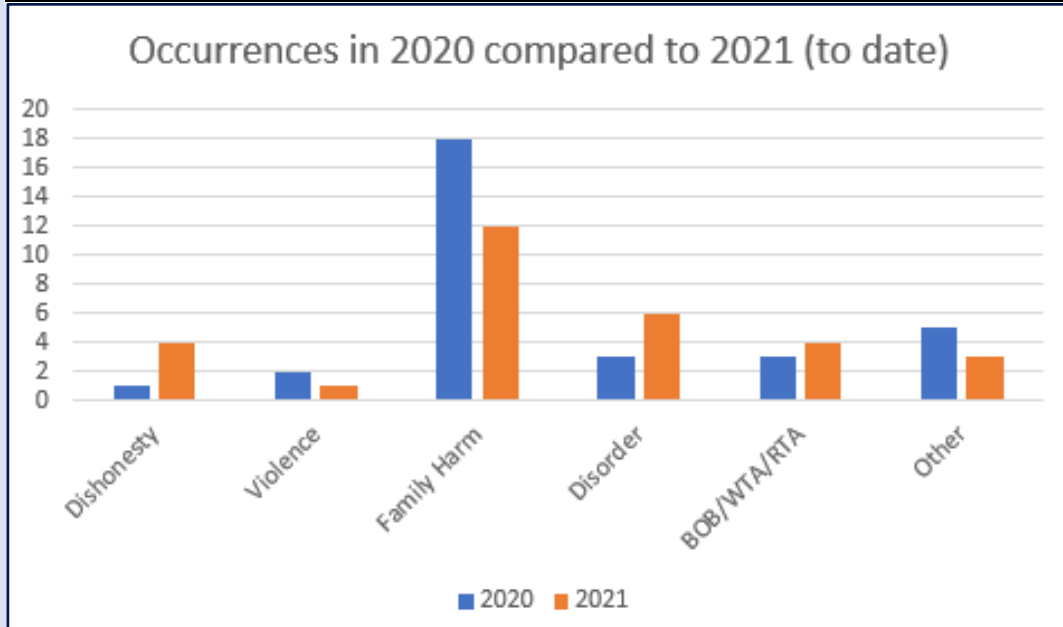
Family harm and disorder type behaviour were the top issues requiring Police attention in 2021.

Surprisingly, violence offences (not including family harm) required the least amount of Police attendance.

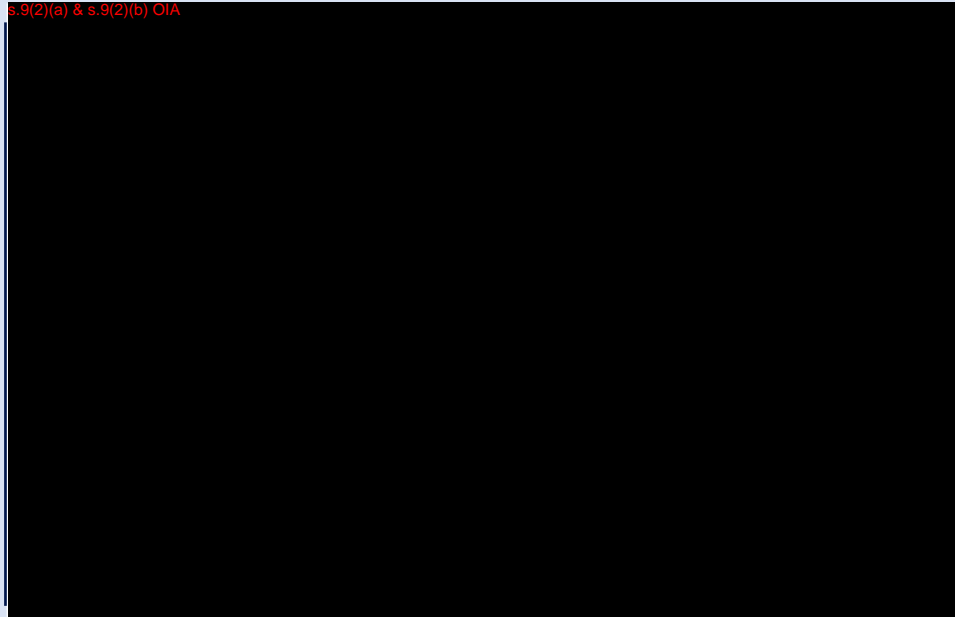
These NIA Occurrences in 2021 were spread across day time and night time hours.

This Motel does accept emergency housing referrals from WINZ and since COVID, there has been an increase in in referrals.

Manager is [redacted]



s.9(2)(a) & s.9(2)(b) OIA



Police recorded occurrences at the [redacted] in 2020 were 17 compared with 6 in 2021 to date (18/10/2021).

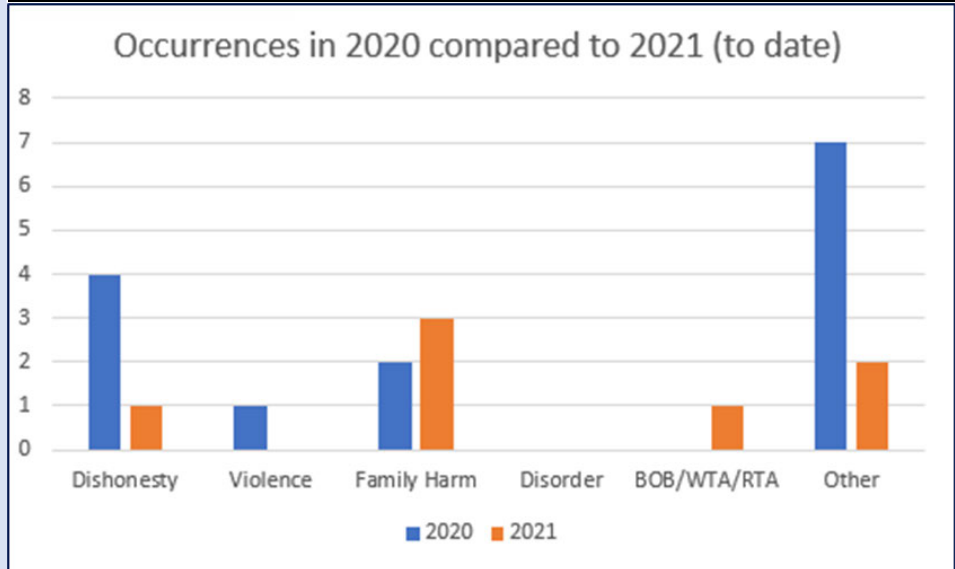
Family harm and dishonesty and BOB/WTA were the top issues requiring Police attention in 2021.

There have been no NIA recorded violence offences (not including family harm) or disorderly type behaviour in 2021.

These NIA Occurrences in 2021 were spread across day time hours with only one occurrences during night time hours.

They do receive referrals from Dept of Corrections and WINZ.

Manager is [redacted]



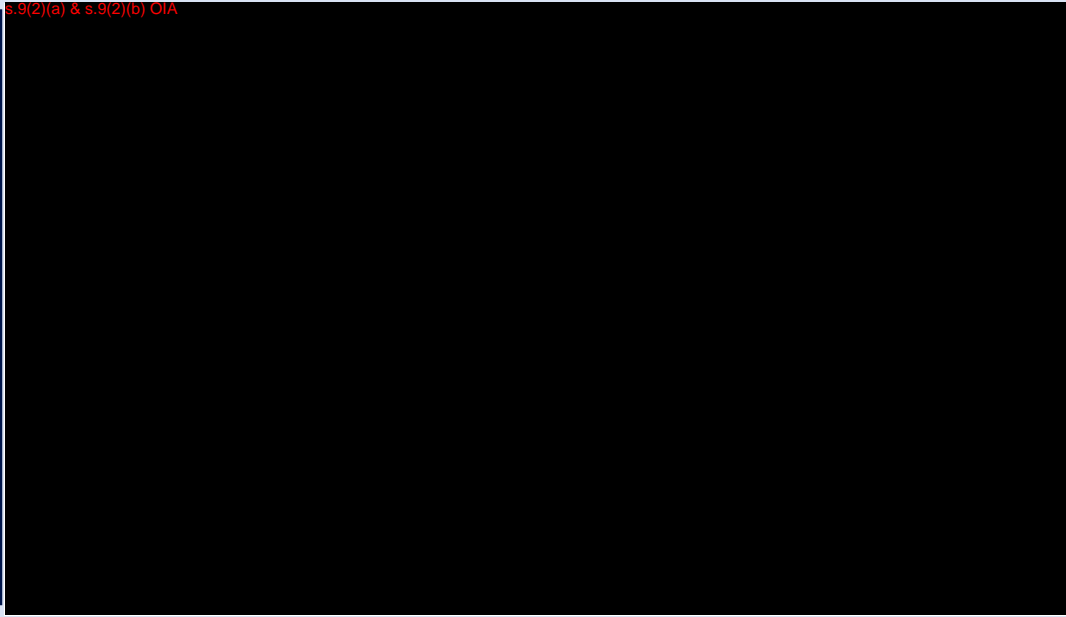
Police recorded occurrences at the [redacted] in 2020 was 1 incident and no reported incidents in 2021.

This address appears to be a luxury retreat and not likely to receive emergency housing requests.

It is unlikely that this address will come to Police attention.

Manager is [redacted]

s.9(2)(a) & s.9(2)(b) OIA



Police recorded occurrences at the [redacted] in 2020 were 23 compared with 21 in 2021 to date (18/10/2021).

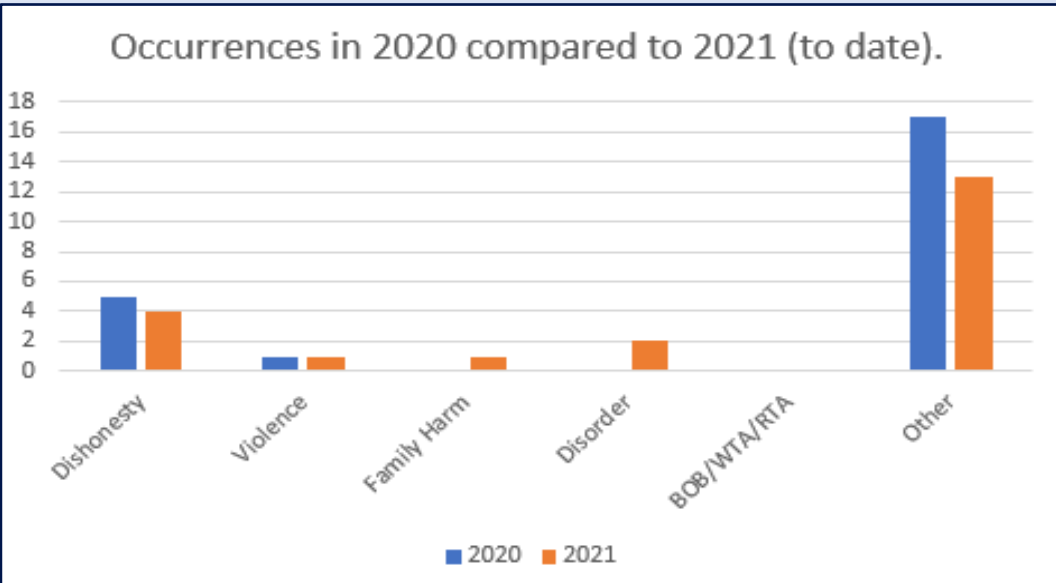
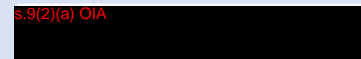
Dishonesty offending is the top issues requiring Police attention in 2021.

Violence and Family harm offences required the least amount of Police attendance.

These NIA Occurrences in 2021 were evenly spread across day time and night time hours.

The Hotel staff was not able to be contacted by Police.

s.9(2)(a) OIA



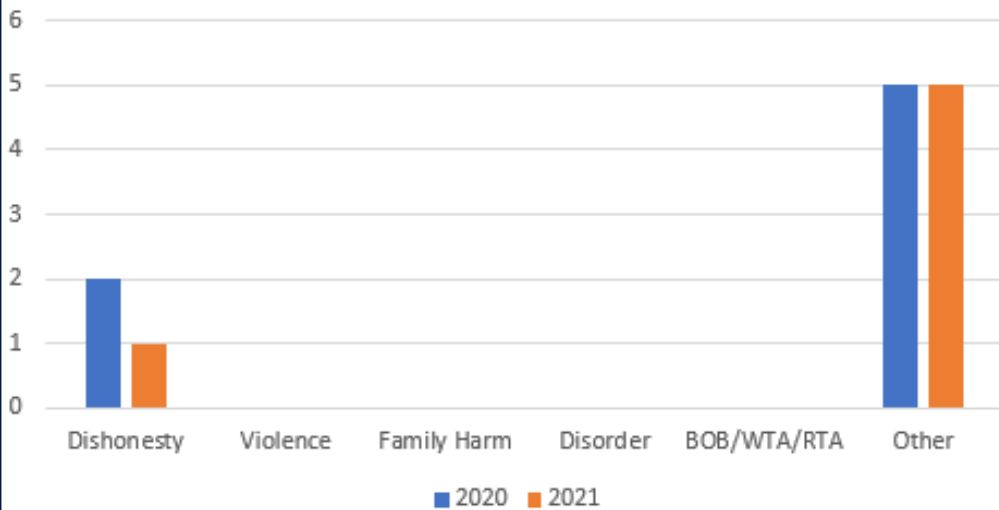
Police recorded occurrences at the [redacted] in 2020 were 7 compared with 6 in 2021 to date (18/10/2021).

Dishonesty offending is the top issues requiring Police attention in 2021 (one incident).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

The Hotel staff was not able to be contacted by Police.

Occurrences in 2020 compared to 2021 (to date)



s.9(2)(a) & s.9(2)(b) OIA

Police recorded occurrences at the [redacted] in 2020 were 3 compared with zero in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

This Motel doesn't accept emergency accommodation bookings and only caters for essential service workers.

The Hotel staff were reluctant to offer police any further information.

s.9(2)(a) OIA

s.9(2)(a) & s.9(2)(b) OIA

This Motel has only been the subject of Liquor licencing checks in both 2020 & 2021.

Based on the NIA occurrences, this location is not likely to require much Police assistance.

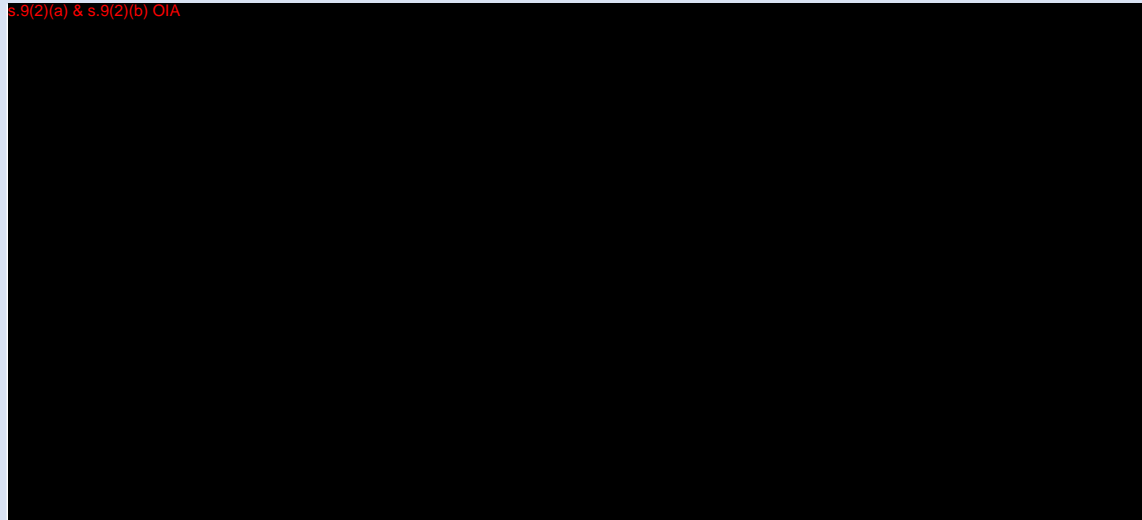
This Motel doesn't accept emergency accommodation bookings and only caters for essential service workers.

The Hotel staff were reluctant to offer police any further information.

Manager is

s.9(2)(a) OIA

s.9(2)(a) & s.9(2)(b) OIA

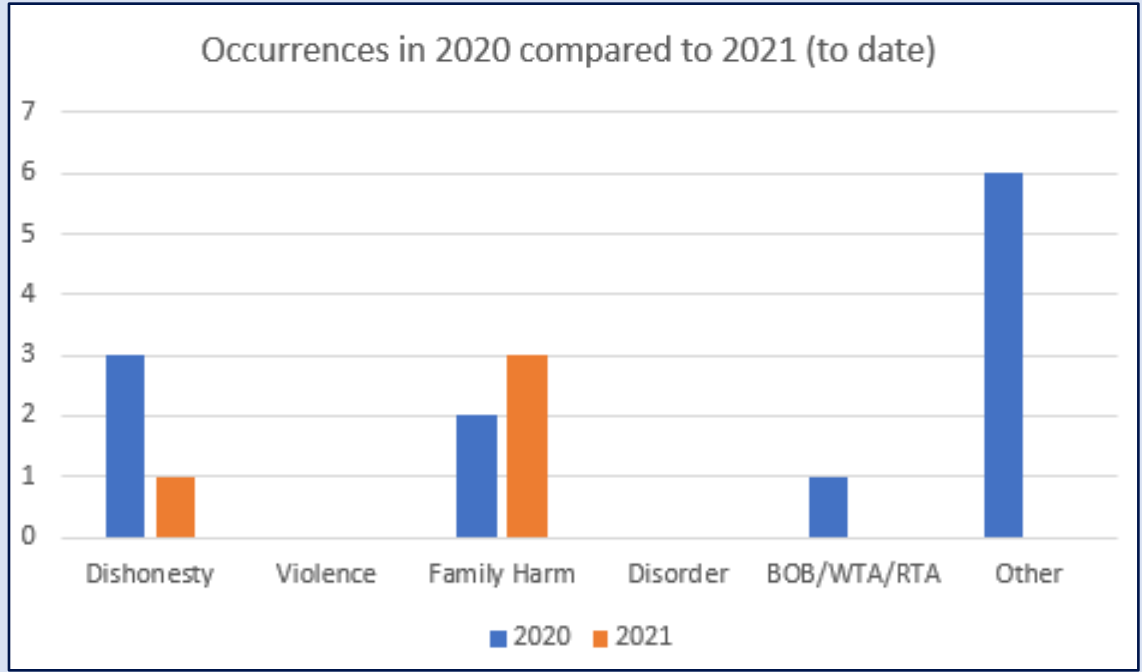


Police recorded occurrences at the [redacted] in 2020 was 12 compared to 4 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

This Motel doesn't accept emergency accommodation bookings. They will accept referrals from WINZ but only for 'good people'.

Manager name unknown, [redacted]



Police recorded occurrences at the [redacted] in 2020 was 1 compared zero 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

This Motel doesn't accept emergency accommodation bookings nor does it accept WINZ referrals.

Manager is [redacted]

s.9(2)(a) & s.9(2)(b) OIA

There are no Police recorded occurrences at this location for 2020 or 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

An automated voice message on their contact number infers this location is now a restaurant.

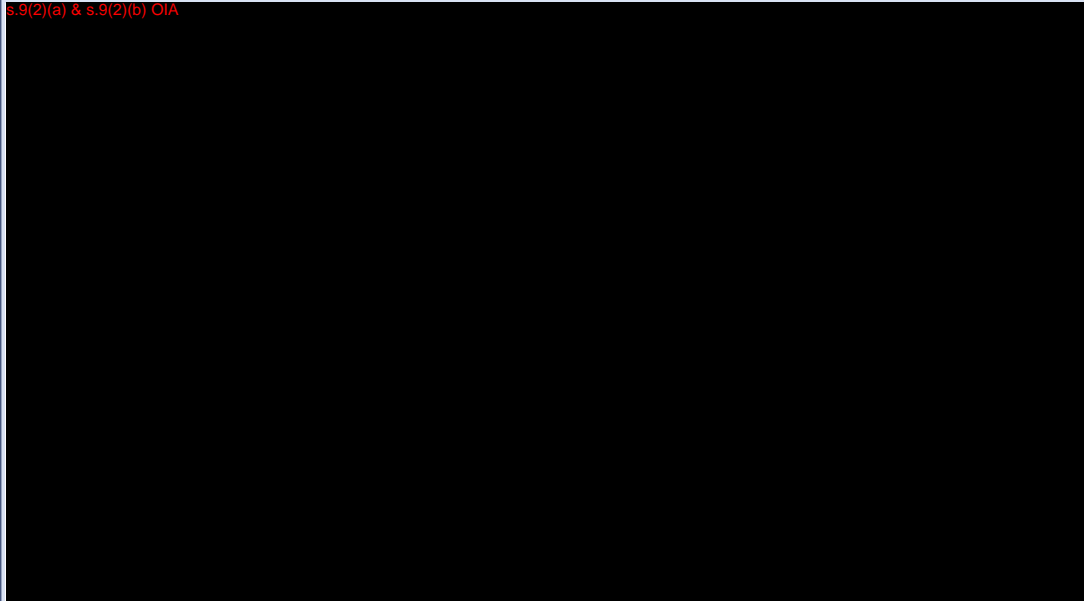
Police recorded occurrences in 2020 was 9 compared to 3 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

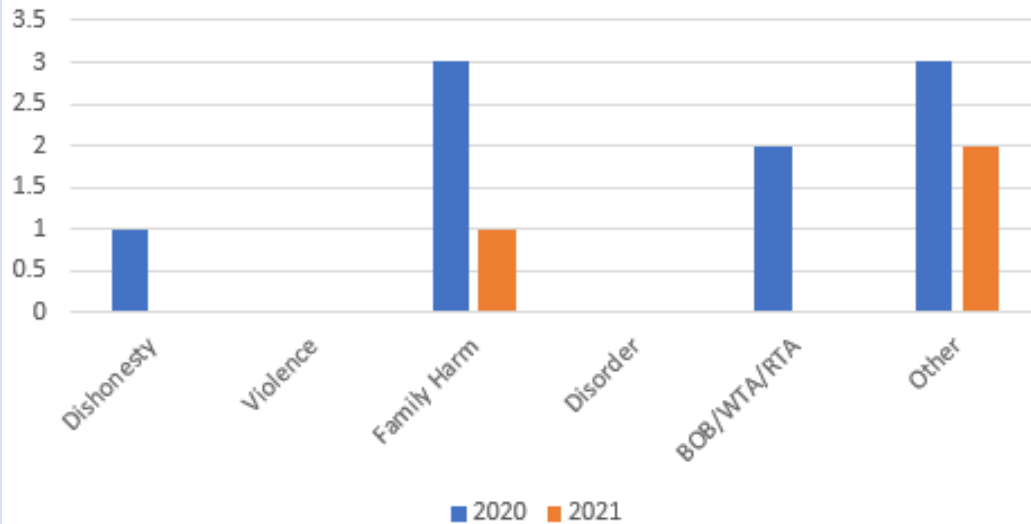
No staff were available to be spoken to by Police.

Ph [Redacted]

s.9(2)(a) & s.9(2)(b) OIA



Occurrences in 2020 compared to 2021 (to date)



Police recorded occurrences in 2020 were 3 compared to 1 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

s.9(2)(a) OIA are the main occupants, they don't accept boarders unless they are referred by WINZ or other agencies.

s.9(2)(a) & s.9(2)(b) OIA

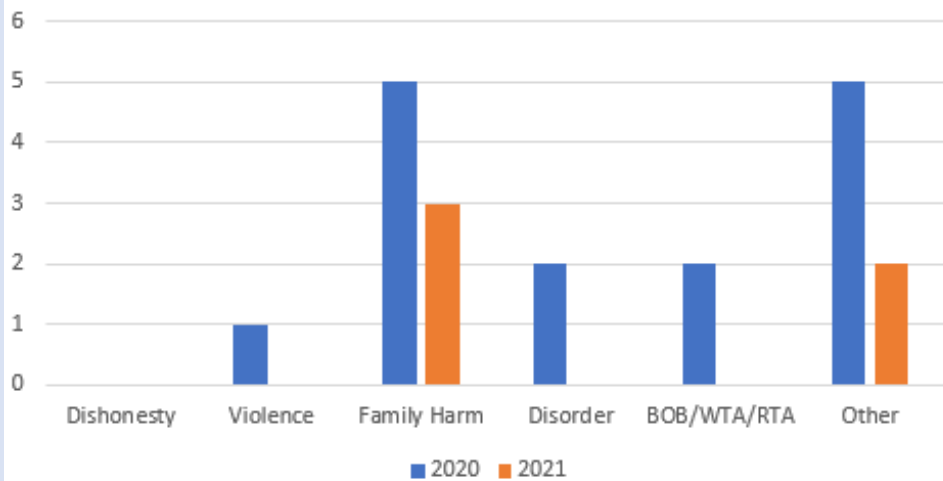
Police recorded occurrences in 2020 were 15 compared to 5 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location may require some Police assistance.

Normally don't accept referrals as too busy with essential workers and tradesmen .

s.9(2)(a) OIA

Occurrences in 2020 compared to 2021 (to date)



Manager is

s.9(2)(a) OIA

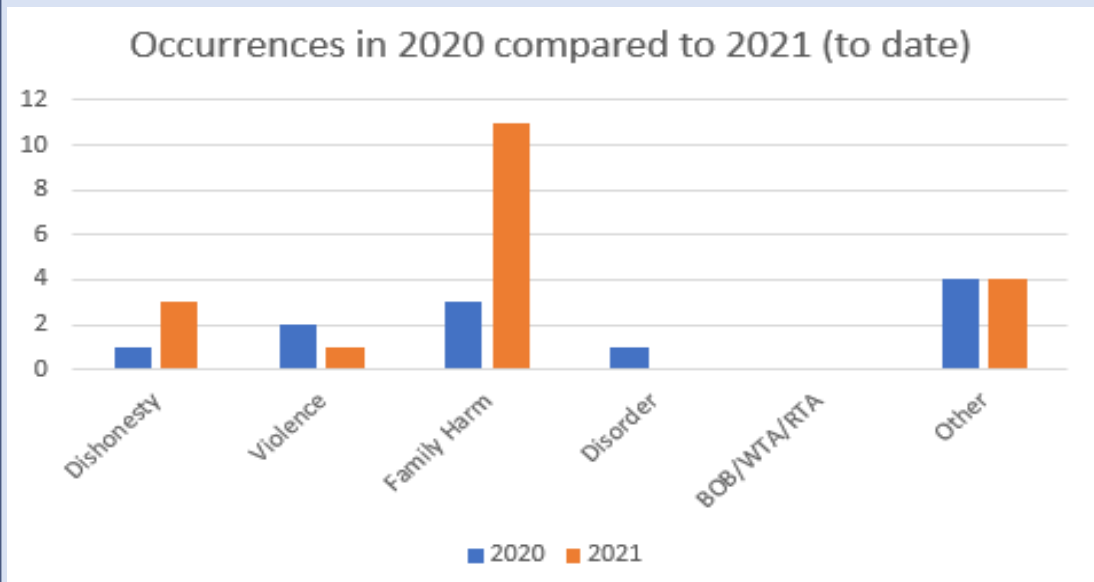
Police recorded occurrences in 2020 were 11 compared to 19 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is likely to require some Police assistance.

These NIA Occurrences in 2021 were evenly spread across day time and night time hours.

Accept boarders and emergency housing requests.

Manager is s.9(2)(a) OIA



s.9(2)(a) & s.9(2)(b) OIA

Police recorded occurrences in 2020 were 9 compared to zero in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location may require some Police assistance.

Don't accept MSD persons as he wants to protect his staff and customers.

Manager is s.9(2)(a) OIA

s.9(2)(a) & s.9(2)(b) OIA

Police recorded occurrences in 2020 were 4 compared to 13 in 2021 to date (18/10/2021).

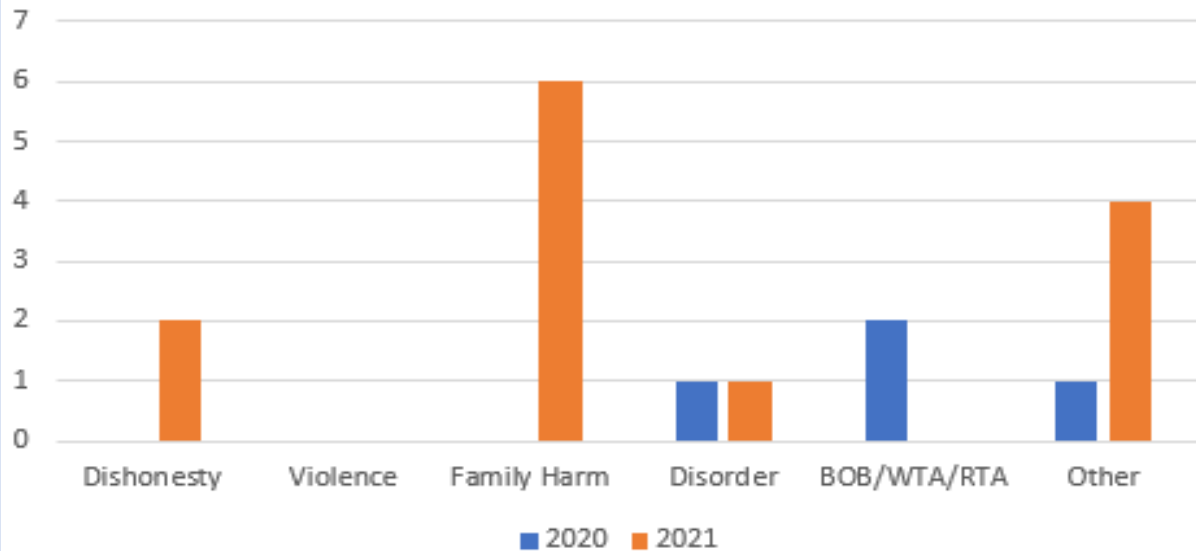
Based on the NIA occurrences, this location may require some Police assistance, particularly around the family harm space.

They accept WINZ and other agency referrals and these clients can stay as long as they want to.

Manager is

s.9(2)(a) OIA

Occurrences in 2020 compared to 2021 (to date)



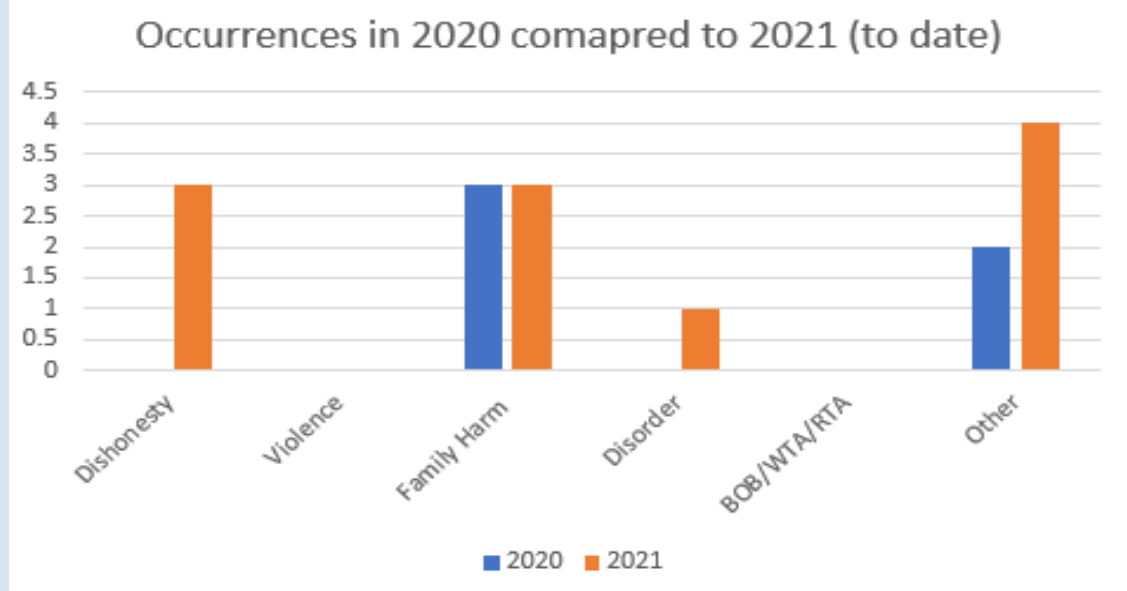
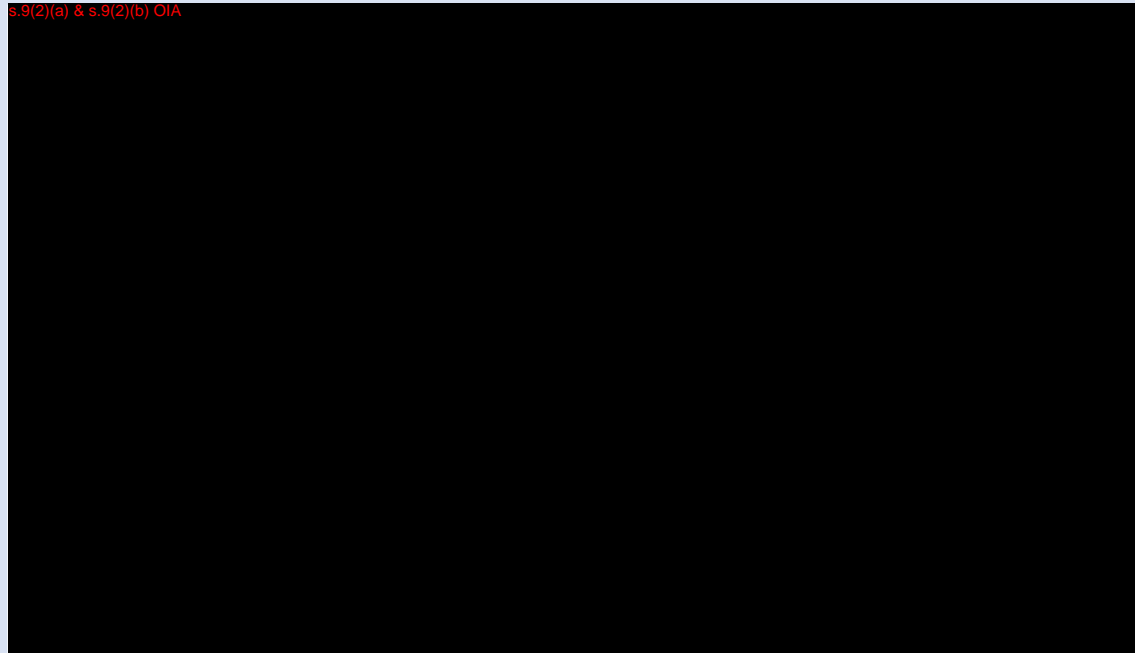
Police recorded occurrences in 2020 were 5 compared to 11 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location may require some Police assistance, particularly around the family harm space and dishonesty offending.

These NIA Occurrences in 2021 occurred mainly in the night time hours.

They receive accept WINZ referrals only. These referrals can stay up to seven days and they will be reviewed after this period.

Manager is [Redacted]
[Redacted]
[Redacted]



Police recorded occurrences in 2020 were 6 compared to zero in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location is not likely to require much Police assistance.

They have been closed due to COVID and are not allowed to accept referrals from government agencies with regards to emergency housing.

They only accept sports teams when staying on site.

Manager is s.9(2)(a) OIA

Police recorded occurrences in 2020 were 14 compared to 15 in 2021 to date (18/10/2021).

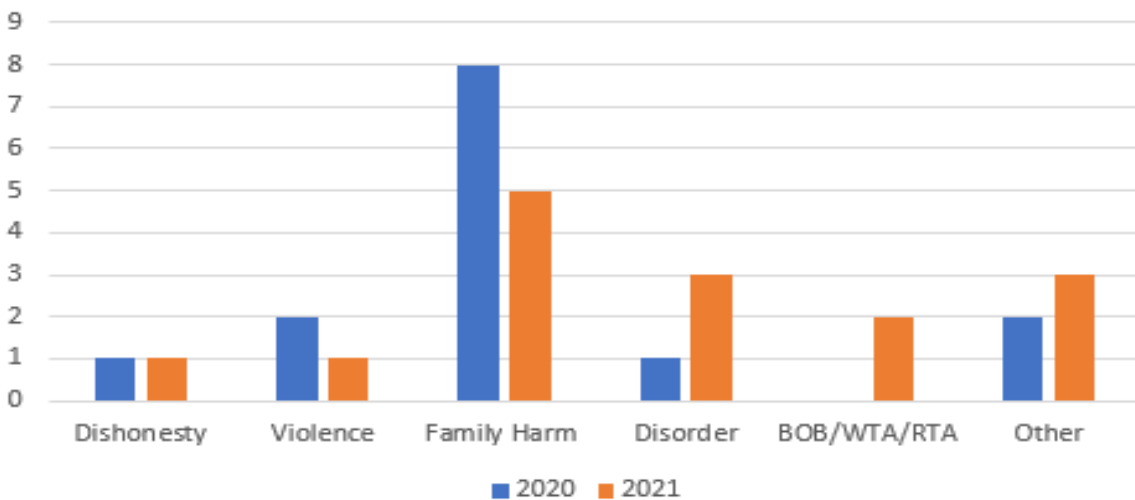
Based on the NIA occurrences, this location will likely require Police assistance.

All clients are referrals from WINZ and their stay depends on their circumstances.

s.9(2)(a) OIA

[Redacted]

Occurrences in 2020 compared to 2021 (to date)



Police recorded occurrences in 2020 were 2 compared to 2 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location will not likely require Police assistance.

Do accept emergency housing and WINZ referrals but this isn't often.

Manager is s.9(2)(a) OIA

Police recorded occurrences in 2020 were 3 compared to 2 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location will not likely require Police assistance.

Do accept emergency housing and WINZ referral. Currently all tenants are WINZ.

Manager is s.9(2)(a) OIA

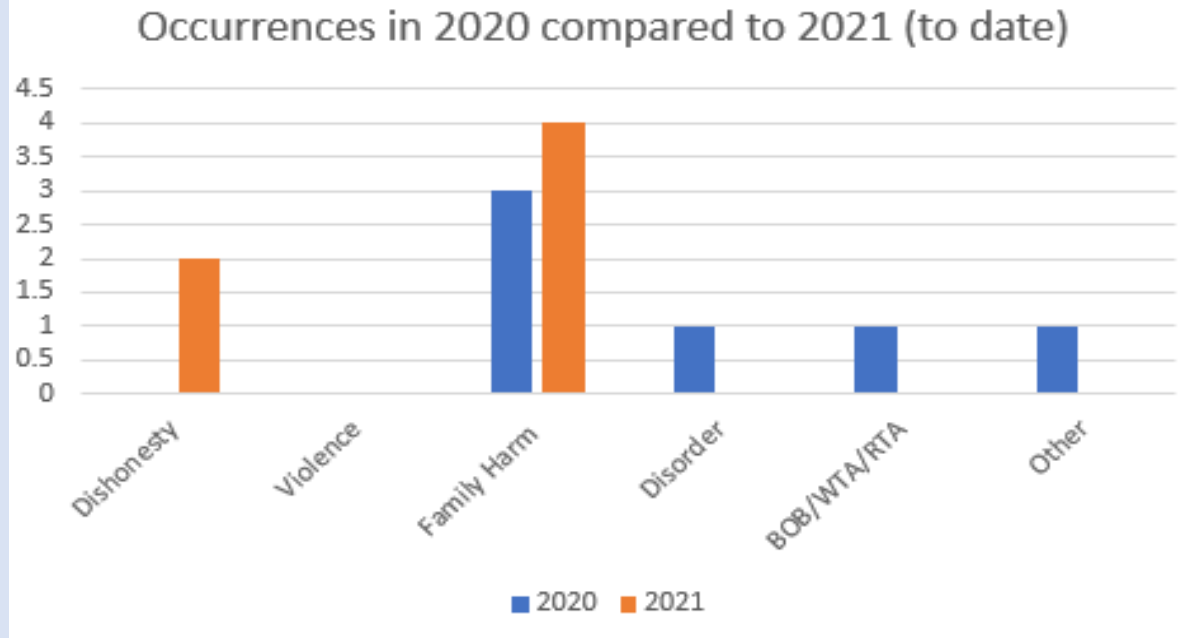
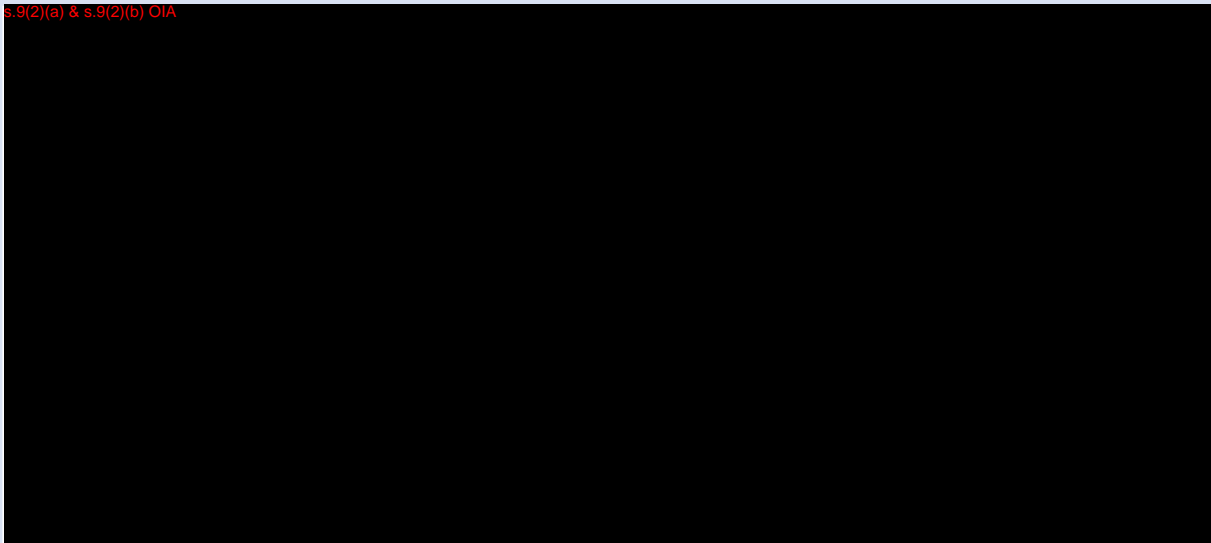
Police recorded occurrences in 2020 were 6 compared to 6 in 2021 to date (18/10/2021).

Based on the NIA occurrences, this location will require some Police assistance.

These NIA Occurrences in 2021 were evenly spread across day time and night time hours.

All clients are referrals from Ministry of Social Development (MSD).

Manager is s.9(2)(a) OIA





Police recorded occurrences in 2020 were 9 compared to 8 in 2021 to date (18/10/2021).

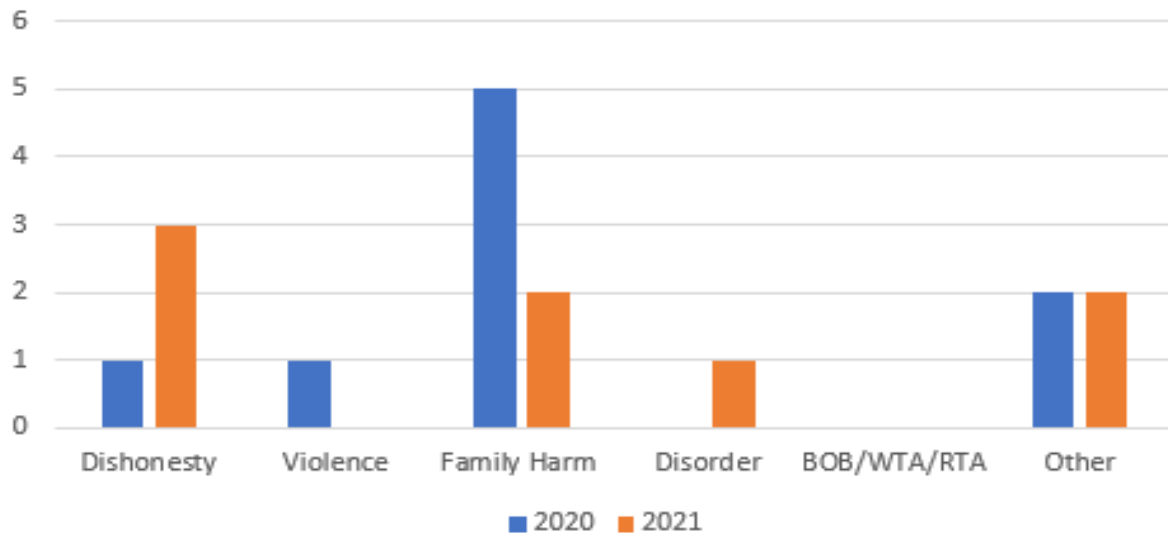
Based on the NIA occurrences, this location will require some Police assistance.

These NIA Occurrences in 2021 were mainly spread across day time hours.

Rooms fully booked up until the remainder of the year and this establishment is contracted to Housing NZ and M.S.D.

Manager is s.9(2)(a) OIA

Occurrences in 2020 compared to 2021 (to date)



Police recorded occurrences in 2020 were 10 compared to 4 in 2021 to date (18/10/2021).

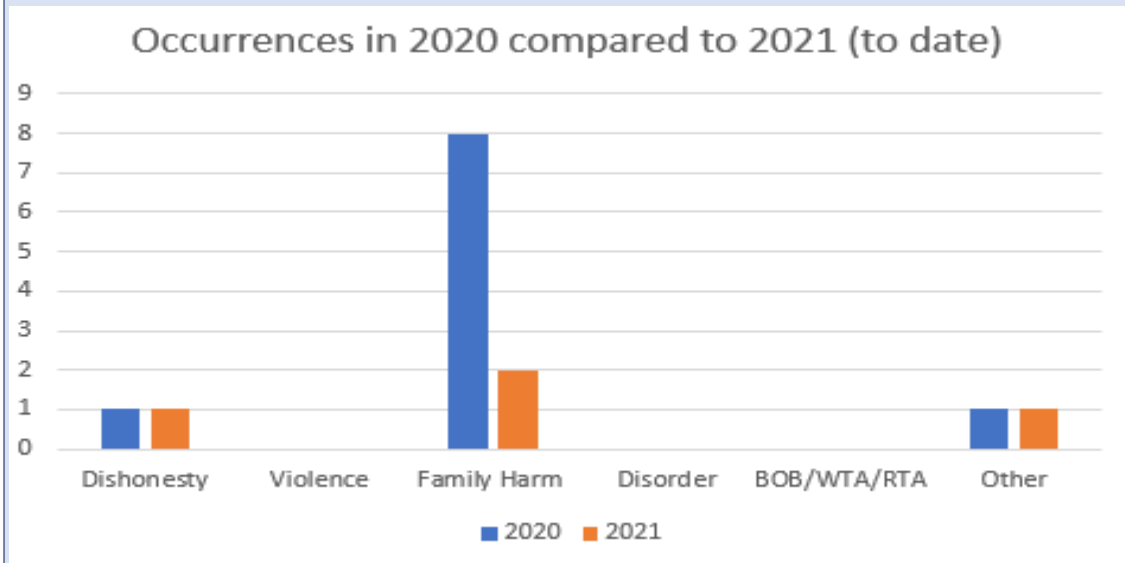
Based on the NIA occurrences, this location will require some Police assistance.

These NIA Occurrences in 2021 were mainly spread across day time hours.

Is contracted to M.S.D. who provide him with year round emergency referrals.

Manager is

s.9(2)(a) OIA



Scanning Report: Preliminary Analysis



Document Reference	BPD-IR-211104
Date	4 November 2021
To	SBD285, District Prevention Manager
Prepared by	MMCL53, Intelligence Supervisor - Analytics
Approved by	BKJ504, District Manager: Intelligence
Subject	Police Demand at Emergency Housing Locations

Background

1. Due to the August 2021 COVID-19 lockdown, the September Tasking and Coordination meeting for Bay of Plenty District (BPD) was postponed until November 2021. Staffing constraints within the Intelligence Unit prevented a formal Insights report from being completed, however a verbal briefing on preliminary findings was presented by the Lead Analyst for discussion by the District Leadership Team (DLT).
2. At the request of the District Prevention Manager, the findings of this verbal briefing are now being retrospectively captured in this Scanning Report to provide a formal record of the preliminary analysis.

Methodology

3. Statistics were provided to the analyst by an expert Business Objects practitioner, using the BI NIA Occurrence universe. Because Police does not categorise emergency housing providers as a unique location type, occurrences that took place at all locations categorised as Commercial - Motel, Lodge, Hostel, Hotel or Campground across the District were included in the analysis.
4. Offences and Incidents from the last five fiscal years (2016/17 – 2020/21) were included.

Preliminary Analysis

Emergency Housing Special Needs Grant¹

5. The Emergency Housing Special Needs Grant (EH SNG) was first introduced in July 2016. Its purpose is to help individuals and families with the cost of staying in short-term emergency accommodation (motels, hostels, campsites etc) if they are temporarily unable to access MSD's contracted transitional housing places.
6. The SNG pays for short-term accommodation for up to seven days at a time. After that, residents pay about 25% of their income.
7. Every applicant for a EH SNG must make reasonable efforts to find longer-term secure accommodation. For most applicants, this includes applying for transitional housing and public housing.

¹ <https://www.workandincome.govt.nz/housing/nowhere-to-stay/emergency-housing.html#null>

- 8. Since 2016, the number of people on the Housing Register has grown exponentially (2,025 in BOP for June 2021).²

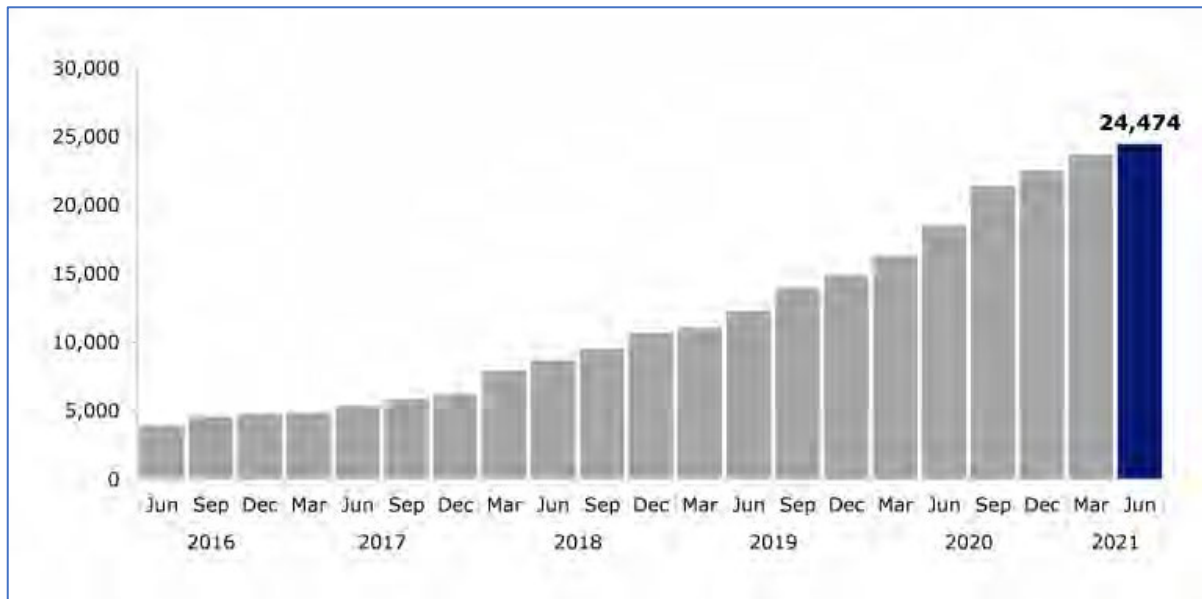


Figure 1: Number of applicants on the national Housing Register

- 9. BPD has a disproportionately high number of emergency housing motels compared with other Police districts, with 17% of the national total.

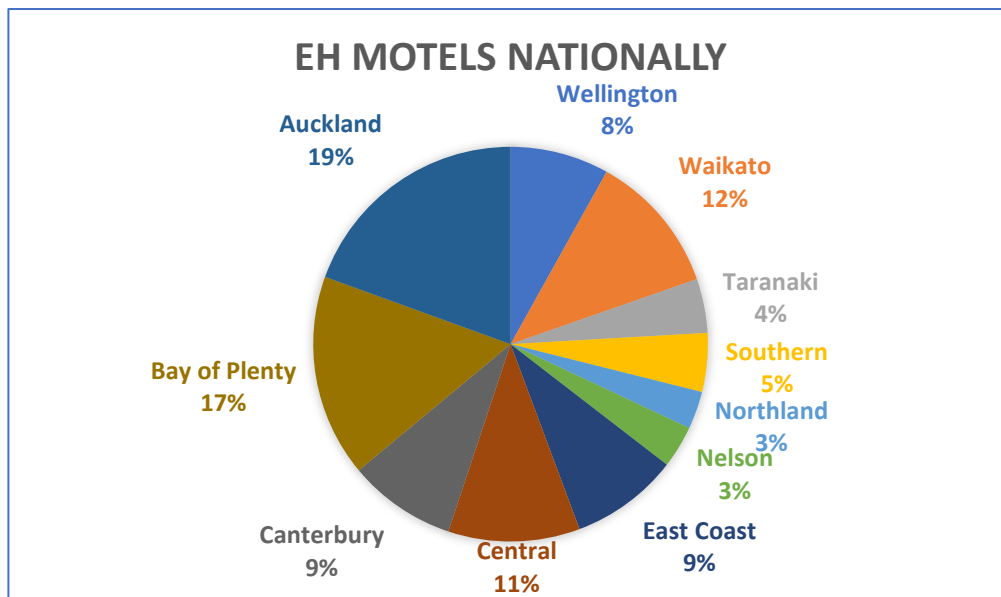


Figure 2: Proportion of EH Motels nationally

- 10. Half of those motels in BPD are in Rotorua Area, including one in Murupara (Figure 3 overleaf).

² <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>, accessed 13/09/21

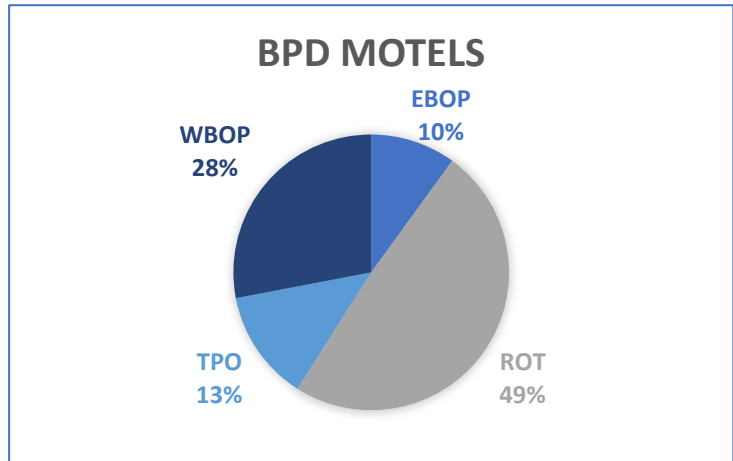


Figure 3: Proportion of EH Motels within BPD

Police Demand

- Analysis was conducted of offences and incidents occurring at a location type of Commercial - Motel, Lodge, Hostel, Hotel or Campground. Additionally, Offences/Incidents at any location type involving persons linked to the first set of occurrences were also included. This shows the Police demand at the motel itself, as well as any additional demand created by those same people but that occurs elsewhere in the District. It should be noted that these statistics are for offences/incidents at all locations of this type, not only those offering emergency housing, due to limitations in the available data.³
- As shown in Figure 4 below, offences and incidents at motels increased from 1% of overall demand in July 2016 to 3% in June 2021. The offences/incidents linked to the people at the motels also increased, from 14% in July 2016 to 18% in June 2021, with a peak of 21% in April 2020. This peak is almost certainly due to the 2020 COVID-19 lockdown.

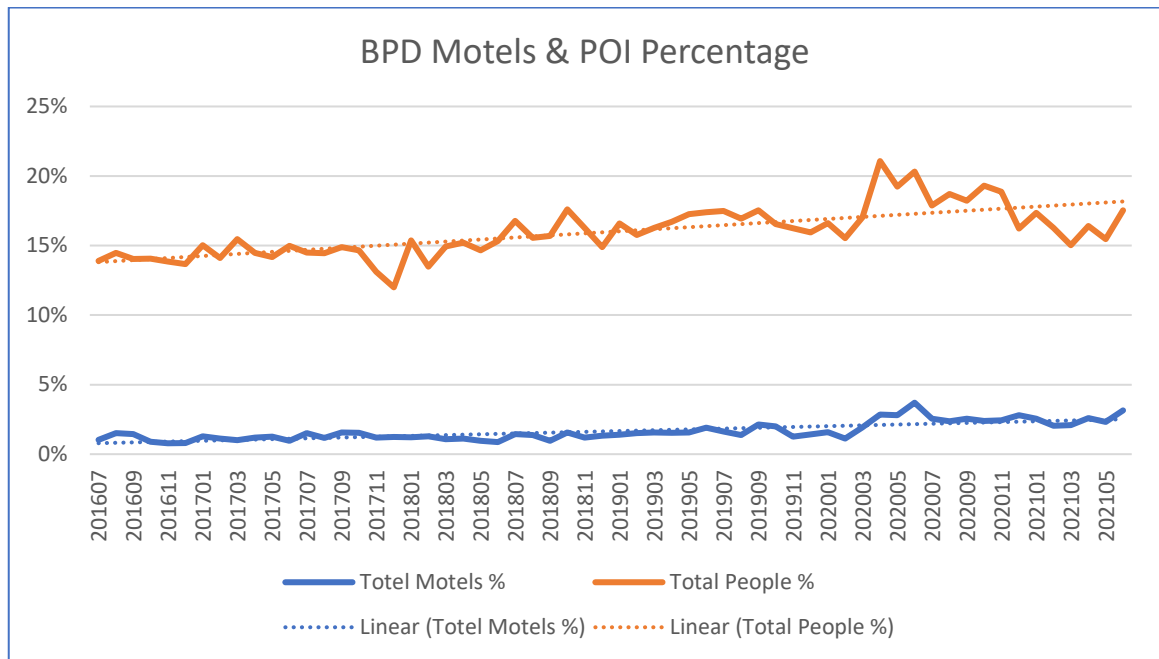


Figure 4: Proportion of offences/incidents at BPD motels

³ Statistics are based on provisional data and are therefore subject to change. These are not official Tier 1 Police statistics. Data were extracted from NIA using Business Objects' BI NIA Occurrence universe from the period 01/07/2016 – 30/06/2021.

13. In terms of numbers, this percentage increase equates to 49 offences/incidents in July 2016 to 208 in June 2021. The number of offences/incidents committed by persons from the first group increased from 663 in July 2016 to 1,154 in June 2021.

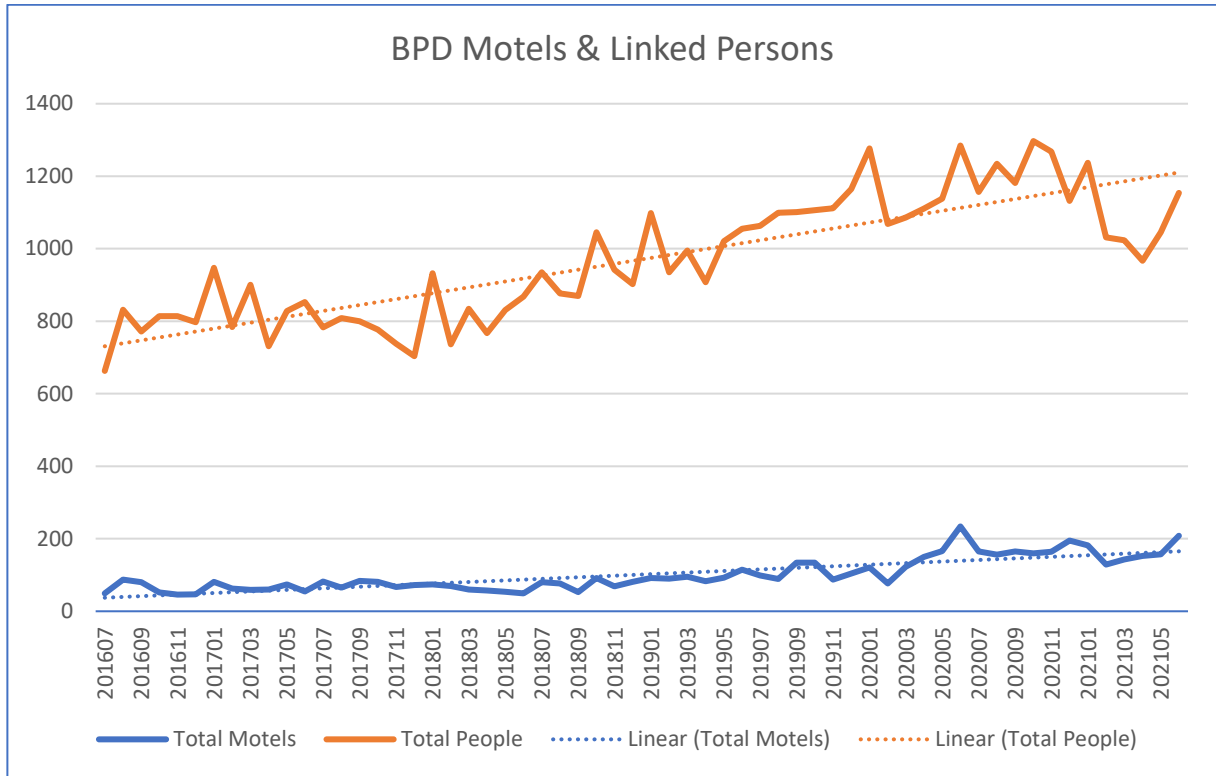


Figure 5: Number of offences/incidents at BPD motels

14. A significant proportion of this increased demand relates to family harm offending, as shown in Figure 6 below. Family harm demand has increased from 1% in July 2016 to 6% in June 2021.

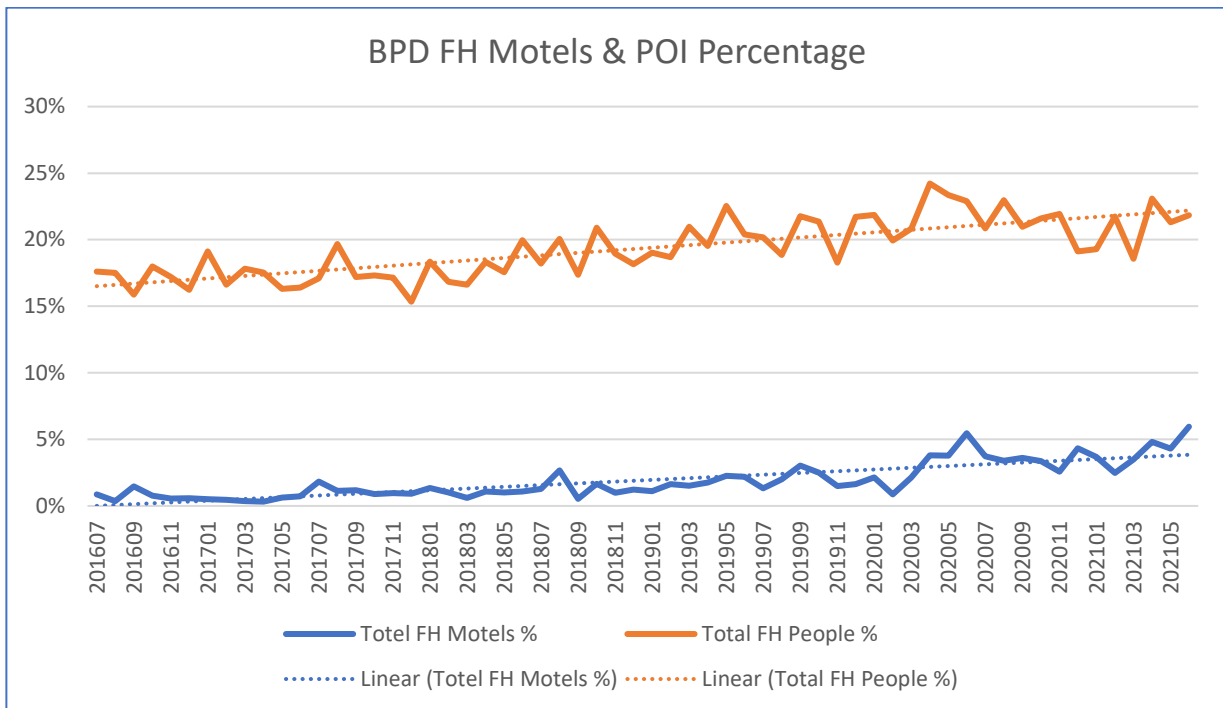


Figure 6: Proportion of Family Harm offences/incidents at motels

- 15. As with the higher proportion of motels in Rotorua Area, there is also a higher proportion of demand at these locations in Rotorua. The thick black line in Figure 7 below is the District proportion. The Rotorua proportion (blue line) has always been higher than seen in the rest of the District; it is possible this previous demand related to victimisation of tourists at motels, especially along Fenton Street, which is now where the majority of emergency housing locations are. However, from the start of 2019, the difference between the Rotorua proportion and the rest of the District is clearly much greater, with a peak of 8% in June 2020 compared with the BPD proportion of 4%.
- 16. Demand at motels in Taupo Area also increased from late 2019, while EBOP and WBOP stayed roughly the same until 2020.

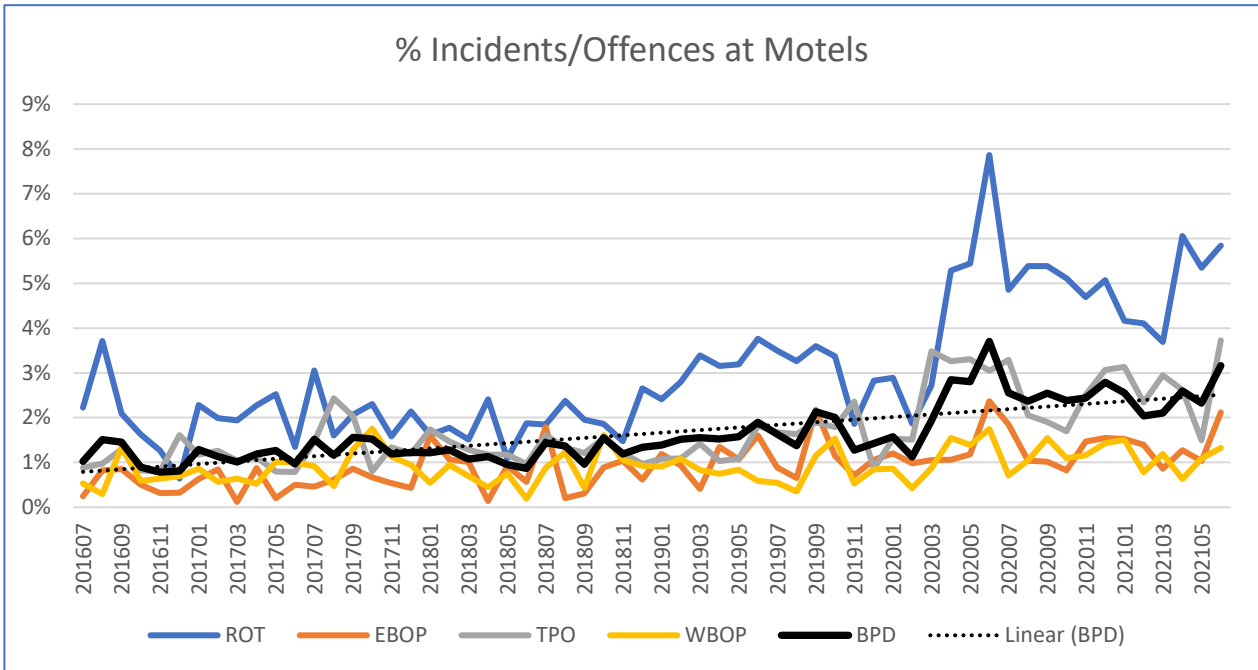


Figure 7: District breakdown of offences/incidents at motels

- 17. It is acknowledged that the motels in Rotorua do not likely equally contribute to the increase in demand. Many of the MSD-contracted motels now have private security on site, which helps to maintain order and many motel owners are open to working with Police to ensure their premises and their residents continue to be safe.
- 18. However, there are some premises that are known amongst staff to generate more calls for service than others. One of these is the [redacted], which has been noted on multiple occasions by Police staff for suspicious activity. Figure 8 below shows the increase in occurrences and intelligence notings recorded in NIA at the [redacted] over the analysed period.

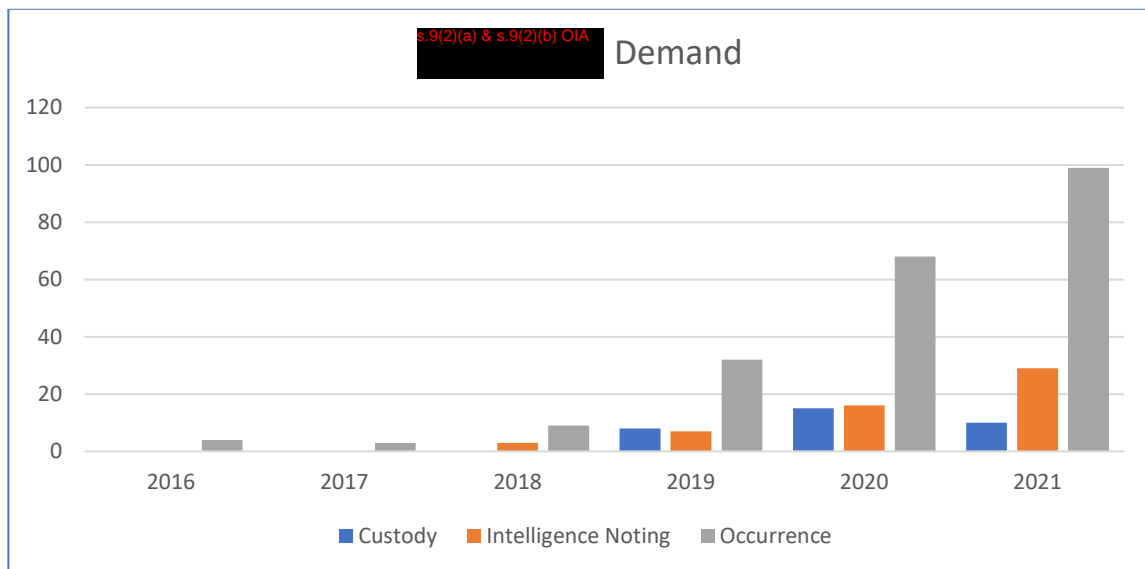


Figure 8: Police demand recorded in NIA at s.9(2)(a) & s.9(2)(b) OIA

Why is Rotorua Over-Represented

19. The over-representation of increased demand in Rotorua Area has not been fully explored; however possible areas to consider in future include:

- Does the concentration of emergency housing motels on Fenton Street lead to increases in demand, as more people with the same financial struggles and other low socio-economic factors are in close proximity to each other? This could be aggravated by the close confines of many motel rooms and overcrowded conditions, a known contributing factor to family harm.
- Has there been an increase in reporting by private residents living near the motels? Has consistent and regular media reporting led to an “us and them” mentality?
- Why does Rotorua have so many emergency motels? The sheer number of motels taking Emergency Housing clients in Rotorua could be contributing to the disproportionate increase in demand.
- What impact are “out-of-towners” having? Because Rotorua has a large number of motels and offers support services at many locations, clients are being referred from out of town. Many of these people have no support in Rotorua and this aggravates issues they are already experiencing, particularly relating to family harm.
- It is reported there is a level of gang influence over certain locations, like the s.9(2)(a) & s.9(2)(b) OIA. Is this influence driving demand?

Future State Considerations

20. A number of questions have also arisen regarding emergency housing and what the future may hold. These include:

- What will Rotorua’s future look like? Will it still be a desirable tourist location? What will be the flow-on effect for local businesses?
- What will happen when the borders open? Will motels stop taking Emergency Housing clients? Where will they go?
- How will Police continue to provide adequate service to the public in the face of this increasing demand? Units are already struggling to meet BAU. Will Police staff become disillusioned due to working under stretched conditions?

- Enforcement of COVID-19 restrictions and MIQ obligations will likely add to demand; how will Police prioritise?

Action to be taken

21. Continue to develop working relationships with motel owners/managers at emergency housing locations, along with private security providers.
22. Identify premises with significant increases in demand and develop prevention solutions based on the nature of that demand.
23. Continue to work with MHUD and MSD to communicate the impact of Emergency Housing placements on Police at a leadership level.
24. Develop working relationships with the new Housing Hub in Rotorua.
25. Ensure residents that are interacted with have an updated NIA address at the motel to enable better quantification of demand specific to locations.
26. Develop a strategy for 2022 that clearly outlines priorities and how the BAU of every workgroup contributes to meeting those priorities. This will enable staff to prioritise their workload and improve engagement.

~~In Confidence~~

This document is classified ~~IN CONFIDENCE~~. All In Confidence reporting and information (including data) should be dated and clearly identify the originating Government agency.

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Method	Rules
Electronic transmission	IN CONFIDENCE information can be transmitted across external or public networks but the level of information contained should be assessed before using clear text. Username/Password access control and/or encryption may be advisable (with the aim of maintaining confidence in public agencies).
Manual transmission	May be carried by ordinary postal service or commercial courier firms as well as mail delivery staff in a single closed envelope. The envelope must clearly show a return address in case delivery is unsuccessful. In some cases involving privacy concerns, identifying the originating department may be inappropriate and a return PO Box alone should be used.
Storage and disposal	IN CONFIDENCE information can be secured using the normal building security and door-swipe card systems that aim to keep the public out of administrative areas of government departments. Must be disposed of by departmental arrangements. Electronic files must be protected against illicit internal use or intrusion through two or more of the mechanisms recommended in the official guidelines.

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

Document Production

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NEW ZEALAND
POLICE
Ngā Pirihimana o Aotearoa

Intelligence Report

Waitematā East Emergency
Accommodation

10 June 2021

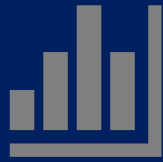
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Key Findings



There are currently 19 emergency accommodation locations used by the Ministry of Social Development (MSD) and Kāhui Tū Kaha (KTK).



Demand at emergency accommodation locations has significantly increased. Offences have also increased, however, the number of offences remain low.



The locations with the highest number of offences and highest demand are



Police demand was highest for mental health, family harm, violence and disorder events. There was an increase in offences for family violence assaults (1545), threatening behaviour /language (1730), disorder and dishonesty.



Offences within a 100-metre radius of emergency accommodation locations have decreased approximately 12 percent. Total offending in WME decreased 4 percent in the same period.



The increase in offences is in part due to clients at some of the housing locations, s.9(2)(a) & 9(2)(b) OIA



Emergency Accommodation is receiving a significant amount of negative media coverage, and the topic is of interest to the public. This is almost certainly impacting on trust and confidence in Police and partner agencies.

Introduction

1. The Government provides emergency accommodation throughout Tāmaki Makaurau for people who are unable to obtain housing themselves. Emergency accommodation locations in Waitemata East (WME) have been operating since 25 March 2020 in response to the COVID-19 outbreak and Alert Level Four restrictions.
2. The aim of this report is to understand the processes of placing people in emergency accommodation and to reduce the risks associated with these locations.
3. This document will compare two time periods, between 25 March 2019 and 25 March 2020 (referred to as 2019/2020) and between 25 March 2020 and 25 March 2021 (referred to as 2020/2021).
4. This report identifies locations of interest, and highlights common issues at these locations. It is a problem-solving report that aims to provide details about contributing risks.

Context and Methodology

5. This report is broken into three parts:
 - Part One, which examines the processes of our partner agencies
 - Part Two, which provides information on the locations and examines Police demand and offences at the locations
 - Part Three, which examines public sentiment.
6. This report was produced by gathering information from partner agencies and community constables, using Police systems to gather offence data, and utilising Field Intelligence Officers.
7. For the purposes of this report, occurrences at the locations will include all occurrences within the 1000 to 7000¹ offence code categories which occurred at the address (including any variation of the address or unit within the location).
8. This document will only examine emergency accommodation locations within WME currently used by Ministry of Social Development (MSD) and Kāhui Tū Kaha (KTK).

¹ This includes all offences from category codes violence, sexual, disorder, drugs, dishonesty and property damage or abuse.

Part One: Processes

9. The New Zealand Emergency Accommodation plan “sets out immediate and longer-term actions to prevent and reduce homelessness throughout our communities”.² This includes working to support individuals, families and whānau at risk of experiencing homelessness at crucial points in their lives, “such as leaving prison or hospital”.³
10. A list of locations used by MSD and KTK can be found in **Appendix One**. This list may change over time.
11. Most of these locations have been used as emergency accommodation locations since 25 March 2020⁴, however some of the locations accepted MSD clients before then⁵. All of these locations, apart from **s.9(2)(a) & s.9(2)(b)**, accept both emergency accommodation clients and the general public. **s.9(2)(a) & s.9(2)(b)** currently only houses emergency accommodation clients.
(b) OIA

Ministry of Development and Kāhui Tū Kaha

12. The providers of emergency accommodation in WME are MSD and KTK.⁶ People in need of housing can contact MSD or KTK directly, or be referred by other agencies.⁷
13. The people that receive emergency accommodation range from families, singles, sole parents with children, those released from prison, and people with health issues. The location chosen is based on where beds are available. If possible, MSD will try to place single occupants in boarding houses, however there are no boarding houses currently in WME. The length of their stay is also dependant on the individual, some have stayed for over a year while others only stay for short periods.⁸
14. Both agencies provide support to people placed in emergency accommodation. Clients of MSD will be assigned a case manager, and those of KTK are assigned case workers.⁹ Additionally, KTK will meet with clients in person after they are placed, and they also provide security at some of their sites.
15. According to MSD, there are some challenges with the current processes. These include:
- Some clients refuse or are resistant to leave emergency accommodation.
 - Some clients are displaced from their families and support network when placed in emergency accommodation.
 - People from outside of WME with no recent links to the area can request a room in WME emergency accommodation.¹⁰
16. In order to try and mitigate some these problems, MSD has set up a flexible fund to allow people in emergency accommodation outside of their usual community to still attend their usual schools, churches, and doctors. They have also advised people in emergency accommodation outside of their usual community they cannot enrol their children in new schools as a reason to stay in the area.

Probations

17. Probations, based on the North Shore, works alongside MSD and KTK to place people in emergency accommodation. They do so for clients who have been released from prison on a rehabilitative sentence (e.g. community detention) but have no approved address.

² Aotearoa / New Zealand Homeless Action Plan, Phase One: 2020-2023. <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Support-for-people-in-need/Homelessness-Action-Plan/271a3c7d79/Homelessness-Action-Plan.pdf>

³ Aotearoa / New Zealand Homeless Action Plan, Phase One: 2020-2023. <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Support-for-people-in-need/Homelessness-Action-Plan/271a3c7d79/Homelessness-Action-Plan.pdf>

⁴ **s.9(2)(a) & s.9(2)(b) OIA**

⁶ <https://workandincome.govt.nz/housing/nowhere-to-stay/emergency-housing.html>

⁷ Takapuna MSD staff, personal communication, 1 April 2020 at 1130hrs

⁸ The time period can range from one night to over a year in emergency accommodation.

⁹ They do this by asking how the clients are, if they need food or transport, assistance on finding long term accommodation.

¹⁰ MSD try to avoid this, however it still occurs.

- 18. They place people based on their risk level. High-risk prison releases (such as those on electronic monitoring) are not placed in WME,¹¹ and lower risk offenders are placed if a room is available, even if they do not usually reside in WME.
- 19. The length of time an offender is placed in emergency accommodation is dependent on the offender, and their address may change multiple times.
- 20. Probations tries to reduce risk to their clients by avoiding certain locations such as the [redacted] [redacted] [redacted]. Probations advise they have previously received complaints about [redacted] [redacted], with their clients and staff both reporting feeling unsafe at this location due to behaviour of other residents¹³.

Location Providers

- 21. The motels apply to be MSD providers, and choose the rate they charge MSD. They often charge more for MSD than they charge the public. The motels choose how many people from MSD and KTK they take. Some locations, such as [redacted] [redacted], only accept very small numbers of MSD clients. Other locations accept large numbers of clients.
- 22. Emergency accommodation providers state they have had a variety of issues with their clients. However, these include civil matters and minor disagreements, such as how often sheets need to be washed. When an incident occurs, they inform MSD or KTK straight away, and Police if necessary.¹⁴

Part Two: Locations

- 23. There are 19 emergency accommodation locations in WME used by MSD and KTK. Two locations [redacted] [redacted] were used by both providers. KTK has an agreement with a further four and MSD has an agreement with a further 13. However, KTK agreements with three locations [redacted] [redacted] came to an end on 31 May 2021.¹⁵ This will positively impact offending and demand at these three locations.

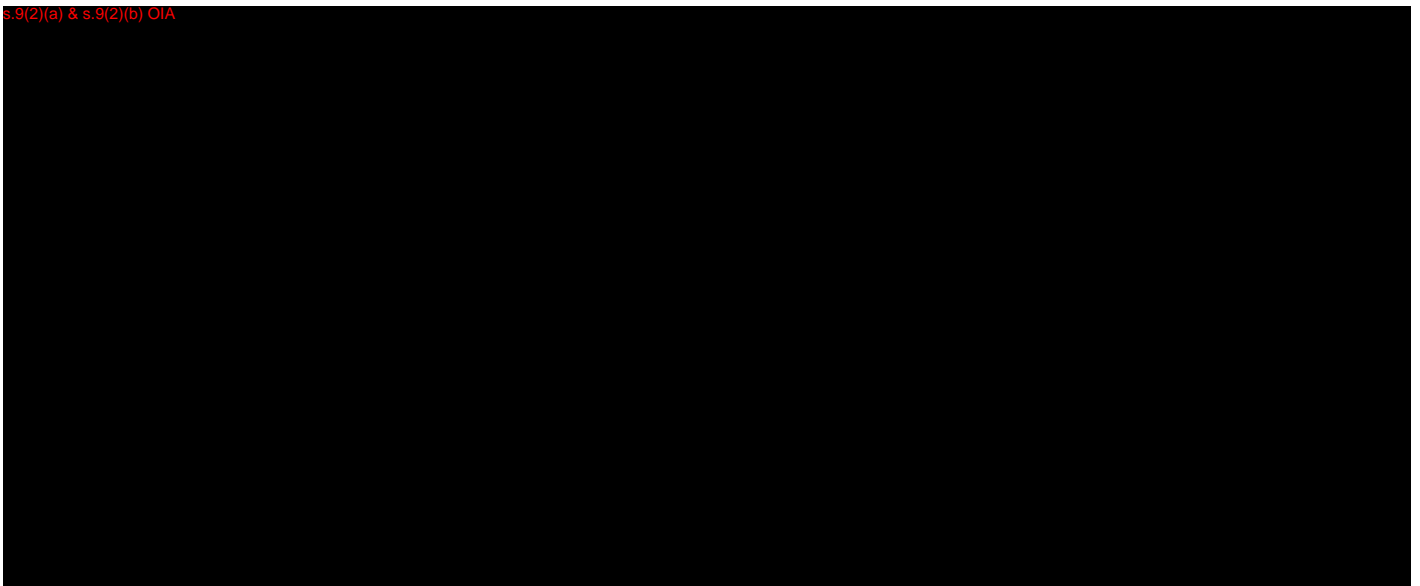


Figure 1 - Emergency Accommodation in WME

¹¹ They are offenders subject to electronic monitoring conditions. This group is managed by Corrections. They are mainly referred to PARS addresses or Corrections addresses, both of which are not based in WME.

¹² [redacted]

¹³ It is unknown who these other residents are, or who placed them at this location. People yell out when Probations staff arrive - "who are you here to see?". People have reportedly asked to move because they feel unsafe due to other residents

¹⁴ [redacted]

¹⁵ The agreement came to an end as the contact was only for a year and it was not renewed.

- 24. Three of the emergency accommodation locations had disproportionately higher demand and offence levels than other emergency accommodation facilities - s.9(2)(a) & s.9(2)(b) OIA Police and partner agencies focusing resources at these locations could positively impact on Police demand, trust and confidence, and feelings of public safety in the area. It is important to note, however, that just one resident can have a significant impact on demand, as noted below.
- 25. Two of these priority locations - s.9(2)(a) & s.9(2)(b) OIA - are run by KTK. It is likely their higher demand is impacted by both of the locations having 24-hour security and KTK social workers visiting the motels. It is likely the presence of security has resulted in incidents being reported more often than at locations without security.
- 26. Multiple changes were made to a number of other locations which will likely have a positive impact on reducing demand and offences levels. KTK ended their agreement with the s.9(2)(a) & s.9(2)(b) OIA on 31 May 2021, s.9(2)(a) & s.9(2)(b) OIA has rebranded and reduced the number of emergency accommodation clients, and other locations have also reduced the number of emergency accommodation clients.¹⁶

s.9(2)(a) & s.9(2)(b) OIA

- 27. s.9(2)(a) & s.9(2)(b) OIA, contributed to 12 percent of all calls for service to emergency accommodation locations in WME in 2020/2021. It also had the highest number of offences among the locations examined in this report, with 24 offences in 2020/2021 (approximately one offence per fortnight). However, offences did decrease between the years examined.
- 28. This motel has 16 self-contained rooms and employs a night manager. It has various rules, such as no guests late in the evening, however, this rule is not enforced in practice.
- 29. The main demand and offence types at this location are typically family harm incidents (5F) and 1M calls for service. 5F demand doubled between the two time frames. Dishonesty offences at s.9(2)(a) & s.9(2)(b) OIA have increased, however the numbers are low.¹⁷ These dishonesty offences include a range of offending such as the theft of registration plates¹⁸ and thefts of vehicles.¹⁹ Violence offences, with the exception of 1730²⁰, have decreased, with low overall levels.²¹ The 1730 offences in 2020/2021 include emergency accommodation guests speaking in a threatening manner to other emergency accommodation guests.²²
- 30. There were also multiple dishonesty offences in the 2020/2021 period that occurred elsewhere and were linked to s.9(2)(a) & s.9(2)(b) OIA, including registration plates being stolen at the Albany Mega Centre and being located at s.9(2)(a) & s.9(2)(b) OIA
- 31. Typically there are between five and nine calls for service a month to s.9(2)(a) & s.9(2)(b) OIA. However, demand spiked in April 2020 (12 calls for service) and in June 2020 (14 calls for service). During these times, 1M calls for service increased significantly s.9(2)(a) OIA

32. s.9(2)(a) & s.9(2)(b) OIA

¹⁶ Locations that have decreased the number of emergency clients they take include s.9(2)(a) & s.9(2)(b) OIA

¹⁷ Burglary offences have increased from two in 2019/2020 to four in 2020/2021 and ULT has increased from one in 2019/2020 to three in 2020/2021.

¹⁸ File: 200723/6755

¹⁹ File: 200709/0281

²⁰ 1730 offences increased from none in 2019/2020 to three in 2020/2021.

²¹ 1500 offences decreased from 6 in 2019/2020 to two in 2020/2021. Both 1400 and 1600 offences decrease from one and three offences in 2019/2020 to no offences in 2020/2021.

²² File: 200326/7915

²³ File: 210218/753

²⁴ Seven out of 13 calls for service for mental health related to s.9(2)(a) OIA

²⁵ s.9(2)(a) OIA

²⁶ Calls to service about her were also made by other clients and management.

²⁷ s.9(2)(a) OIA

s.9(2)(a) OIA

34. It is likely demand to this location has been impacted by a small number of people. There were approximately 20 calls for service in 2020/2021 for family harm incidents, and approximately half of these related to repeat victims.²⁹ There were multiple people involved in reporting these incidents including victims, management, witnesses and neighbours. There were also multiple couples and families involved in these 5F incidents. Some of these couples were repeat victims/offenders for 5F incidents.³⁰ These couples no longer reside at this location.

35. s.6(c) OIA

36. The general public also has concerns about s.9(2)(a) & s.9(2)(b) OIA. There are multiple posts on local community social media pages where members of the public have attributed dishonesty offending or intimidating behaviour in the local area to the people receiving MSD funding at this location (see **Part Three: Sentiment**).

s.9(2)(a) & s.9(2)(b) OIA

37. s.9(2)(a) & s.9(2)(b) OIA

38. It shares its street address with a handful of shops that are part of the complex, which makes it difficult to differentiate offending which has occurred at the address. As the entire complex is new and has been used entirely for emergency accommodation in that time, it is not possible to compare how offences have changed over time.

39. s.9(2)(a) & s.9(2)(b) OIA made up 12.6 percent of the calls to service³³ at all the locations in 2020/2021. The most common calls for service were for 1M, 5F and 1X incidents. In that period, 19 offences occurred at s.9(2)(a) & s.9(2)(b) OIA, and the majority of those at the suites rather than the shops. The reported offences include serious assault, threats, assault on Police and dishonesty offending. However there have also been offences at shops in the complex, such as s.9(2)(a) & s.9(2)(b) OIA which have been attributed to emergency accommodation clients of the s.9(2)(a) & s.9(2)(b) OIA.

40. It is likely demand to this location was impacted by the presence of motel security and KTK doing site visits, as approximately half of the calls for service for disorder and 1510 codes were made by motel security or KTK social workers. Improved information sharing and a stronger relationship between security and Police could result in Police and partner agencies better focusing their resources on clients who need them the most.

41. It is likely multiple 1M calls for service relate to the same person, however due to a lack of person detail when incidents were reported by security or KTK this information is difficult to obtain. s.9(2)(a) OIA

42. Approximately 66 percent of 5F incidents were reported by security or KTK staff, of those, the majority had no subject, victim or offender mentioned. Therefore, it is difficult to determine how many 5F reports relate to repeat couples/families.

s.9(2)(a) & s.9(2)(b) OIA

43. s.9(2)(a) & s.9(2)(b) OIA Calls for service at this location made up 9.5 percent of the calls to service at all emergency accommodation locations. The offences reported at the address include disorder, drug offending, dishonesty and violence. The violence offences include multiple incidents between guests who are known to each other.

44. Offending at the address increased from only one offence in 2019/2020 to 19 offences in 2020/2021. It is likely that some or all of this increase was due to the motel being used for emergency accommodation, as multiple offence files at the location mention the offender, subject or victim being a client of emergency accommodation

²⁸ Record: 198760063016

²⁹ These repeat victims no longer reside at this location.

³⁰ s.9(2)(a) OIA

³² s.9(2)(a) & s.9(2)(b) OIA

³³ This refers to calls for service data

³⁴ s.9(2)(a) OIA

- 45. Demand at [redacted] is also impacted by security and onsite staff members. As previously mentioned, it is likely the presence of security has resulted in incidents getting reported more often than at locations without security
- 46. The majority of family harm incidents reported to Police were by [redacted] security, KTK staff or hotel management (90 percent).
- 47. The mental health calls for service include threats against staff and security, damaging property and drug and alcohol related intoxication. Approximately 43 percent of the 1M calls to service to the [redacted] were made by [redacted]

Demand and Offences

- 48. Police demand³⁷ across the 19 emergency accommodation locations has significantly increased (140.3 percent³⁸) from 2019/2020 to 2020/2021,³⁹ almost certainly due to the locations being established as emergency accommodation in March 2020.
- 49. Offending at the majority of the emergency accommodation locations in WME has also increased, however the number of offences remained low.
- 50. Police demand was highest for mental health, family harm, violence, and disorder related events. This is consistent with the most common offences occurring at these locations, including family harm-related violence⁴⁰, threatening behaviour/language⁴¹, and dishonesty offences. The majority of these locations had few or no offences recorded in 2020/2021.

51. Offences at emergency accommodation locations have approximately doubled (+97 percent) from 109 in 2019/2020 to 215 in 2020/2021. This indicates that offences occurred at these locations before they were used as emergency accommodation, but have increased since this was established.

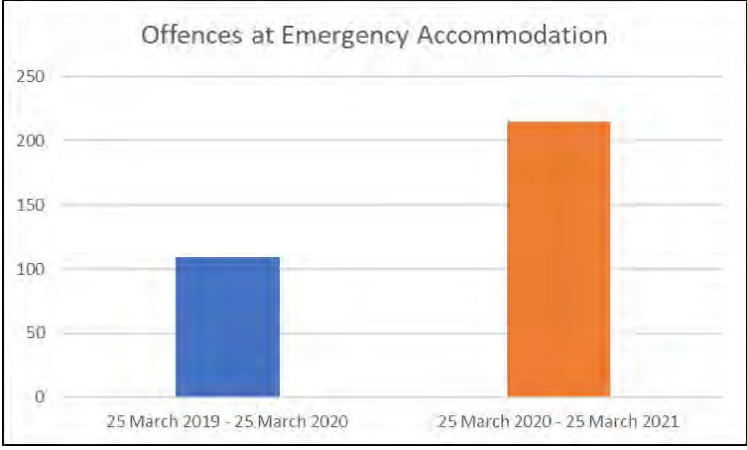


Figure 2 - Offences at Emergency Accommodation Locations

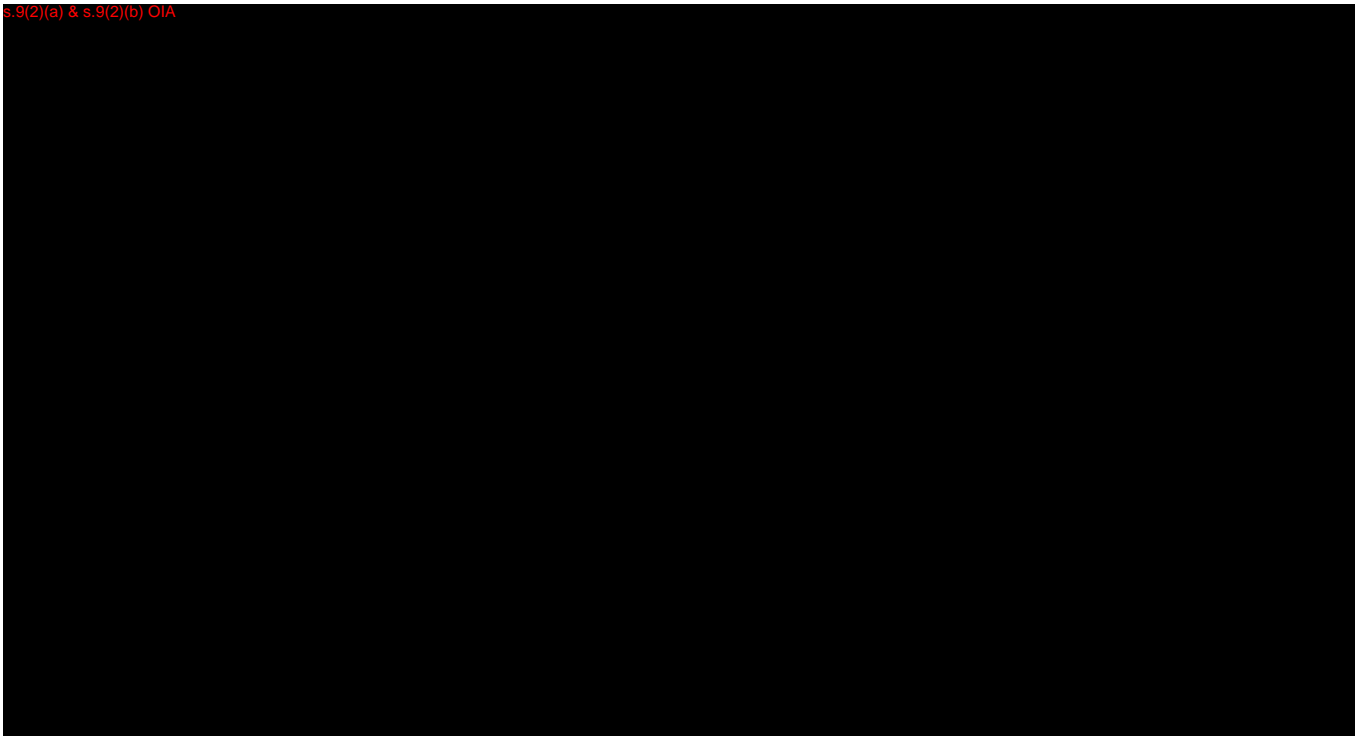
52. However, given the relatively rare nature of offending across these 19 locations this change should not be overstated. Additionally, this increase is in part driven by the establishment of [redacted] which was only completed in April 2020.

53. Due to limited information on who lives at these locations, who is placed there for emergency accommodation and which provider is involved, it is not possible to identify which types of clients are responsible for offending at these locations.⁴² Better information sharing, either between agencies or between emergency accommodation providers would help Police focus their resources better.

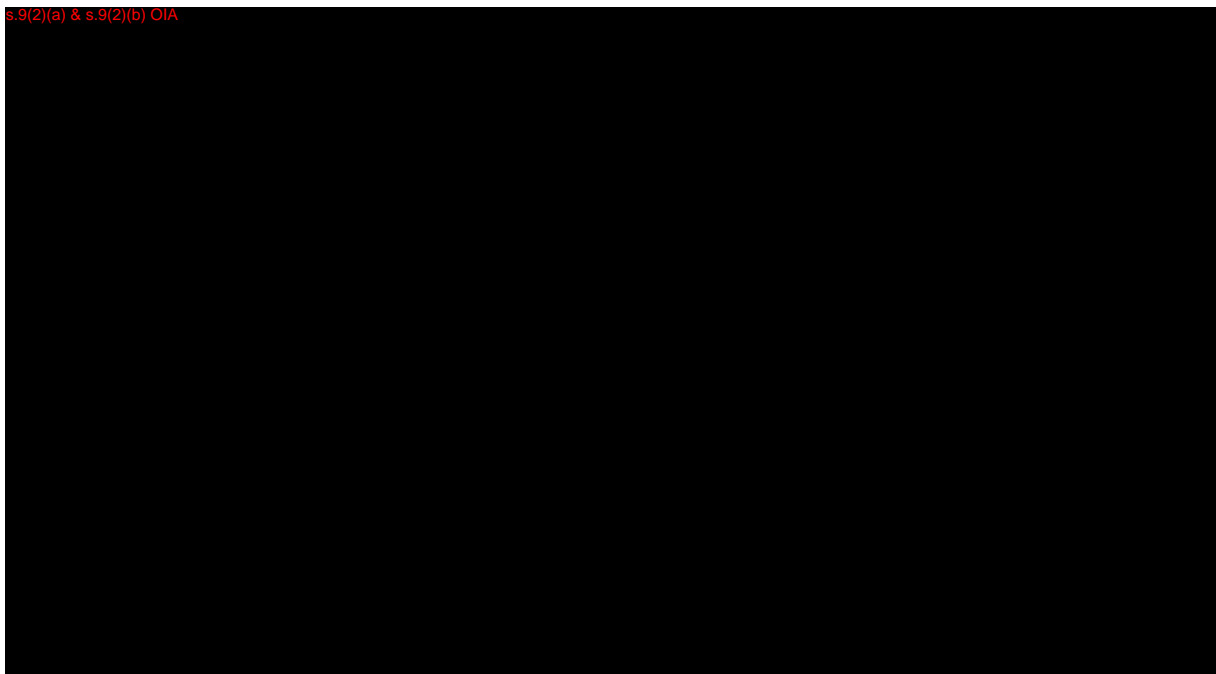
³⁵ [redacted]
³⁶ CARD event: P042638196
³⁷ Demand in this document is referred to as Calls for Service (CARD data) for response codes includes 5F, 1M, 1R, 1C, 1X, 1K., 1N.,1G, and 1000-7000 offence codes. It excludes police prevention and activity data (including 3H,3R, 6D, 8P.
³⁸ The card data increased from 322 incidents in 2019/2020 to 774 in 2020/2021.
³⁹ Due to the limited time these motels have been operating as emergency accommodation it is not possible to get seasonal trends.
⁴⁰ In particular, the 1545 code.
⁴¹ In particular, the 1730 type code.
⁴² The impact of COVID lockdowns at the facilities is unknown due to limited client and provider information at each motel.

54. As previously mentioned, Police demand was highest for mental health, family harm, violence, and disorder-related events. These included:

- 5F incidents made up 15 percent of the demand⁴³ to emergency housing locations in WME in 2020/2021. During this time, 5F incidents occurred at 16 of the 19 motels, with s.9(2)(a) & s.9(2)(b) OIA creating the highest demand.
- 1M incidents made up 15.8 percent of demand in 2020/2021 and 1X made up 6.2 percent. 1M and 1X incidents occurred at 17 of the 19 motels⁴⁴. There was high demand⁴⁵ for mental health at multiple motels. Locations with the highest were s.9(2)(a) & s.9(2)(b) OIA
- 1R incidents made up 8.5 percent of the demand in 2020/2021. 14 locations had 1R events in 2020/2021, of these s.9(2)(a) & s.9(2)(b) OIA had the most.
- 1710⁴⁹ incidents made up 7.2 percent of the demand in 2020/2021 and 1510⁵⁰ made up 6.8 percent. 14 locations had 1710 events in 2020/2021 with s.9(2)(a) & s.9(2)(b) OIA had highest levels. 13 locations had 1510 events with s.9(2)(a) & s.9(2)(b) OIA had the highest levels of 1510 events.



⁴³ This refers to demand at emergency accommodation locations in WME.
⁴⁴ s.9(2)(a) & s.9(2)(b) OIA were the only motels without demand for 1M or 1X incidents in 2020/2021
⁴⁵ This refers to between 30 and 20 calls for service
⁴⁶ 29 calls for service for 1M or 1X incidents in 2020/2021
⁴⁷ 27 calls for service for 1M or 1X incidents in 2020/2021
⁴⁸ 26 calls for service for 1M or 1X incidents in 2020/2021
⁴⁹ The code for threatens to kill/do GBH
⁵⁰ This code is for aggravated assaults.



Nearby Demand

55. Some accommodation providers share their address with other locations. For example, [redacted] is the address of both [redacted], an MSD accommodation provider, and [redacted] – a frequent location for a variety of incidents. The [redacted], but this address is also used to record incidents at the [redacted] shares the address with several shops. It is difficult to distinguish the offending between these shared locations, and this may lead to the impact of emergency accommodation being overstated.
56. Overall offending within a 100-metre radius of emergency accommodation, but not at the locations themselves, has decreased 11.7 percent over the assessed time period. This decrease is consistent with, but larger than, the decrease in offending in the wider WME area during this time (-3.9%).
57. Dishonesty offences⁵² have decreased from 2019/2020 to 2020/2021 in the 100 metres surrounding emergency accommodation (4100 class decreased by 8⁵³, 4200 class decreased by 8 and 4340 type code decreased by two).
58. At a suburb level, offending within 100 metres of emergency accommodation decreased in all suburbs in WME apart from Northcote. In Northcote, there was a minor increase, but it cannot be attributed to emergency accommodation as the motels in Northcote have low offence rates. Within 100 metres of Takapuna emergency accommodation, offences decreased from 89 to 68 offences (24%). This is of particular interest, as it includes the area surrounding the [redacted]. This suggests that the public perception of an increase in offences surrounding the area is incorrect.
59. Assaults on person in family relationship, common assaults and threatening language and behaviour⁵⁴ have increased near emergency accommodation locations. Offences within class code 1500s increased from 6 in 2019/2020 to 14 in 2020/2021, and offence within the 1700 class code increased from 4 in 2020/2021 to 11 in 2020/2021. These are the same offence types which increased at emergency accommodation locations.

⁵¹ NIA Location ID 554610865752.

⁵² This includes codes 4100, 4200 and 4300.

⁵³ Burglary offences decreased from 35 to 27, car conversion decreased from 14 to 6 and theft ex car decreased from 12 to 10.

⁵⁴ This includes codes 1713, 1724, 1733, 1756, and 1765.

s.9(2)(a) & s.9(2)(b) OIA

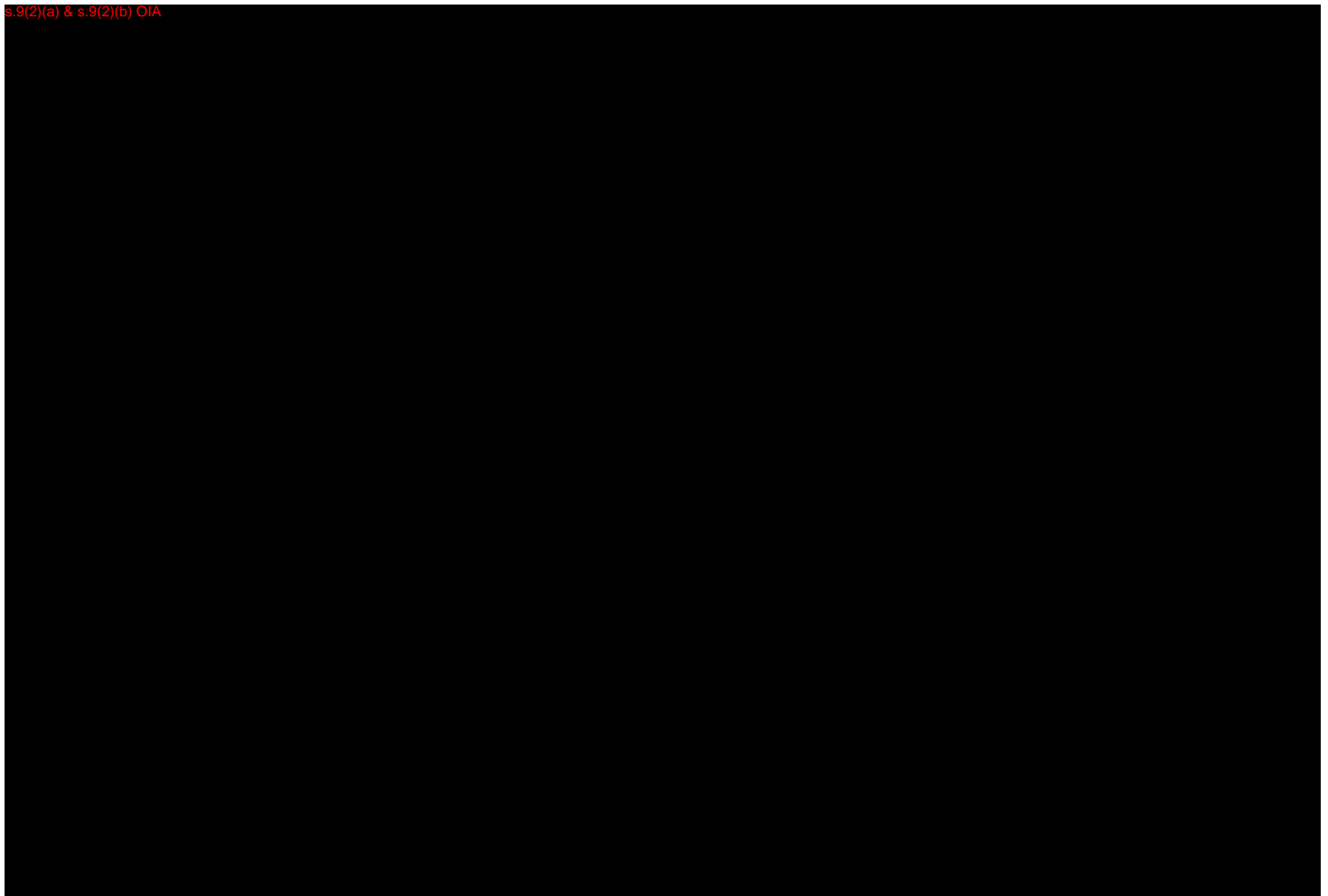


Figure 5 – Offences at Emergency accommodation Locations

- 60. The locations with the highest increase in offences were s.9(2)(a) & s.9(2)(b) OIA
- 61. Most locations had increases in offences. However, five decreased: s.9(2)(a) & s.9(2)(b) OIA. Additionally, six locations had only slight increases (from +1 to +5).⁶⁰

⁵⁵ s.9(2)(a) & s.9(2)(b) OIA had an increase in dishonesty offences; however it had a decrease in violence offences.
⁵⁶ s.9(2)(a) & s.9(2)(b) OIA had a decrease in violence and dishonesty offences.
⁵⁷ s.9(2)(a) & s.9(2)(b) address had a decrease in dishonesty offences (4100, 4200 and 4300 codes). However, this is also the address of shops including
⁵⁸ s.9(2)(a) & s.9(2) only had one offence in 2019/2020 and none in 2020/2021.
⁵⁹ s.9(2)(a) & s.9(2) only had two offences in 2019/2020 and one in 2020/2021.
⁶⁰ s.9(2)(a) & s.9(2)(b) OIA

Offenders in Emergency Accommodation

62. There is limited information in Police systems regarding who is placed at these motels, therefore it is difficult to gather information on whether the people placed in emergency accommodation are currently offending. The information below is based on the partial holdings in Police systems, and is not a full picture.
63. In the last three months, there were 32 offences involving 20 different offenders or suspects who are recorded as living in emergency accommodation in WME.⁶¹ These people were staying at a range of locations, but most commonly at s.9(2)(a) & s.9(2)(b) OIA. Most offences were violence (19 or 59 percent), typically assault on a person in a family relationship⁶², or intimidation, or dishonesty offences (10 or 31 percent, typically shoplifting). The offences typically occurred in Waitemata District (26 or 81 percent), and of those, the majority (22) occurred in WME.

⁶¹ As determined by a NIA primary address active between 1 February 2021 to 30 April 2021.

⁶² Offence code: 1545.

Part Three: Sentiment

- 64. There is significant public and media interest in emergency accommodation nationwide. In the last six months there have been frequent news articles regarding public concerns about emergency accommodation, as well as regular posts in social media community groups. These concerns are likely to impact the public’s trust and confidence in Police and partner agencies.
- 65. Media reports raise concerns about a (perceived) "sharp rise in crime and anti-social behaviour associated with the emergency accommodation". Many of these articles claim communities don't feel safe due to the emergency accommodation in their area. Media reports claim the housing is “dangerous and terrifying” for some residents, as families are 'mixed' in with gang members and many places are “rife with crime and intimidation” and drug use.⁶³
- 66. As previously mentioned, members of the public express concerns on social media about a perceived increase in crime and anti-social behaviour in the area, linking this to the use of motels as emergency accommodation.⁶⁴

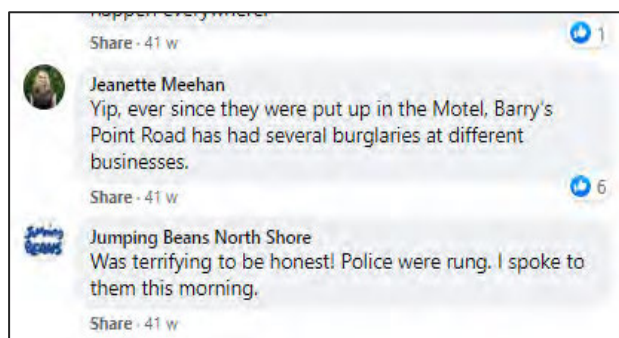


Figure 7 – Social Media Posts attributing crime to Emergency Accommodation.

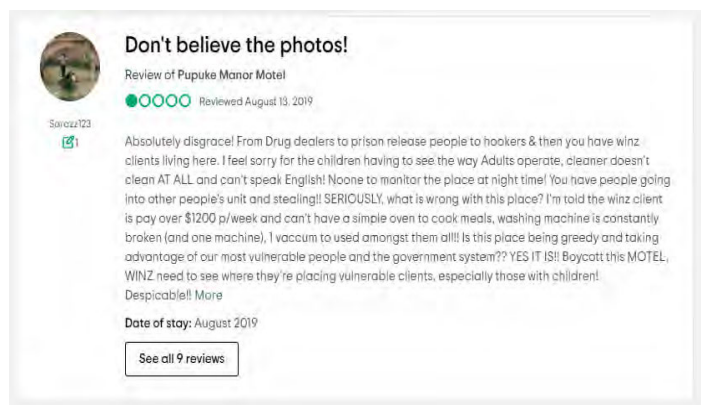


Figure 8 – A 'review' of Pupuke Manor calling for a boycott.



Figure 9 – Facebook Post about an incident at Takapuna Countdown.

N.B. the relevant file (200619/4360) involves an offender from

s.9(2)(a) & s.9(2)(b)
OIA

⁶³ Stuff News (2021, March 17). Police raid central Wellington emergency accommodation motel, seize drugs and stolen property (<https://www.stuff.co.nz/national/124564484/police-raid-central-wellington-emergency-accommodation-motel-seize-drugs-and-stolen-property>). Retrieved 6 April 2021. Stuff News (2021, April 19). 'Alcoholics, drug deals, gang affiliations, domestic violence' - Emergency housing labelled as dangerous (<https://www.stuff.co.nz/national/politics/300280477/alcoholics-drug-deals-gang-affiliations-domestic-violence-emergency-housing-labelled-as-dangerous>). Retrieved 6 April 2021. RNZ (2019, June 9). Dismay in Parnell at behaviour of tenants in homeless shelter. <https://www.rnz.co.nz/news/national/391517/dismay-in-parnell-at-behaviour-of-tenants-in-homeless-shelter/>. Retrieved 6 April 2021. Stuff News (April 2021). Immigration NZ looking into complaints migrant sex workers operated in former Wellington emergency housing motel. (<https://www.stuff.co.nz/national/124924367/immigration-nz-looking-into-complaints-migrant-sex-workers-operated-in-former-wellington-emergency-housing-motel>). Retrieved April 6 2021.

⁶⁴ For example, see <https://www.facebook.com/groups/takapunamilfordnearbynz/permalink/2975929786015404/> and <https://www.facebook.com/groups/takapunamilfordnearbynz/permalink/2782414848700233/>.

Conclusions

67. Demand at emergency accommodation facilities in WME has significantly increased. Police demand was highest for mental health, family harm, violence and disorder related incidents.
68. Offending at emergency accommodation facilities in WME has increased, however, overall offence levels are low. Identified offending is relatively rare, and rarely serious.
69. Offences around the emergency accommodation locations (excluding offences at the locations) has decreased. This is consistent with an area decrease in offending in wider WME during this time.
70. Some locations (s.9(2)(a) & s.9(2)(b) OIA) have more frequent offending and higher demand than other locations. Even still, offences at these locations are not frequent. An offender-based response from Police, combined with pressure to improve processes and management (by accommodation management and partner agencies) is likely to address the issue.
71. The public perceptions of emergency accommodation have likely been strongly influenced by very negative media coverage of facilities and incidents outside WME. Actual crime attributed to those living at emergency accommodation in WME is low. Local residents are likely to be blaming offences on those in emergency housing purely because of rumour and speculation, and their fear of crime is likely disproportionate to the actual risk.
72. Police regularly attend these locations for a variety of reasons, and this is not necessarily as a result of criminal offending. This may be exacerbating the public perception issue. Police could consider regular messaging about their 'outreach'⁶⁵ activities and their views about emergency accommodation. This may help local residents to maintain a more accurate view of emergency accommodation.
73. While both Police and partner agencies have taken positive steps to mitigate the risks of emergency accommodation, further work is required. Improvements are highly dependent on having a good relationship with the management of each location. A good relationship (such as those between Takapuna community constable and their local emergency accommodation providers) can allow Police to influence positive changes.
74. Designated liaison persons for facilities, with sufficient time and resources to develop relationships are strongly recommended. This includes building relationships with KTK site security as they are often the people reporting incidents to Police. Consistent (Police) points of contact for the management and security of facilities are vital so they have an avenue to raise concerns and request assistance.
75. In turn, Police can encourage accommodation management and partner agencies to improve processes, such as:
- Considering security for high-risk locations at places that do not have any, such as s.9(2)(a) & s.9(2)(b) OIA
 - Police have difficulty obtaining up-to-date tenant lists. Police should prioritise obtaining these regularly and having the details updated in NIA by File Management and Transcription (FM&T). These lists should contain full names, date of births, ages, genders, driver licence numbers, and room numbers.
76. While partner agencies provide case workers for those placed at facilities, it is unclear if residents are receiving sufficient support. Police could assist by visiting residents, asking them about their support network, and providing referrals.
77. If possible, people should be placed in emergency accommodation where they have support, such as whānau, church groups, iwi, agencies etc.
78. Police should encourage and attend regular meetings with partner agencies in a focused environment to share issues and possible solutions. These meetings should be partner agency meetings and be different from the Takapuna community board meeting to allow for free and frank discussions. In these partner agency meetings, Police should discuss not just the problematic locations, but also those that have little or no offending. A better understanding of the processes there, and the demographics or residents, may help inform better practice at other sites.
79. These inter agency meetings should discuss at risk families with an end goal of placing them in a home that is right for them. Agencies communicating together would reduce transfers between motels and prevent multiple calls for service.

⁶⁵ Outreach activities refers to Police working with and supporting different communities.

Appendix One

MSD Emergency Accommodation Locations in WME

s.9(2)(a) & s.9(2)(b) OIA



Kāhui Tu Kaha Emergency Accommodation Locations in WME

s.9(2)(a) & s.9(2)(b) OIA



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Method	Rules
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Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
ALMOST CERTAIN	The event will occur in most circumstances	>95%
LIKELY	The event will probably occur in most circumstances	>65%
POSSIBLE	The event might occur some of the time	>35%
UNLIKELY	The event could occur in some circumstances	<35%
RARE	The event has remote chance of occurring	<5%

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

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Intelligence Report

Central West Auckland Shared Accommodation Facilities

TM-IR-210604

4 June 2021

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Key Findings



Background

There are 25 shared accommodation (SA) facilities in Central West Area (CWA).



Demand and offences

Demand and offences occurring within 250m of CWA SAs **decreased** from 1 October 2020 to 30 April 2021 compared to the same timeframe the year before.

Dishonesty and violent offending, mental health, suspicious activities and family violence were the main offences and incidents reported.



Unidentified tenants

Police received information on 413 tenants from CWA SA facilities, but 15 percent could not be identified in Police systems due to poor recording processes or a lack of further identification.



Sought by Police

There are 34 active offenders currently residing in CWA SAs.

Of these, three have warrants to arrest, six are wanted to interview, four are required to arrest and four have a fines warrant.



Offending tenants

Two-thirds of SA tenants have a history of dishonesty offending and anti-social behaviour.

At least 32 tenants have offended against children.



Nearby Demand and Offences

Only a small proportion of nearby calls for service and reported offences occurred at the SAs themselves.

Similarly, only a small proportion of identified CWA offenders were recorded as residing at a CWA SA facility.



Management relations

The majority of managers are cooperative when providing tenant information.

However, SA managers may become uncooperative if they perceive they are not receiving the service they expect from Police.



Identified risks

CWA SA facilities are operating at 86 percent capacity with some refusing to accept prison releases, deportees and persons who have offended against children.

Coupled with the current housing shortage, this possibly increases the risk of at-risk persons not being adequately monitored at SA facilities.

Introduction

1. This product was requested by Senior Sergeant Ashley Gore, acting Area Prevention Manager (APM) for Central West Auckland Area (CWA) to provide situational awareness of shared accommodation (SA) facilities operating in CWA, and the tenants residing in those SA facilities.
2. SA is where a tenant rents a room, rather than a whole house. Facilities like the kitchen and bathroom are shared with other tenants, and the house is occupied by six or more tenants at a time.¹ A list of all the SA facilities² assessed in this document can be viewed in **Appendix Two: Central West Auckland Shared Accommodation Facilities**
3. This product is an update on an Intelligence Report that was produced on SAs in CWA and released in March 2019.³

Background

4. There are a number of SAs within CWA, encompassing hostels, lodges, and boarding houses. These facilities are sometimes considered⁴ as a last resort for individuals who are prone to anti-social behavior or have criminal history.⁵ The presence of such individuals can impact upon the surrounding community.⁶

Purpose & Aim

5. The purpose of this document is to inform CWA leadership of SA facilities in CWA. It will include a specific focus on identifying offenders residing at these locations who are committing offences and are currently sought by Police.
6. The aim of this document is to identify prevention and intervention measures to reduce Police demand and offences in the vicinity of SAs in CWA and improve public trust and confidence.

Scope & Methodology

7. This product will examine calls for service and reported offences at and/or surrounding SA facilities, and analyse the SA facilities with the highest proportion of demand and offences reported within 250m of each facility or cluster of facilities⁷. Furthermore, this product analyses offending by tenants of SA facilities in terms of the type and location of offences committed, and offences occurring at the SA facilities themselves.
8. Communications and Resource Development System (CARD) event data and National Intelligence Application (NIA) occurrence data was extracted from BusinessObjects for a 250m radius around each SA facility (or cluster) featured in this document.

¹ Tenancy Services (2021). *Boarding Houses*. Retrieved 15 April 2021 from <https://www.tenancy.govt.nz/starting-a-tenancy/types-of-tenancies/boarding-houses/>

² s. 9(2)(a) & s. 9(2)(b) OIA

³ Auckland City District Intelligence Unit (2019) Central West Auckland Shared Accommodation ACD-IR-190307. IN CONFIDENCE. New Zealand Police.

⁴ Corrections considers these locations to be a last resort for these individuals.

⁵ Auckland City District Intelligence Unit (2019) Central West Auckland Shared Accommodation ACD-IR-190307. IN CONFIDENCE. New Zealand Police.

⁶ Auckland City District. (November 2017). *Shared Accommodation ACD/IR/171106*. IN CONFIDENCE. New Zealand Police.

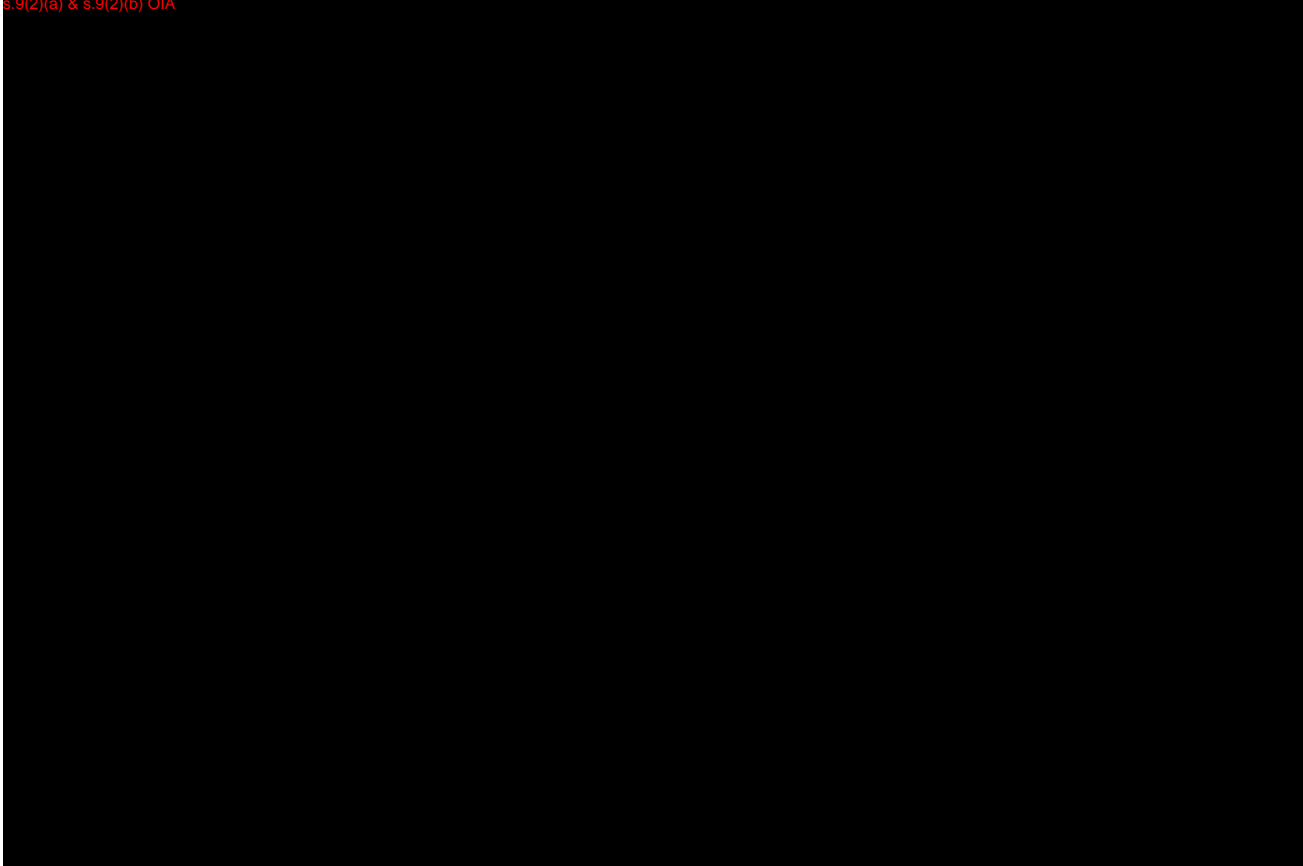
⁷ Some of the SAs are close to each other and the 250 metre boundaries overlap.

- 9. In the CARD dataset, event types were filtered to only include offences and incidents, and excludes tasks and Police prevention activities.
- 10. Data from 1 October 2020 to 30 April 2021 was compared to data extracted from 1 October 2019 to 30 April 2020. However, please note that due to the COVID-19 pandemic, it is difficult to provide reliable comparisons of demand across these periods.

Current Situation

Calls for Service

- 11. There were 2,918 calls for service reported within 250m of CWA SA facilities during the sample period. This is a 16 percent (476) **decrease** in calls for service compared to the previous period.⁸ This is larger than the 9 percent (1,910) decrease in wider CWA in the same time frame.
- 12. Dishonesty offending represents the highest volume of calls for service (591, 20%), followed by suspicious activities (254, 9%), mental health (245, 8%), family violence (240, 8%) and violence (230, 8%).
- 13. The area in the vicinity of the s.9(2)(a) & s.9(2)(b) OIA cluster generated the highest proportion of calls for service per square metre⁹ in the vicinity, followed by the s.9(2)(a) & s.9(2)(b) OIA cluster¹⁰ (refer to Figure 1 - *Map One: Calls for service received within 250m of a Central West Auckland Shared Accommodation Facility (1 October 2020–30 April 2021)*).
- 14. Only 13 percent of calls for service (389) related to the lodges themselves, most of which were mental health (92, 24%) followed by violence (55, 14% and family harm (45, 12%). s.9(2)(a) & s.9(2)(b) OIA generated the most calls for



⁸ 1 October 2019 – 30 April 2020
⁹ 0.0015 calls for service per square metre, 12%
¹⁰ 0.0013 calls for service per square metre, 11%

service (109, 28%), most of which related to mental health (45, 41%). [REDACTED] is the largest lodge¹¹ of the CWA facilities analysed which is the *likely* reason for the larger proportion of calls for service at this facility compared to the other CWA SA facilities.

Offences

15. There were 1,280 offences reported within 250m of the CWA SA facilities during the sample period, of which 24 percent (311) are considered serious crime victimisation. This is a four percent (47) **decrease** in reported offences and a 11 percent (141) **decrease** in serious crime offending compared to the previous period.¹² This is in line with overall reported CWA offences which also had a 3 percent (244) decrease during the same timeframe.
16. Dishonesty offending was the primary concern (859, 67%), followed by violence (190, 15%). Offences reported in the vicinity of the [REDACTED] cluster generated the highest proportion of reported offences per square metre¹³ within the vicinity, followed by [REDACTED].
17. The [REDACTED] cluster generates the highest proportion of calls for service and reported offences in the vicinity compared to all the other SA clusters and therefore highlights the potential value of Police interventions to disrupt or mitigate associated offending (refer to Figure 2 Offences committed within 250m of a Central West Auckland Shared Accommodation Facility per square metre (1 October 2020–30 April 2021)).

[REDACTED]

18. Only seven percent of offences (93) occurred at the lodges themselves, most of which were violent offending (39%, 36) followed by dishonesty offending. Most offences occurred at [REDACTED] (12, 13%), which include violence, property damage, wilful trespass, drug and antisocial behaviour offences. Of the 157 offenders identified

¹¹ 120 rooms 86, tenants

¹² 1 October 2019 – 30 April 2020

¹³ 0.0007 reported offences per square metre, 14%

¹⁴ 0.0005 reported offences per square metre, 10%

for offences committed within 250m of CWA SA facilities, only eight percent (13) were identified as residing at a CWA SA facility. Offences committed by persons residing at a SA facility include violence¹⁵, wilful trespass¹⁶, offensive behaviour¹⁷, drugs¹⁸, burglary¹⁹, and failing to comply with Police and Court restrictions.

Residents

19. SA residents are mostly male (291, 83%). European males make up the biggest demographic proportion (121, 35%), followed by males of Māori (72, 21%) and Pacific ethnicity (52, 15%). Of the identified tenants, two-thirds have a history of dishonesty offending and anti-social behaviour (236, 67%), including 34 who have been charged for recent offending, 19 of which are for violent, dishonest, or sexual offending.²⁰
20. In addition, 99 have been subjects of a mental health (1M) and/or attempted suicide (1X) incident, 63 have a history of drug use or offending, 53 have previously been found in the possession of knives/weapons, 32 are flagged as persons who have offended against children, 15 are linked to gangs, predominately Black Power and Mongrel Mob associates, and 11 are Australian deportees.
21. The nature of offending and risk factors such as mental health, drug and alcohol use amongst SA tenants residing together indicates the potential risk and harm that these SA residents can have on other residents and the wider community. In addition, deportees are at risk of reoffending if they lack support in New Zealand and are not engaged in employment.²¹
22. Just over ten percent (42) of SA tenants are subject to monitoring conditions, which includes 22 who are subject to residential, curfew and non-association restrictions, 17 are subject to prison release conditions and three are subject to electronic monitoring conditions. There are also 24 SA residents who are currently sought by Police for warrants, interviews and service of documents. Police could utilise these monitoring and enforcement opportunities to gather intelligence on capable guardianship, to monitor at-risk behaviours at the lodges and the condition of the lodge itself. This information could provide information on whether the SA was meeting Council requirements, and if there are vulnerable persons at the lodge who are at risk of victimisation. A list of monitored and sought after offenders can be viewed in **Appendix One: Priority Residents**.
23. A third of identified SA residents do not have a criminal history. A total of 14 percent (50) are aged 65 years and older, five of whom are aged in their 80s. These types of tenants could be at risk of victimisation or vulnerable to anti-social influences if adequate management and monitoring systems are not in place at SA facilities. Conversely, non-offending residents could act as a positive influence on parolees and residents with an offending history, helping them re-integrate back into society and adopt positive behaviours themselves.²²

¹⁵ NIA Occurrences 371490219949, 220941322215, 327630256912, 371490134562, 331810020051

¹⁶ NIA Occurrence 348180491400

¹⁷ NIA Occurrence 371490158507

¹⁸ NIA Occurrences 152391952360, 347740360090

¹⁹ NIA Occurrence 365340049953

²⁰ s.9(2)(a) & s.9(2)(b) OIA

²¹ Supervisor: Intelligence and Risk, National Intelligence Centre, email communication, 18 May 2021

²² Regional Accommodation Manager, Department of Corrections, personal communication, 2 June 2021

Shared accommodation facilities

- 24. The SA facilities in CWA are running at an average of 86 percent capacity. Some facilities are currently refusing to accept persons who have offended against children²³, deportees²⁴ and prison releases²⁵. This presents the risk of high-risk persons not being placed in appropriate accommodation.²⁶
- 25. [Redacted] are each housing five persons who have previously offended against children, and are in proximity of public places such as parks and schools where members of the public, including children, frequent. While [Redacted] has good mitigation processes in place²⁷, persons residing together who have previously offended against children may *possibly* increase the risk of these persons enabling each other's offending, along with other crime drivers such as anti-social peer groups (gangs etc), drugs, mental health, feelings of isolation, feeling alone and lack of intimacy if not monitored.²⁸
- 26. [Redacted]
- 27. [Redacted] enforce resident rules³³ and are in a clean and tidy state. The managers have a good relationship with Police. They advise that serious offences are reported to Police and minor offences are dealt with onsite if possible. Tenancy periods at these locations varied from the minimum two week stay to 20 years.
- 28. The manager of [Redacted] reported more issues from newer residents as opposed to longer term residents, who are mindful of the current housing shortage in Auckland and are willing to be more compliant. [Redacted]

Lodge Management Concerns

- 29. [Redacted]

²³ [Redacted]
²⁴ [Redacted]

²⁵ Regional Accommodation Manager, Department of Corrections, personal communication, 2 June 2021

²⁷ Regional Accommodation Manager, Department of Corrections, personal communication, 31 May 2021

²⁸ Supervisor: Intelligence and Risk, National Intelligence Centre, email communication, 18 May 2021

²⁹ [Redacted]

³⁰ Field Intelligence Officer, Central West Auckland, personal communication, 31 May 2021

³¹ [Redacted]

³² Community Policing team, Central West Auckland, personal communication, 31 May 2021

³³ Rules include no women or children on site, no visitors after 2100hrs, no drugs and alcohol on site or in rooms

³⁴ [Redacted]

30. s.9(2)(a) & s.9(2)(b) OIA
 [Redacted text block]

31. SA managers are reluctant to accept parolees given previous issues experienced from them, including wilful damage to rooms and altercations with other residents at the facility. Other attendees expressed concerns of the number of mentally ill persons staying in lodges who are receiving minimal support. They expressed their willingness to work with partner agencies and undertake government funded mental health or conflict resolution training to help them better manage mental health situations on site. Other discussions included having clients sign a consent form to be Police vetted so that managers can be informed of any potential safety issues associated with the person. Police will also be able to update resident details in Police systems with this information.

32. Concerns were also raised about a perceived delay in Police response to emergencies. The SA managers perceive that Police service has dropped dramatically in the past five years. One manager stated it took an hour and a half for Police to attend an emergency³⁷, and that the response time has allegedly increased from approximately five minutes to 20 minutes over the past five years. Police advised meeting attendees that mental health incidents can take six hours to resolve and under the Mental Health Act Police must remain with the subject until seen to by mental health experts. The consensus was that if Police and partner agencies were able to better manage mental health incidents than units can be freed up to attend to other jobs.

33. Proactive visits from uniformed police at SA facilities can help improve the image of Police to the residents, who typically see Police as they conduct reactive visits such as arrests and search warrants. This could involve Police engaging with SA residents and providing support. The SA managers also noted the increasing number of unemployed or Ministry of Social Development (MSD) referred tenants in their facilities. Police CPT discussed the possibility of delivering food parcels and informing and referring residents to driver licensing initiatives, employment training and social services for drug and mental health issues. Managers and owners also discussed installing CCTV at their sites to help prevent incidents and assist Police with investigations and requested guidance around that.

Risk

34. CWA SA facilities often house tenants who are prone to anti-social behaviours which impact upon the surrounding community. These behaviours have a direct impact on feelings of safety within the surrounding community, and can affect public trust and confidence. Specifically focusing on reducing offences around SAs where there is a concentration of active offenders could help mitigate the risk of offending at SA and the surrounding environs as well.

35. Mental health and drug use are known drivers for criminal offending and anti-social behaviour. Forty-three percent (152) of SA tenants have a history of mental health and drug offending and could be at potential risk of engaging in

³⁵ s.9(2)(a) OIA [Redacted]

³⁶ s.9(2)(a) OIA [Redacted]

³⁷ The emergency related to escalating violence and disorder between tenants.

anti-social behaviour or committing offences to support their addictions. They could also be vulnerable to victimisation if they are not engaging in the appropriate support services.

36. A third of SA residents do not have a criminal history, and 14 percent (50) are aged 65 years and older, five of whom are aged in their 80s. These types of tenants could be at risk of victimisation or other negative social impacts from other residents. Adequate management and monitoring systems are critical to prevent this.
37. The majority of SA managers and owners currently have good relationships with Police but that may change if they perceive they are not receiving the service they expect from Police. This could result in a lack of cooperation with providing information to Police, and therefore should be prevented if possible.
38. Lodge managers can be financially motivated to accept at-risk persons who are supported by MSD, such as bailees, prison release or people who have offended against children. However, they may not have adequate plans to monitor them effectively. Housing at-risk persons at these locations may make lodge managers reluctant to allow Police onsite if there is a possibility of offences or suspicious activities occurring.
39. A small proportion of offences are being committed at the SA facilities themselves. As SA facility managers have stated that incidents are mostly dealt with on-site, it is *possible* that crime is being under-reported at SA facilities. Vulnerable persons may also not want to report offences committed by other tenants due to fear of repercussions from the offender. Unreported crime does not allow Police to be made aware of and effectively deal with offending tenants and potential victims. Prevention visits to SA facilities will help build trust and confidence with SA residents and encourage crime reporting.
40. Most CWA SA facilities are operating at 86 percent capacity, and some are refusing to accept prison releases, deportees and persons who have offended against children. Given the current housing shortage, this may increase the risk of at-risk persons being placed in shared accommodation facilities with inadequate monitoring systems in place.
41. Several SA facilities are dilapidated and are almost uninhabitable for residents to live. Current SA restrictions for Police to access all areas of SA facilities make it difficult to determine if these facilities currently meet Auckland Council regulation. Opportunities exist to gain further information during bail checks and search warrants that may allow Police to make referrals to the Council.

Forecast

42. Accommodating offenders in the community is likely to become increasingly difficult given the pressures on the housing market in Auckland, the national push to reduce prison populations and the number of prospective landlords who wish to cater for SA needs. The majority of CWA SA facilities identified in this report are approaching maximum capacity, and, as such, Kāinga Ora (formerly Housing New Zealand) may experience increased pressure to house the overflow. This will potentially impact Kāinga Ora tenant dynamics, particularly in pending developments in Avondale, Mount Roskill, Mount Albert, Waterview and Point Chevalier.³⁸

³⁸ Kāinga Ora – Homes and Communities (2021) Retrieved from [Small to medium-scale developments :: Kāinga Ora – Homes and Communities \(kiingora.govt.nz\)](https://www.kiingora.govt.nz) on 2 June 2021

Recommendations

Victim Support

43. Police should conduct regular prevention visits at SA facilities to build trust and confidence with SA tenants and encourage reporting of offences and incidents. This could be done by providing crime prevention advice and Victim Support information packs to vulnerable persons and potential victims at SA facilities.

Prevention

44. Police must establish or improve relationships with SA facility managers and owners. Police should establish if they have adequate risk assessments, vetting, rules and persons in management in place at their facilities and encourage changes to processes where needed. Police to also provide guidance to SA managers regarding the implementation of CCTV systems and other security measures.

45. Police should consider Crime Prevention Through Environmental Design (CPTED) or target hardening methods for repeat offending locations nearby SA facilities, particularly the larger clusters.

46. Consider a shared communication platform for SA managers to discuss issues with their tenants.

47. Police should refer tenants of Māori and Pacific ethnicity who are desiring employment or training opportunities to He Tangata Tautua. This is a dedicated Police resource based in CWA that is committed to providing social and employment services to Māori and Pacific people. He Tangata Tautua can help referred persons to partner agencies such as Sports Education New Zealand (SENZ) who are funded by MSD to help referred persons upskill and gain employment. This is in line with **Te Huringa o Te Tai**, the strategic plan set within the framework of the Prevention First Operating Model that will best enable Police to deliver its mission, 'to be the Safest Country'.

s.6(c) OIA [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Enforcement

52. Police should identify and target high risk offenders living in SAs such as active recidivist offenders and those with WTAs, WTIs.
53. Police must improve communications with SA managers prior to visits and search warrants, wherever possible.

Reassurance

54. Police should conduct high visibility patrols in the vicinity of SAs and engage with the community to build familiarity, increase public trust and confidence and demonstrate that problems/issues in the area are being actively managed.
55. Police should continue with three-monthly Lodge Connect meetings, and encourage appropriate partner agencies to attend in future.
56. Police should consider the appointment of a Police SA liaison officer to enable effective communications with SA managers via a single point of contact.

Support and capability planning

57. Police should establish or improve relationships with partners such as MSD, Kāinga Ora and the Department of Corrections.
58. Police should encourage SA managers to engage in free mental health training to better manage mental health situations at SA facilities.
59. Police and partner agencies to continue prevention visits at lodges to offer social support and employment services to residents, deliver food parcels and build trust and confidence at the SA facilities. Holistic, integrated wraparound services, delivered through collaborative, multi-agency approaches that incorporate a range of individual support and treatment needs are an integral part of managing at-risk persons residing in SA facilities.³⁹

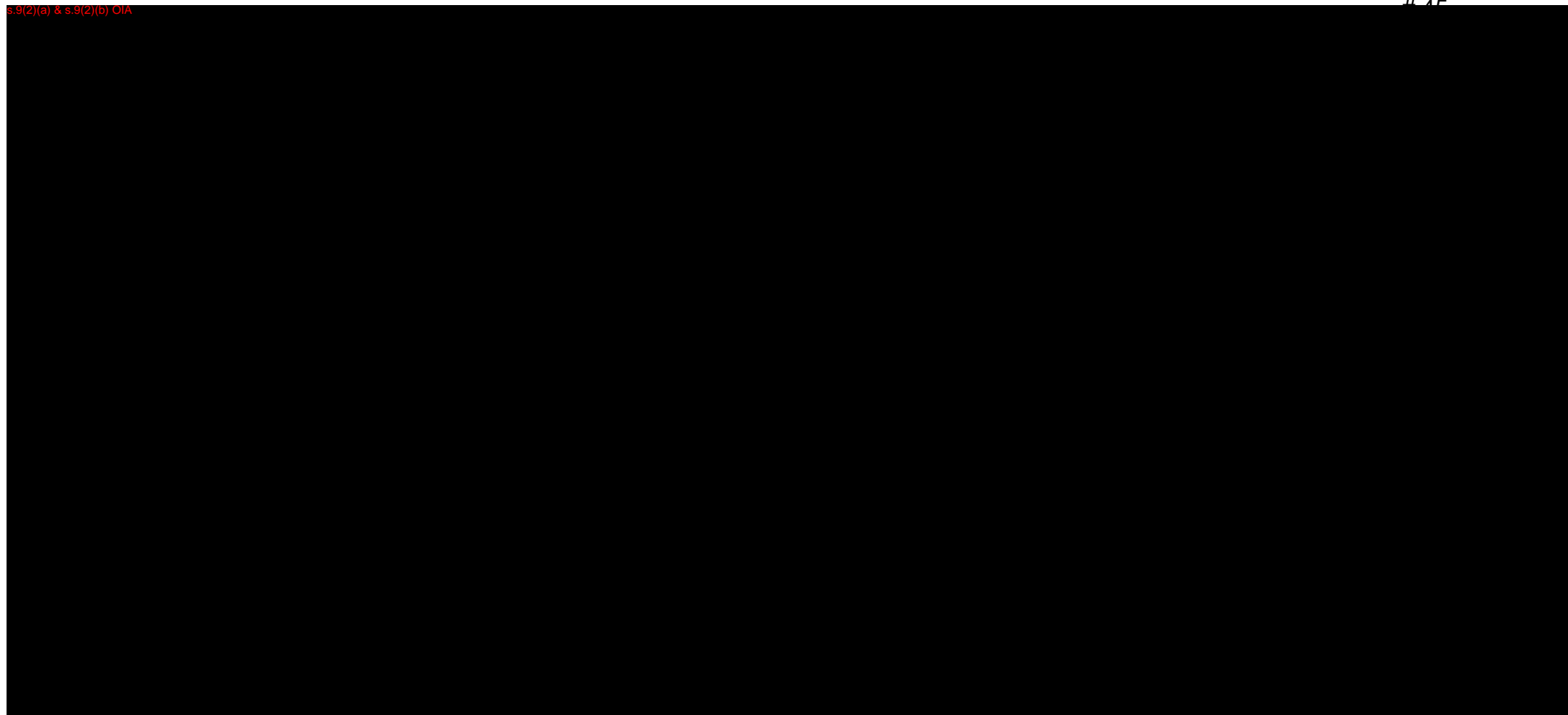
³⁹ Willis, M (2018). Supported housing for prisoners returning to the community: A review of the literature. Research Report no. 7. Canberra: Australian Institute of Criminology. <https://www.aic.gov.au/publications/r/r7>

§ 87(2)(a) § 87(2)(b) (b) OIA							
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Appendix Two: Central West Auckland Shared Accommodation Facilities

s.9(2)(a) & s.9(2)(b) OIA





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Handling Instructions

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Manual transmission	May be carried by ordinary postal service or commercial courier firms as well as mail delivery staff in a single closed envelope. The envelope must clearly show a return address in case delivery is unsuccessful. In some cases involving privacy concerns, identifying the originating department may be inappropriate and a return PO Box alone should be used.
Storage and disposal	IN CONFIDENCE information can be secured using the normal building security and door-swipe card systems that aim to keep the public out of administrative areas of government departments. Must be disposed of by departmental arrangements. Electronic files must be protected against illicit internal use or intrusion through two or more of the mechanisms recommended in the official guidelines.

Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
ALMOST CERTAIN	The event will occur in most circumstances	>95%
LIKELY	The event will probably occur in most circumstances	>65%
POSSIBLE	The event might occur some of the time	>35%
UNLIKELY	The event could occur in some circumstances	<35%
RARE	The event has remote chance of occurring	<5%

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

Acknowledgements

The author would like to acknowledge the Community Policing Team for their contributions to this product.

Document Production

	Originator	Reviewed by	Released by	
Name	HVDK02	SWCX63	DSDH63	JTDV54
Role	Intelligence Analyst	Intelligence Analyst	Intelligence Supervisor (a)	TM Intelligence Supervisor
Extension	96395	n/a	021-1985932	021948717
Date	2 June 2021	2 June 2021	3 June 2021	4 June 2021

Distribution List

For Action

Area Prevention Manager (a): Senior Sergeant Ashley Gore
Central West Auckland Area Community Policing Team

For Information

District Commander: Superintendent Karyn Malthus
Area Commander: Inspector Grant Tetzlaff
Central West Auckland Area Intelligence Team

Scanning – What’s on the Radar?

Current and Future Outputs

[Redacted text block]



Emergency Housing

NZ borders are slowly reopening to international travellers. Since the beginning of the COVID-19 pandemic, many of the motels in Rotorua have been repurposed for emergency housing and are still in use for that purpose. Given Rotorua’s previous high levels of tourism, it is expected that visitor numbers will increase again once travel restrictions loosen. In recent months, there has been a lot of media coverage and public discontent about the state of areas that have a large number of motels and the perceived level of crime/lack of policing that occurs there. Information should be gathered around which motels intend to revert to catering for tourists and which intend to remain as emergency housing. Thought should also be given to how to police these areas in a highly visible manner to provide public reassurance and build trust and confidence between the community and police.



[Redacted text block]



Out of scope

[Redacted text block]

[Redacted text block]

There is an opportunity for BPD Intelligence to complete an intelligence product from these topics if requested.



3 July 2023

Andrew
fyi-request-22757-3082960b@requests.fyi.org.nz

Tēnā koe Andrew

Request for information

Thank you for your Official Information Act 1982 (OIA) request dated 10 May 2023, which was transferred in part to New Zealand Police (Police). On 28 May 2023, you clarified your request is for the following information:

Do you have statistics/reports/projections on how a new Kainga Ora development affects crime rates in the suburb where it is established?

Any data or reports for 2021, 2022 and/or 2023 please.

Please find the relevant information attached. Some information in these documents has been withheld under the following sections of the OIA:

- s6(c), where the making available of the information is likely to prejudice the maintenance of the law
- s9(2)(a), to protect the privacy of natural persons
- s9(2)(b), where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is subject of the information
- s9(2)(g)(i), to maintain the effective conduct of public affairs through the free and frank expression of opinions by, between or to Ministers of the Crown, members of an organisation, or officers and employees of any department or organisation in the course of their duty.

Police has consulted with Kainga Ora and the Ministry of Social Development in this response, who agreed to the release of these documents. While consultation had occurred in the creation of the documents, both Kainga Ora and the Ministry of Social Development noted a small number of inaccuracies on review of the documents, mainly to do with data.

You have the right to ask the Ombudsman to review my decision if you are not satisfied with the response to your request. Information about how to make a complaint is available at: www.ombudsman.parliament.nz

Nāku noa, nā



Naila Hassan

Assistant Commissioner Road Policing and Deployment

Emergency Housing in the Waikato

Impact on community and Police

25 August 2020



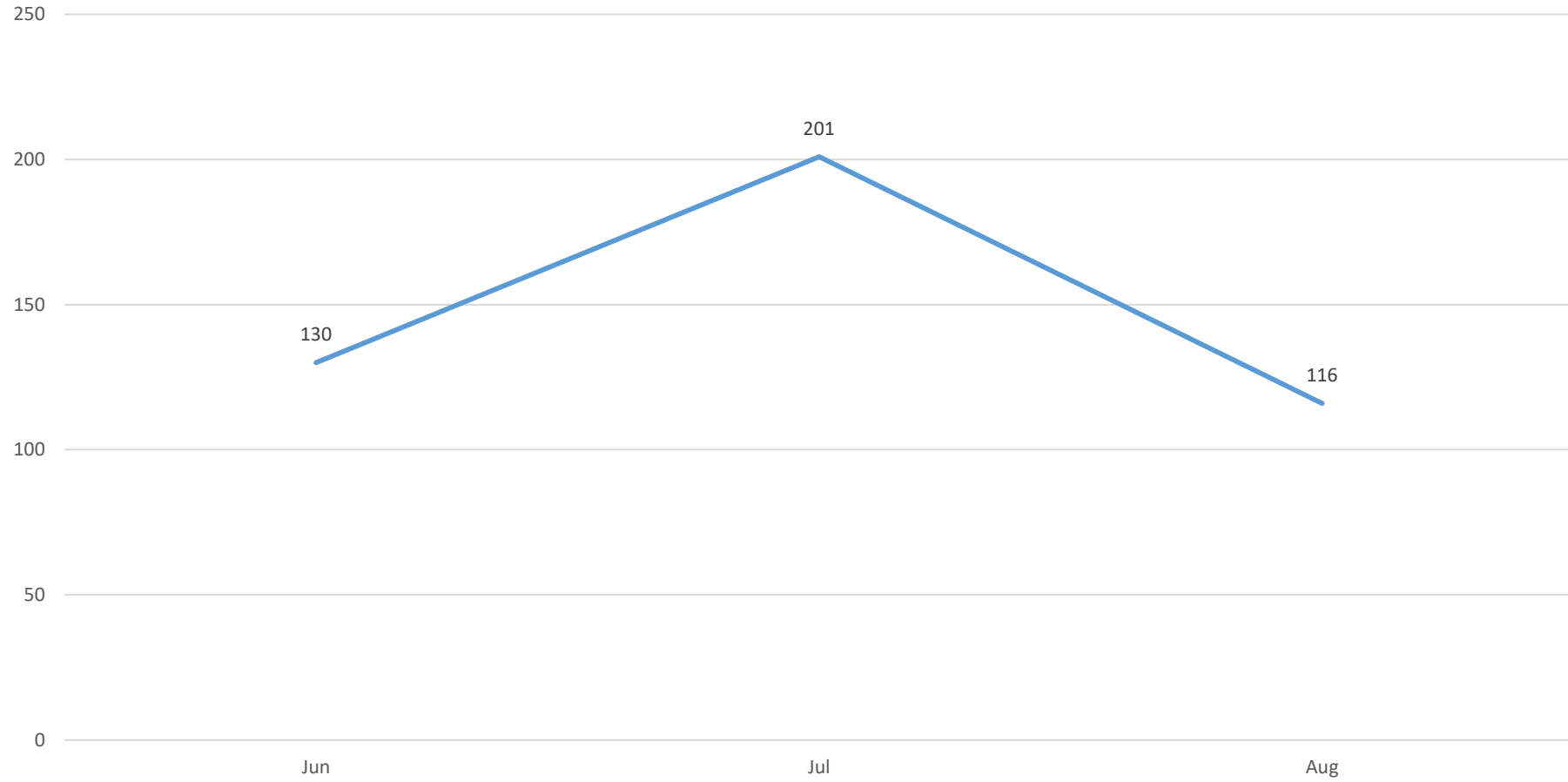
Whitiora

Inner Circle
(excluding
Whitiora)

Outer
Circle

Whitiora

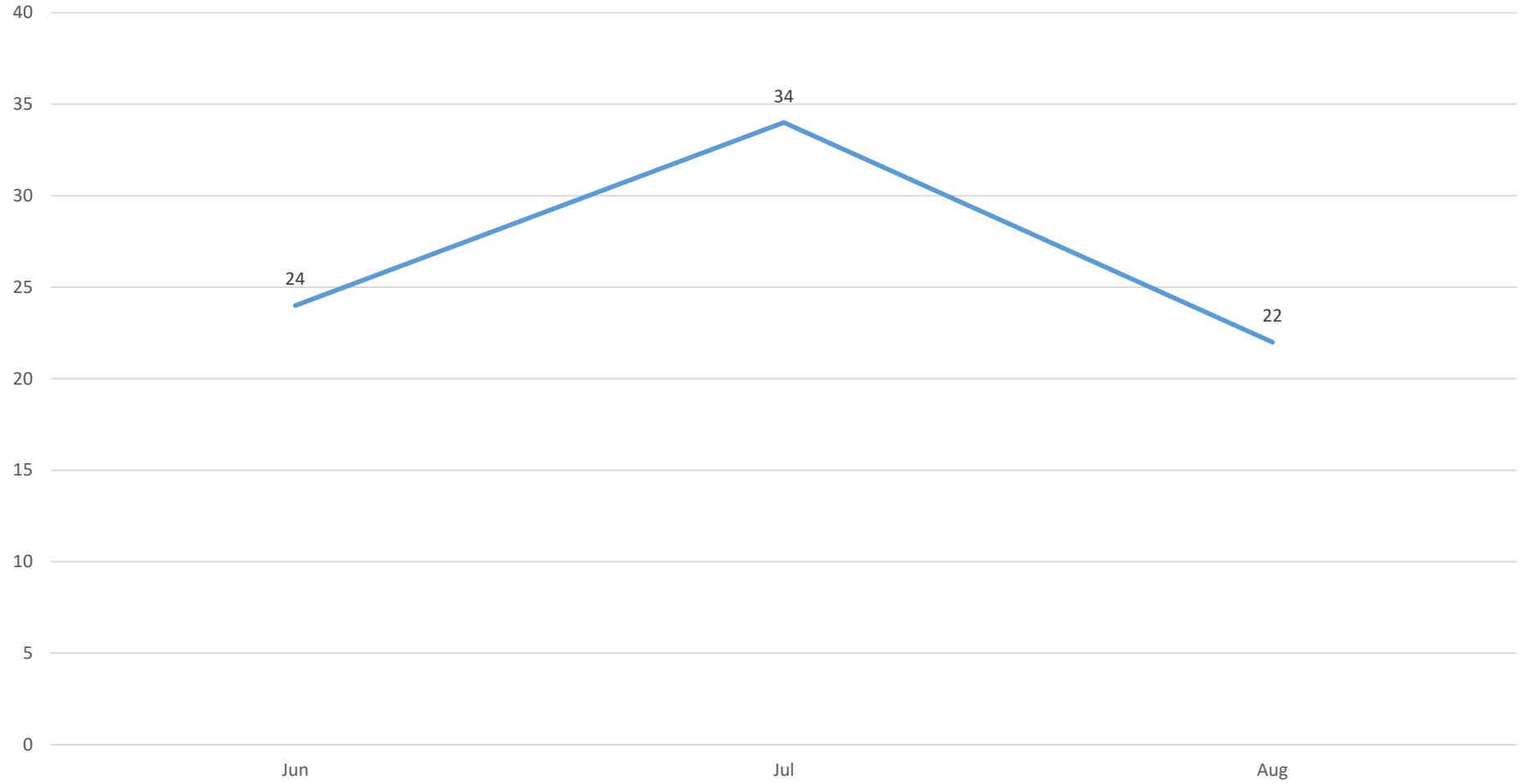
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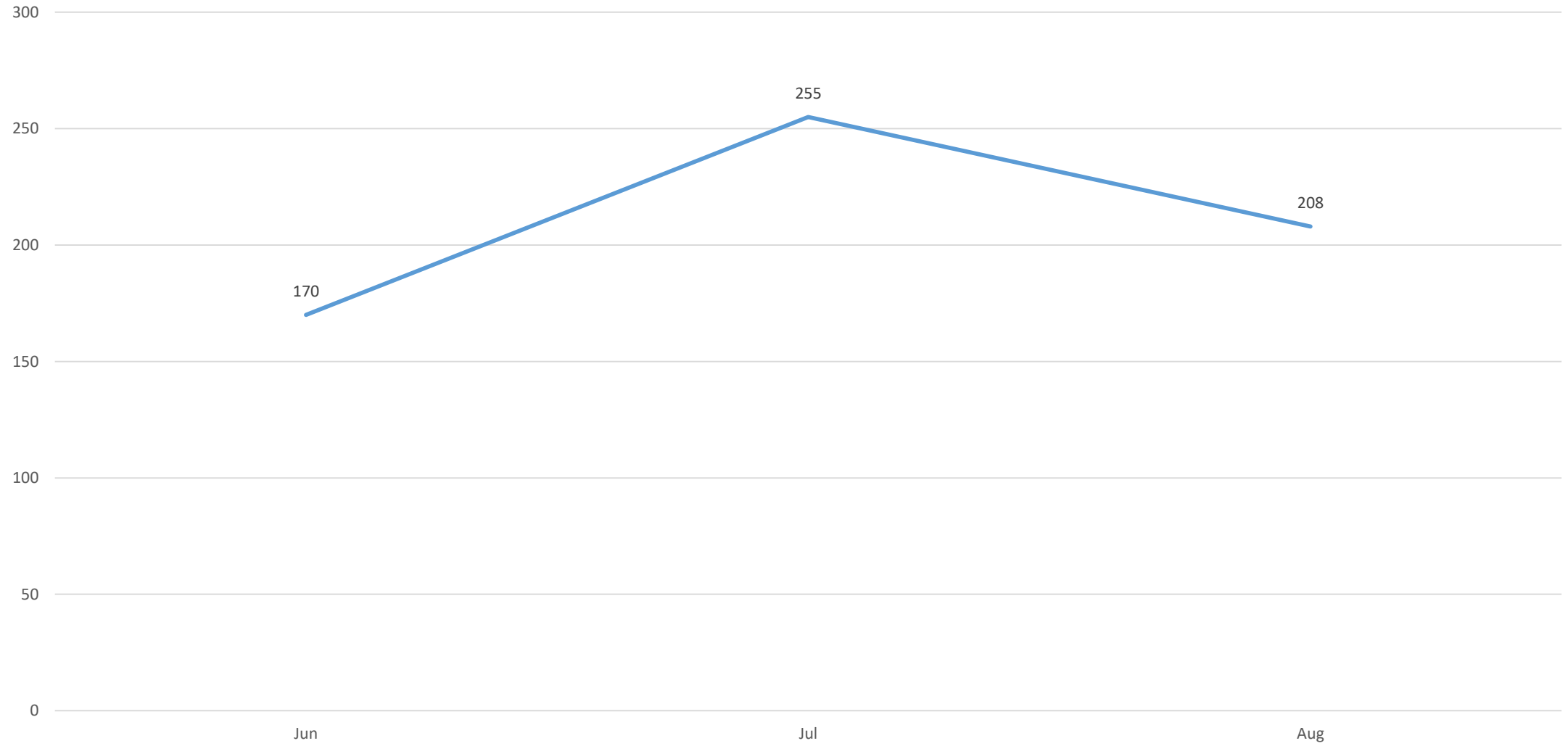
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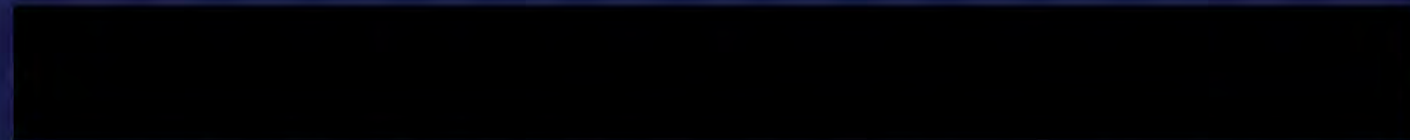
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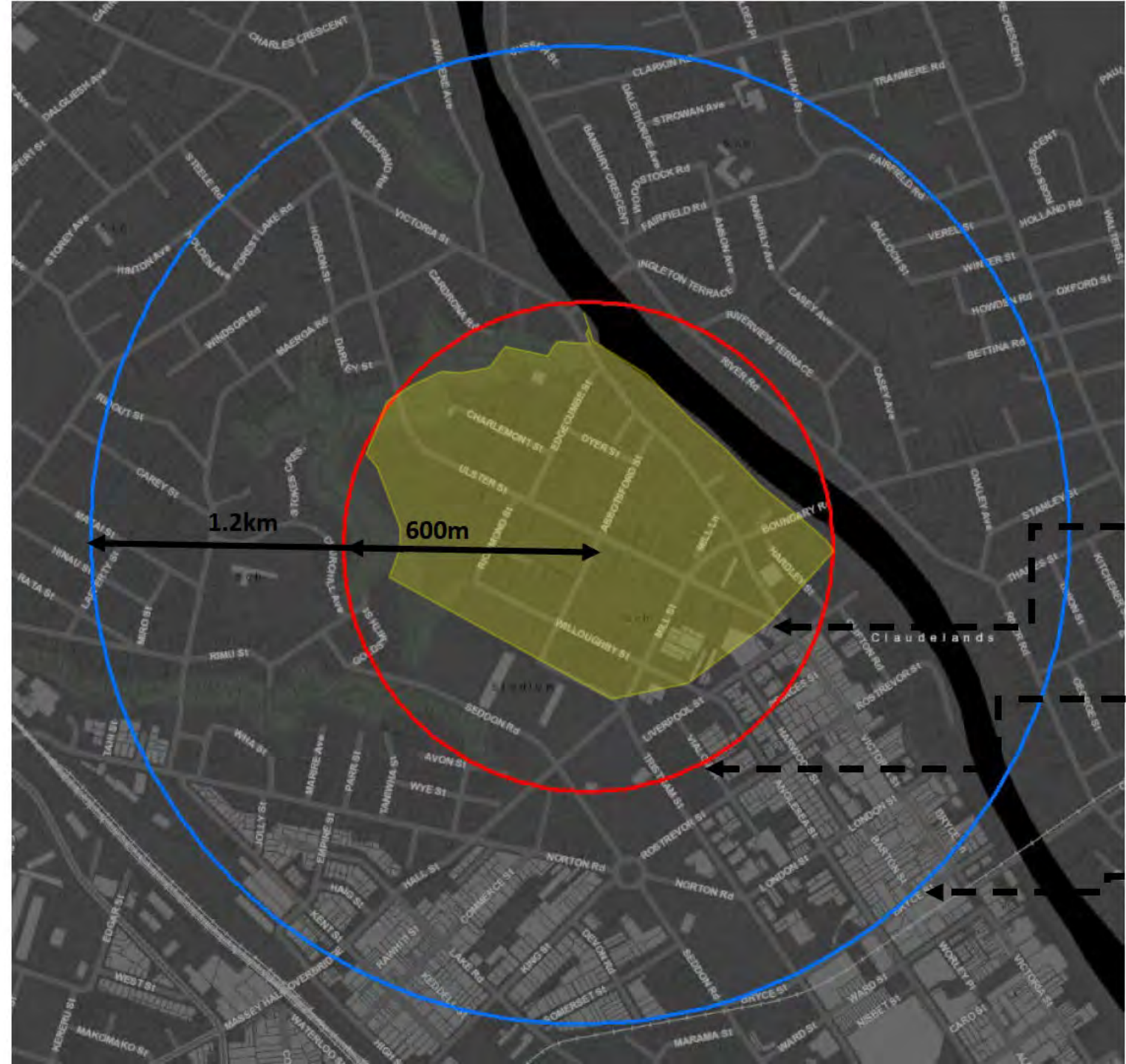
Temporary Accommodations in the Waikato

Impact on community and Police



15 July 2020



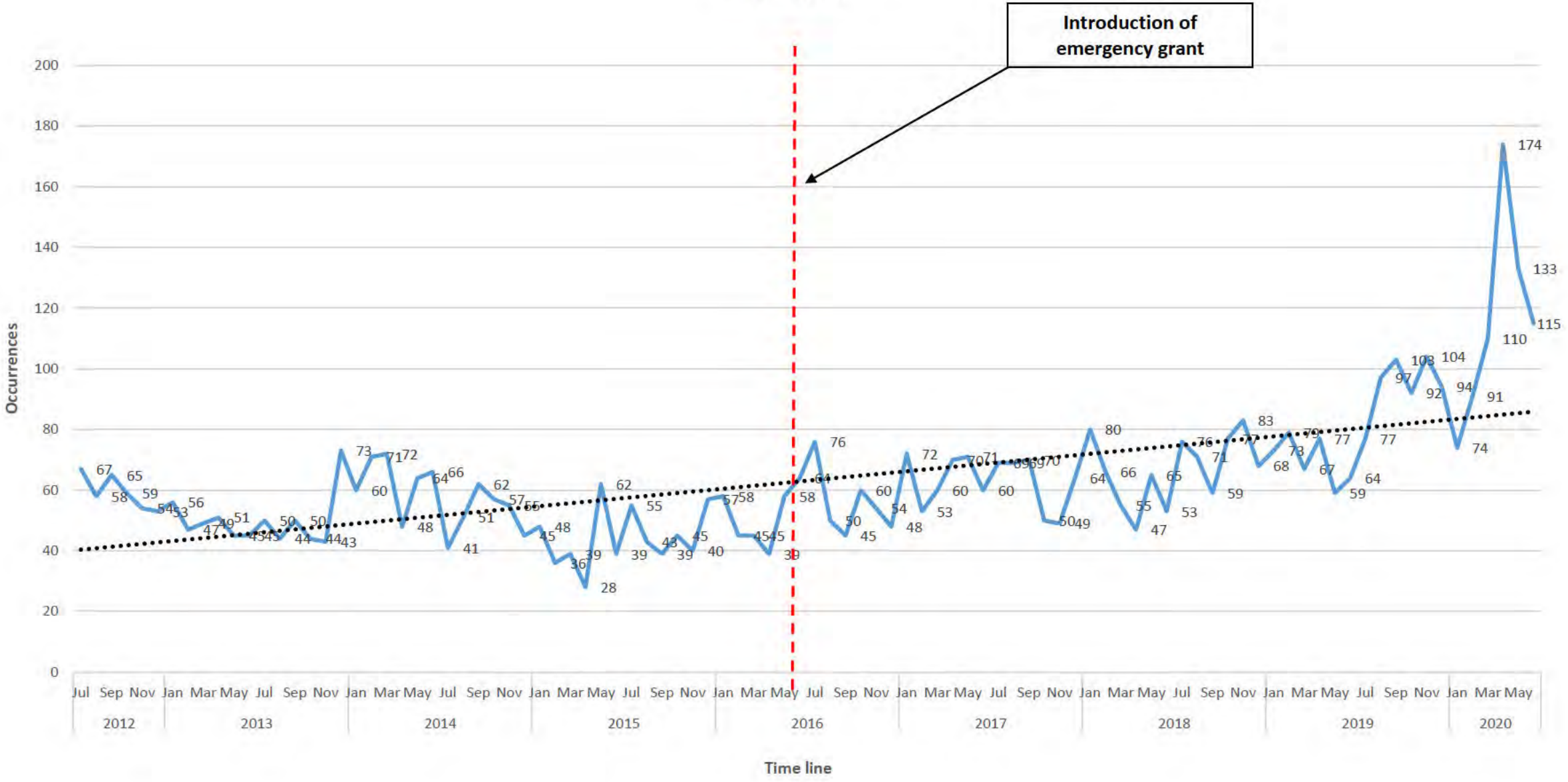


Whitiora

Inner Circle
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Whitiora)

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Circle

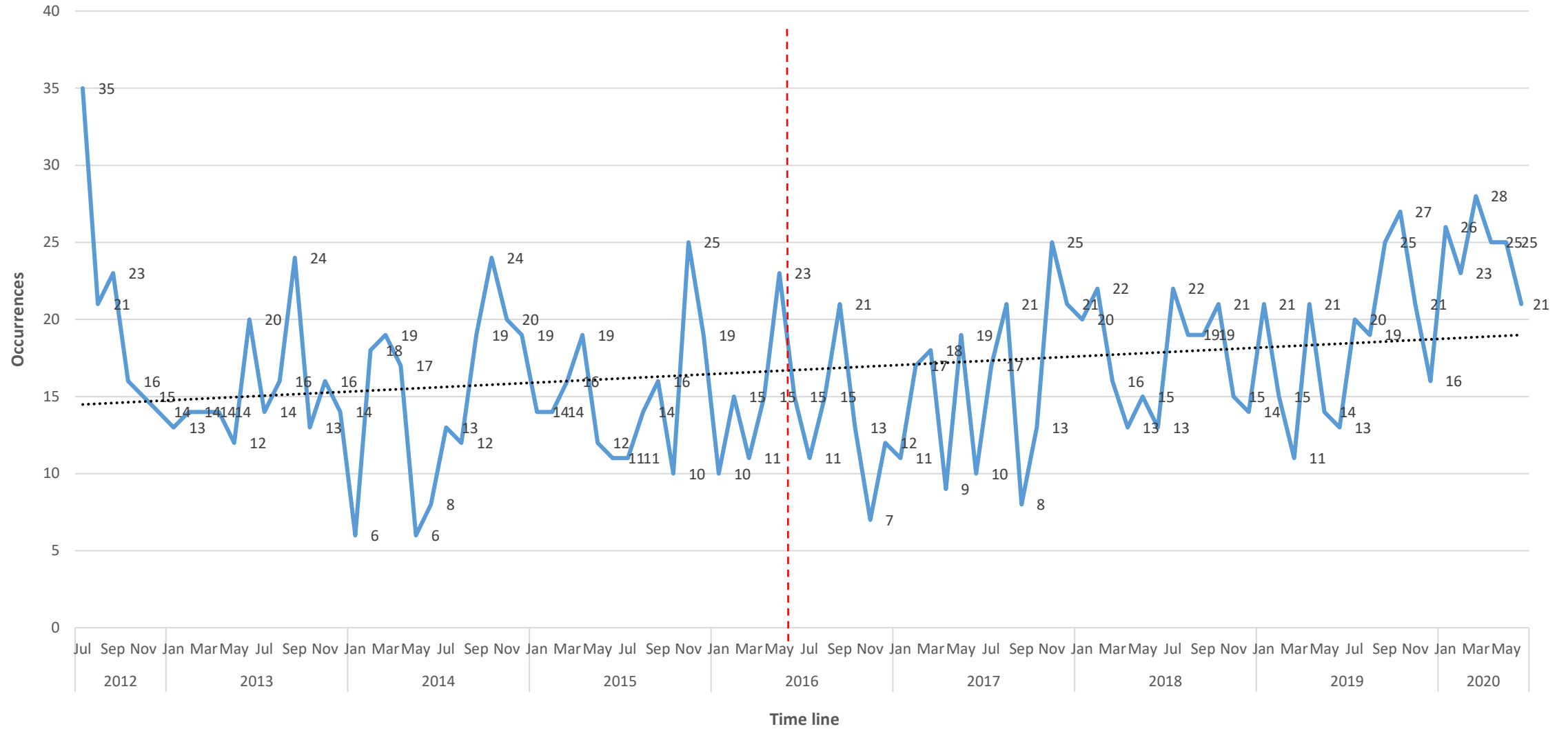
Whitiora



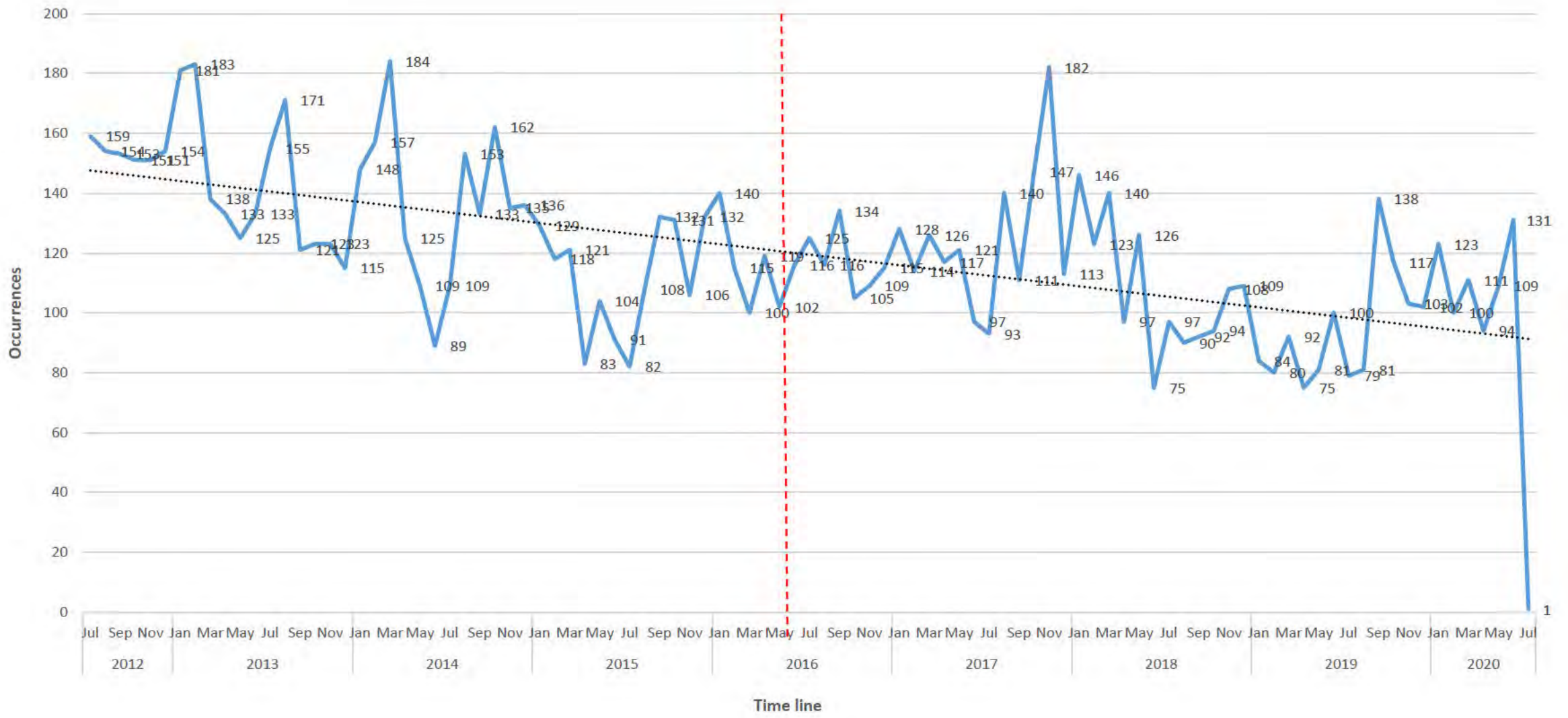
Introduction of emergency grant

Inner Circle

(excluding Whitiora)



Outer Circle



Area Intelligence Assessment Auckland East Area (CEA)



June 2021



IN CONFIDENCE

NEW ZEALAND
POLICE

Ngā Pirihimana o Aotearoa

Area Intelligence Assessment Transitional Accommodation at

s.9(2)(a) OIA



June 2021



IN CONFIDENCE

NEW ZEALAND
POLICE

Ngā Pirihimana o Aotearoa



Intelligence Notification

MSD Emergency
Accommodation

25 March 2021

Reference	MSD-IN-WMD/IN/210326/1700
Date	26 March 2021
To	WME Area Commander and WME Area Leadership Team
Prepared by	s.9(2)(a) CIA
Approved by	s.9(2)(a) CIA
Subject	MSD Emergency Accommodation in Waitematā East

Summary

1. The Government provides emergency accommodation throughout Tāmaki Makaurau for people who are unable to obtain housing themselves. Emergency accommodation locations in Waitematā East (WME) have been operating since March 2020. The purpose of this document is to assess whether demand and offending at these emergency accommodation facilities has increased since 25 March 2020.
2. s.9(2)(g)(i) Emergency accommodation¹ has been utilised by partner agencies to house members of the public since the COVID-19 Alert Level 4 lockdown on 25 March 2020. Multiple agencies have had involvement with emergency accommodation in WME during this time, including Ministry of Social Development (MSD), Community Probations Services, Kāinga Ora and Kāhui Tū Kaha.
3. This is an interim report that highlights locations of interest, and provides some trends based on reported demand and offences at these locations. A problem solving assessment will be released at a later date. It will provide details about contributing risks, for example if the motels/locations have increased their capacity (the number of residents they accept).

Background

4. This intelligence notification compare the number of calls for service at the locations during the time they have been used as emergency accommodation (25 March 2020² to 17 March 2021³) and compares these numbers to the same time period in the previous year (25 March 2019 to 17 March 2020).
5. It identifies the offences and harm⁴ at the locations since they have been used as emergency accommodation⁵ and compares related statistics to the same time period in the previous year.
6. This is an interim report and will only look at MSD emergency locations, in accordance with a list of locations MSD provided on 10 February 2021. The locations are listed in Appendix One.

¹ A full list of all the locations, mainly motels, can be found in Appendix One.

² 25 March was the date AL4 commenced in New Zealand

³ Date used to obtain most recent date in the sample

⁴ Harm will be assessed using the Crime Harm Index (CHI).

⁵ 25 March 2020 to 17 March 2021 (date data was run to)

Findings

s.9(2)(b)(ii)

- [REDACTED]
- [REDACTED]
- [REDACTED]

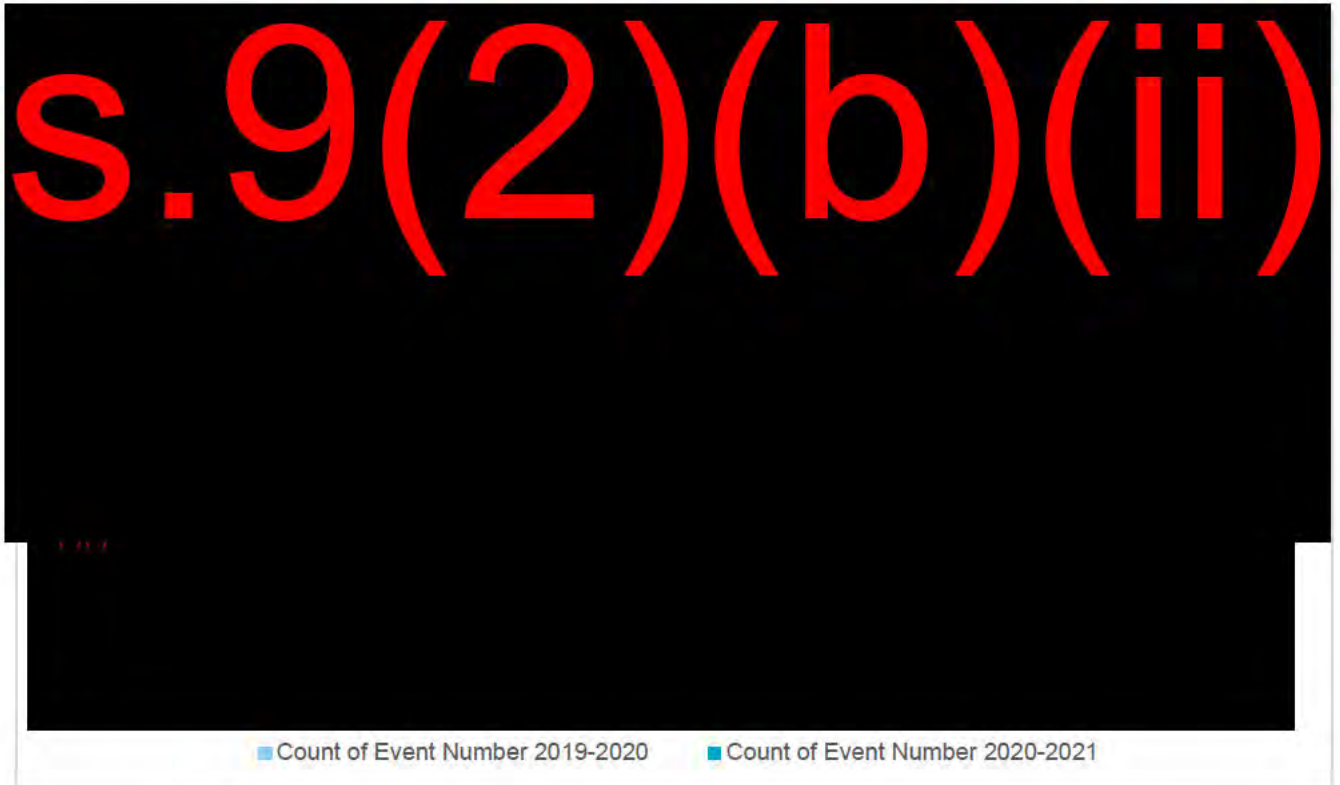
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

10. s.9(2)(a) OIA generated the most calls for service¹⁵ for both March 2019/2020 and March 2020/2021. However, this was not the location with the highest offence rate (see Graph Three).
11. s.9(2)(a) OIA had the highest number of 1M calls for service. s.9(2)(a) OIA had the highest number of 5F calls for service. s.9(2)(a) OIA also had the highest number of calls for service for disorder. All three of these locations are in Takapuna.

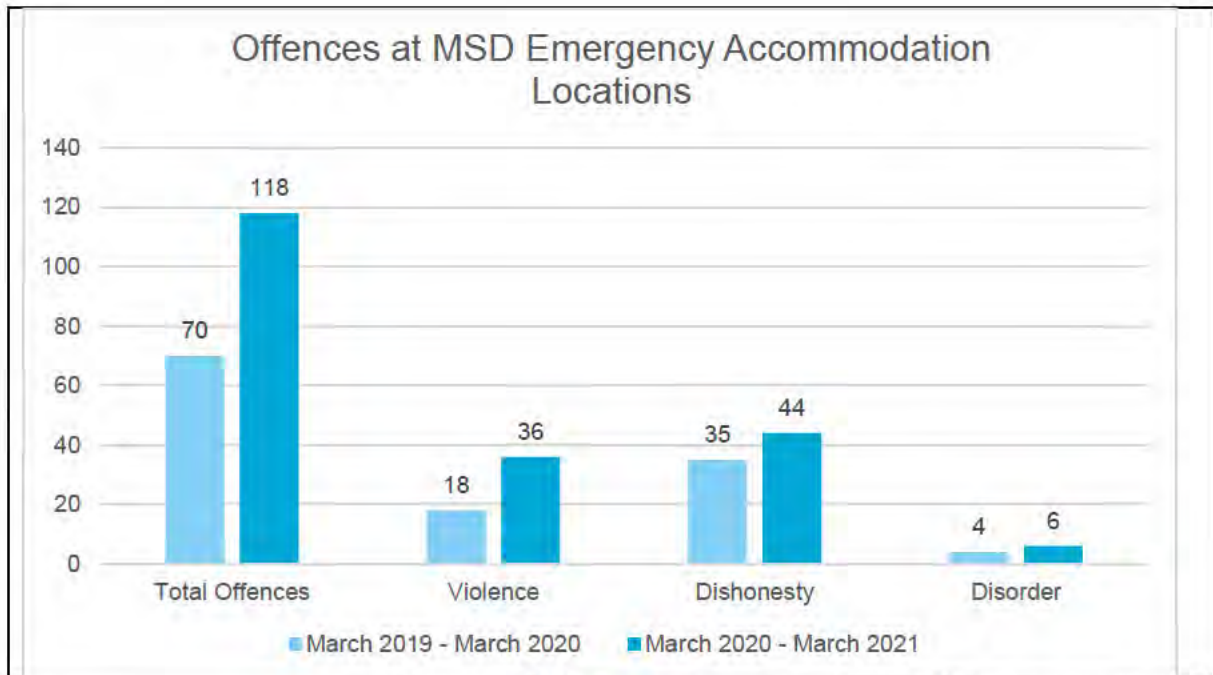


Graph Two: Calls for Service at Emergency Accommodation Locations by street name

Offences at MSD Emergency Accommodation Locations

12. Offences that fall into the 1000-7000 codes increased from March 2019/2020 to March 2020/2021 by 41 percent (from 70 to 118 offences) at MSD emergency accommodation locations in WME. While the offences have increased, the numbers of offences are sometimes low (below 10 offences), as shown in Graph Three.
13. s.9(2)(g)(i)

¹⁵ Based on all 1000 codes, 1C, 3530, 1K, 1M, 2I, and 5F



	MSD Emergency Accommodation (25 March 2019 to 17 March 2020)	MSD Emergency Accommodation (March 2020 to March 2021)
Violence	18	36
Dishonesty	35	44
Disorder	4	6
Total offences	70	118
Location with the highest count	s.9(2)(a) OIA	[REDACTED]

Graph Three: Offences at Emergency Accommodation Locations by offence type

14. s.9(2)(b)(ii) [REDACTED] Some of the offences and harm attributed to this address will almost certainly have occurred at s.9(2)(b)(ii) [REDACTED]. Work has recently been completed at s.9(2)(b)(ii) [REDACTED] to reduce the opportunity for offending. It is likely this will impact the level of offending and harm attributed to this address.
15. s.9(2)(a) OIA [REDACTED] is a self-contained, apartment style motel. It is located within a residential area.

Harm at MSD Emergency Accommodation Locations

- 16. The severity and seriousness of the offending has increased at MSD emergency accommodation locations. This has been determined using the Crime Harm Index (CHI).¹⁶
- 17. s.9(2)(a) OIA [REDACTED] has the highest CHI score for both time periods looked at. As mentioned above, s.9(2)(a), s.9(2)(b)(ii), s.9(2)(g)(i) [REDACTED] The score between 25 March 2020 and 17 March 2021 was 1,784.5. This means that the offences in that year at this location equalled a combined minimum prison sentence of 1,784.5 days.

Crime Harm Index		
	MSD Emergency Accommodation (March 2019-March 2020)	MSD Emergency Accommodation (March 2020-March 2021)
Total Harm Count	2120.68	3704.03
Location with Highest Harm	s.9(2)(a) OIA [REDACTED] (857.5 CHI Score)	s.9(2)(a) OIA [REDACTED] (1,784.5 CHI Score)

Considerations

- 18. Offences¹⁷ have increased 41 percent at MSD facilities in WME since 25 March 2020, compared to the previous year. Calls for service¹⁸ for violence, suspicious activity, mental health, information, disorder, and family harm collectively increased by 44 percent at MSD locations in WME. s.9(2)(b) [REDACTED] A full list of offence data can be found in Appendix Two.
- 19. However, the increases in calls for service, harm and offending cannot definitively be attributed to the locations being used for emergency accommodation. There are many intelligence gaps, such as capacity changes, how long the locations have been operating and how many people who offended in these locations were placed there through the Government's emergency accommodation programme. These types of factors will be addressed in the upcoming emergency accommodation problem solving assessment.

¹⁶ CHI is a tool that allows each crime to be weighted by the harm it causes, relative to other crimes. The weighting is calculated using the minimum number of prison days an offender would likely serve for the offence. CHI weight x crime count = total harm.

¹⁷ Codes between 1000-7000

¹⁸ Out of all 1000 codes, 1C, 3530, 1K, 1M, 2I, and 5F

Appendix One

MSD Emergency Accommodation Locations in WME

Location	Suburb	Address
s.9(2)(a) OIA		

Appendix Two

MSD Emergency Accommodation Locations in WME Total Offence Count

Location	MSD Emergency Accommodation (25 March 2019-17 March 2020)	MSD Emergency Accommodation (March 2020- March 2021)	Trend
s 9(2)(a) OIA	1	0	↓
	1	11	↑
	7	4	↓
	6	9	↑
	1	3	↑
	8	12	↑
	0	9	↑
	1	1	—
	11	15	↑
	2	10	↑
	4	3	↓
	5	9	↑
	13	9	
	8	10	↑
	2	13	↑
Total	70	118	↑

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Acknowledgements

The author would like to acknowledge and District Road Policing Managers for their contributions.

Document Production

	Originator	Reviewed by	Released by
Name	s.9(2)(a) OIA	[REDACTED]	[REDACTED]
Role	Intelligence Analyst	Intelligence Analyst	Intelligence Supervisor
Extension	s.9(2)(a) OIA		[REDACTED]
Date	23/03/2021	24/03/2021	26/03/2021

Distribution List

For Action

WME Area Commander
WME Area Leadership Team

For Information

WME Area Commander
WME Area Leadership Team

Emergency Accommodation (Calls for service)



CARD EVENTS CFS

s.9(2)(b)(ii)

s.9(2)(a) OIA

Analysis

s9(2)(g)(i)

▪

9(2)(ba)(ii), s.9(2)(g)(i)

▪

▪

▪

▪

9(2)(ba)(ii)

▪

▪

Proposal - Interagency/Resource Team Group



s9(2)(g)(i)



MINISTRY OF SOCIAL DEVELOPMENT

TE MANATŪ WHAKAHIATO ORA



45

New Zealand
POLICE
Nga Pirihimana O Aotearoa



Kāinga Ora

Homes and Communities



DE PAUL HOUSE

Emergency housing and family support



ARA POUTAMA AOTEAROA
DEPARTMENT OF CORRECTIONS



Kāhui Tū Kaha



HOUSING FIRST

— AUCKLAND —

Benefits

s9(2)(g)(i)

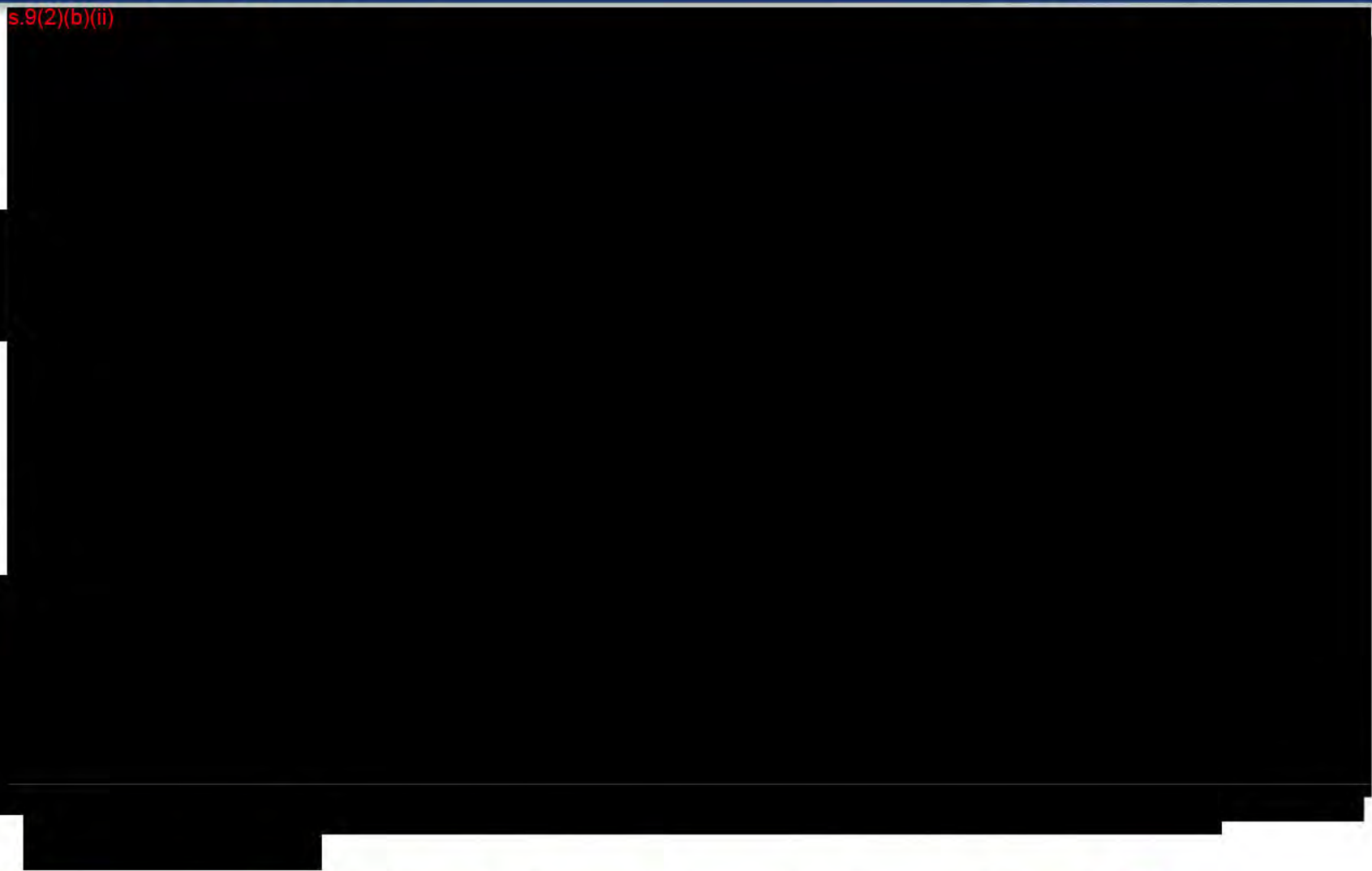
Calls for service Takapuna area 2017- (July) 2020



s.9(2)(a) OIA, s.9(2)(b)(ii)

Calls for service Rodney area 2017- (July) 2020

s.9(2)(b)(ii)



s.9(2)(a) OIA



NEW ZEALAND
POLICE
Ngā Pirihimana o Aotearoa

Intelligence Report

Waitematā East Emergency
Accommodation

10 June 2021

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Key Findings



There are currently 19 emergency accommodation locations used by the Ministry of Social Development (MSD) and Kāhui Tū Kaha (KTK).



Demand at emergency accommodation locations has significantly increased. Offences have also increased, however, the number of offences remain low.



The locations with the highest number of offences and highest demand are



Police demand was highest for mental health, family harm, violence and disorder events. There was an increase in offences for family violence assaults (1545), threatening behaviour /language (1730), disorder and dishonesty.



Offences within a 100-metre radius of emergency accommodation locations have decreased approximately 12 percent. Total offending in WME decreased 4 percent in the same period.



9(2)(g)(i)



Emergency Accommodation is receiving a significant amount of negative media coverage, and the topic is of interest to the public. s.9(2)(g)(i)



Introduction

1. The Government provides emergency accommodation throughout Tāmaki Makaurau for people who are unable to obtain housing themselves. Emergency accommodation locations in Waitemata East (WME) have been operating since 25 March 2020 in response to the COVID-19 outbreak and Alert Level Four restrictions.
2. The aim of this report is to understand the processes of placing people in emergency accommodation and to reduce the risks associated with these locations.
3. This document will compare two time periods, between 25 March 2019 and 25 March 2020 (referred to as 2019/2020) and between 25 March 2020 and 25 March 2021 (referred to as 2020/2021).
4. This report identifies locations of interest, and highlights common issues at these locations. It is a problem-solving report that aims to provide details about contributing risks.

Context and Methodology

5. This report is broken into three parts:
 - Part One, which examines the processes of our partner agencies
 - Part Two, which provides information on the locations and examines Police demand and offences at the locations
 - Part Three, which examines public sentiment.
6. This report was produced by gathering information from partner agencies and community constables, using Police systems to gather offence data, and utilising Field Intelligence Officers.
7. For the purposes of this report, occurrences at the locations will include all occurrences within the 1000 to 7000¹ offence code categories which occurred at the address (including any variation of the address or unit within the location).
8. This document will only examine emergency accommodation locations within WME currently used by Ministry of Social Development (MSD) and Kāhui Tū Kaha (KTK).

¹ This includes all offences from category codes violence, sexual, disorder, drugs, dishonesty and property damage or abuse.

Part One: Processes

- 9. The New Zealand Emergency Accommodation plan “sets out immediate and longer-term actions to prevent and reduce homelessness throughout our communities”.² This includes working to support individuals, families and whānau at risk of experiencing homelessness at crucial points in their lives, “such as leaving prison or hospital”.³
- 10. A list of locations used by MSD and KTK can be found in **Appendix One**. This list may change over time.
- 11. Most of these locations have been used as emergency accommodation locations since 25 March 2020⁴, however some of the locations accepted MSD clients before then⁵. All of these locations, apart from **s.9(2)(a) OIA**, accept both emergency accommodation clients and the general public. **s.9(2)** currently only houses emergency accommodation clients.

Ministry of Development and Kāhui Tū Kaha

- 12. The providers of emergency accommodation in WME are MSD and KTK.⁶ People in need of housing can contact MSD or KTK directly, or be referred by other agencies.⁷
- 13. The people that receive emergency accommodation range from families, singles, sole parents with children, those released from prison, and people with health issues. The location chosen is based on where beds are available. If possible, MSD will try to place single occupants in boarding houses, however there are no boarding houses currently in WME. The length of their stay is also dependant on the individual, some have stayed for over a year while others only stay for short periods.⁸
- 14. Both agencies provide support to people placed in emergency accommodation. Clients of MSD will be assigned a case manager, and those of KTK are assigned case workers.⁹ Additionally, KTK will meet with clients in person after they are placed, and they also provide security at some of their sites.

15. **9(2)(g)(i)** [Redacted]

- [Redacted]
- [Redacted]
- [Redacted]

16. **9(2)(g)(i)** [Redacted]

Probations

- 17. Probations, based on the North Shore, works alongside MSD and KTK to place people in emergency accommodation. They do so for clients who have been released from prison on a rehabilitative sentence (e.g. community detention) but have no approved address.

² Aotearoa / New Zealand Homeless Action Plan, Phase One: 2020-2023. <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Support-for-people-in-need/Homelessness-Action-Plan/271a3c7d79/Homelessness-Action-Plan.pdf>

³ Aotearoa / New Zealand Homeless Action Plan, Phase One: 2020-2023. <https://www.hud.govt.nz/assets/Community-and-Public-Housing/Support-for-people-in-need/Homelessness-Action-Plan/271a3c7d79/Homelessness-Action-Plan.pdf>

⁴ **s.9(2)(a) OIA** [Redacted]

⁵ **s.9(2)(a) OIA** [Redacted]

⁶ <https://workandincome.govt.nz/housing/nowhere-to-stay/emergency-housing.html>

⁷ Takapuna MSD staff, personal communication, 1 April 2020 at 1130hrs

⁸ The time period can range from one night to over a year in emergency accommodation.

⁹ They do this by asking how the clients are, if they need food or transport, assistance on finding long term accommodation.

¹⁰ **s.9(2)(g)(i)** [Redacted]

18. They place people based on their risk level. High-risk prison releases (such as those on electronic monitoring) are not placed in WME,¹¹ and lower risk offenders are placed if a room is available, even if they do not usually reside in WME. # 45
19. The length of time an offender is placed in emergency accommodation is dependent on the offender, and their address may change multiple times.
20. s.9(2)(b)(ii)

Location Providers

21. The motels apply to be MSD providers, and choose the rate they charge MSD. s.9(2)(g)(i) [redacted]
[redacted] The motels choose how many people from MSD and KTK they take. Some locations, such as s.9(2)(a) OIA [redacted], only accept very small numbers of MSD clients. Other locations accept large numbers of clients.
22. Emergency accommodation providers state they have had a variety of issues with their clients. However, these include civil matters and minor disagreements, such as how often sheets need to be washed. When an incident occurs, they inform MSD or KTK straight away, and Police if necessary.¹⁴

Part Two: Locations

23. There are 19 emergency accommodation locations in WME used by MSD and KTK. Two locations (s.9(2)(a) OIA [redacted]) were used by both providers. KTK has an agreement with a further four and MSD has an agreement with a further 13. However, KTK agreements with three locations (s.9(2)(a) OIA [redacted]) came to an end on 31 May 2021.¹⁵ s.9(2)(b)(ii) [redacted]

s.9(2)(a) OIA [redacted]

Figure 1 - Emergency Accommodation in WME

¹¹ They are offenders subject to electronic monitoring conditions. This group is managed by Corrections. They are mainly referred to PARS addresses or Corrections addresses, both of which are not based in WME.

¹² s.9(2)(a) OIA [redacted]

¹³ s.9(2)(b)(ii) [redacted]

¹⁴ FIO collections: s.9(2)(a) OIA [redacted]

¹⁵ The agreement came to an end as the contact was only for a year and it was not renewed.

24. Three of the emergency accommodation locations had disproportionately higher demand and offence levels than other emergency accommodation facilities - s.9(2)(a) OIA Police and partner agencies focusing resources at these locations could positively impact on Police demand, trust and confidence, and feelings of public safety in the area. It is important to note, however, that just one resident can have a significant impact on demand, as noted below.

25. s.9(2)(g)(i)

26. Multiple changes were made to a number of other locations which will likely have a positive impact on reducing demand and offences levels. KTK ended their agreement with the s.9(2)(a) OIA on 31 May 2021, s.9(2)(a) OIA has rebranded and reduced the number of emergency accommodation clients, and other locations have also reduced the number of emergency accommodation clients.¹⁶

s.9(2)(a) OIA

27. s.9(2)(a) OIA contributed to 12 percent of all calls for service to emergency accommodation locations in WME in 2020/2021. It also had the highest number of offences among the locations examined in this report, with 24 offences in 2020/2021 (approximately one offence per fortnight). However, offences did decrease between the years examined.

28. s.9(2)(b)(ii)

29. The main demand and offence types at this location are typically family harm incidents (5F) and 1M calls for service. 5F demand doubled between the two time frames. Dishonesty offences at s.9(2)(a) OIA have increased, however the numbers are low.¹⁷ These dishonesty offences include a range of offending such as the theft of registration plates¹⁸ and thefts of vehicles.¹⁹ Violence offences, with the exception of 1730²⁰, have decreased, with low overall levels.²¹ The 1730 offences in 2020/2021 include emergency accommodation guests speaking in a threatening manner to other emergency accommodation guests.²²

30. There were also multiple dishonesty offences in the 2020/2021 period that occurred elsewhere and were linked to s.9(2)(a) OIA, including registration plates being stolen at the Albany Mega Centre and being located at s.9(2)(a) OIA²³

31. Typically there are between five and nine calls for service a month to s.9(2)(a) OIA. However, demand spiked in April 2020 (12 calls for service) and in June 2020 (14 calls for service). During these times, 1M calls for service increased significantly, s.9(2)(a) OIA.

32. s.9(2)(a) OIA

¹⁶ Locations that have decreased the number of emergency clients they take include s.9(2)(a) OIA
¹⁷ Burglary offences have increased from two in 2019/2020 to four in 2020/2021 and UL1 has increased from one in 2019/2020 to three in 2020/2021.
¹⁸ File: 200723/6755
¹⁹ File: 200709/0281
²⁰ 1730 offences increased from none in 2019/2020 to three in 2020/2021.
²¹ 1500 offences decreased from 6 in 2019/2020 to two in 2020/2021. Both 1400 and 1600 offences decrease from one and three offences in 2019/2020 to no offences in 2020/2021.
²² File: 200326/7915
²³ File: 210218/753
²⁴ Seven out of 13 calls for service for mental health related to s.9(2)
²⁵ s.9(2)(a) OIA
²⁶ Calls to service about her were also made by other clients and management.
²⁷ s.9(2)(a) OIA

s.9(2)(a) OIA

34. It is likely demand to this location has been impacted by a small number of people. There were approximately 20 calls for service in 2020/2021 for family harm incidents, and approximately half of these related to repeat victims.²⁹ There were multiple people involved in reporting these incidents including victims, management, witnesses and neighbours. There were also multiple couples and families involved in these 5F incidents. Some of these couples were repeat victims/offenders for 5F incidents.³⁰ These couples no longer reside at this location.

35. s.9(2)(a) OIA

36. s.9(2)(g)(i)

s.9(2)(a) OIA

37. s.9(2)(a) OIA and has 63 rooms. It opened in April 2020, and, as noted previously, the entire motel is used as emergency accommodation.³²

38. It shares its street address with a handful of shops that are part of the complex, which makes it difficult to differentiate offending which has occurred at the address. As the entire complex is new and has been used entirely for emergency accommodation in that time, it is not possible to compare how offences have changed over time.

39. s.9(2)(a) OIA made up 12.6 percent of the calls to service³³ at all the locations in 2020/2021. The most common calls for service were for 1M, 5F and 1X incidents. In that period, 19 offences occurred at s.9(2)(a) OIA, and the majority of those at the suites rather than the shops. The reported offences include serious assault, threats, assault on Police and dishonesty offending. s.9(2)(a) OIA

40. s.9(2)(g)(i)

Improved information sharing and a stronger relationship between security and Police could result in Police and partner agencies better focusing their resources on clients who need them the most.

41. It is likely multiple 1M calls for service relate to the same person, however due to a lack of person detail when incidents were reported by security or KTK this information is difficult to obtain. s.9(2)(a) OIA

42. Approximately 66 percent of 5F incidents were reported by security or KTK staff, of those, the majority had no subject, victim or offender mentioned. Therefore, it is difficult to determine how many 5F reports relate to repeat couples/families.

s.9(2)(b)(ii)

43. s.9(2)(b)(ii). Calls for service at this location made up 9.5 percent of the calls to service at all emergency accommodation locations. The offences reported at the address include disorder, drug offending, dishonesty and violence. The violence offences include multiple incidents between guests who are known to each other.

44. Offending at the address increased from only one offence in 2019/2020 to 19 offences in 2020/2021. s.9(2)(b)(ii), s.9(2)(g)(i)

²⁸ Record: 198760063016

²⁹ These repeat victims no longer reside at this location.

³⁰ Repeat victims of FH at this location included s.9(2)(a) OIA

³¹ s.9(2)(a) OIA

³² FIO collections: s.9(2)(a) OIA

³³ This refers to calls for service data

³⁴ s.9(2)(a) OIA

- 45. Demand at s.9(2)(a) OIA is also impacted by security and onsite staff members. As previously mentioned, it is likely the presence of security has resulted in incidents getting reported more often than at locations without security
- 46. The majority of family harm incidents reported to Police were by s.9(2)(a) OIA security, KTK staff or hotel management (90 percent).
- 47. s.9(2)(a) OIA [Redacted]

Demand and Offences

- 48. Police demand³⁷ across the 19 emergency accommodation locations has significantly increased (140.3 percent³⁸) from 2019/2020 to 2020/2021,³⁹ s.9(2)(g)(i) [Redacted].
- 49. Offending at the majority of the emergency accommodation locations in WME has also increased, however the number of offences remained low.
- 50. Police demand was highest for mental health, family harm, violence, and disorder related events. This is consistent with the most common offences occurring at these locations, including family harm-related violence⁴⁰, threatening behaviour/language⁴¹, and dishonesty offences. The majority of these locations had few or no offences recorded in 2020/2021.

51. Offences at emergency accommodation locations have approximately doubled (+97 percent) from 109 in 2019/2020 to 215 in 2020/2021. This indicates that offences occurred at these locations before they were used as emergency accommodation, but have increased since this was established.



Figure 2 - Offences at Emergency Accommodation Locations

52. However, given the relatively rare nature of offending across these 19 locations this change should not be overstated. Additionally, this increase is in part driven by the establishment of s.9(2)(a) OIA which was only completed in April 2020.

53. Due to limited information on who lives at these locations, who is placed there for emergency accommodation and which provider is involved, it is not possible to identify which types of clients are responsible for offending at these locations.⁴² Better information sharing, either between agencies or between emergency accommodation providers would help Police focus their resources better.

³⁵ s.9(2)(a) OIA
³⁶ CARD event: P042638196
³⁷ Demand in this document is referred to as Calls for Service (CARD data) for response codes includes 5F, 1M, 1R, 1C, 1X, 1K., 1N.,1G, and 1000-7000 offence codes. It excludes police prevention and activity data (including 3H,3R, 6D, 8P.
³⁸ The card data increased from 322 incidents in 2019/2020 to 774 in 2020/2021.
³⁹ Due to the limited time these motels have been operating as emergency accommodation it is not possible to get seasonal trends.
⁴⁰ In particular, the 1545 code.
⁴¹ In particular, the 1730 type code.
⁴² The impact of COVID lockdowns at the facilities is unknown due to limited client and provider information at each motel.

54. As previously mentioned, Police demand was highest for mental health, family harm, violence, and disorder-related events. These included:

- 5F incidents made up 15 percent of the demand⁴³ to emergency housing locations in WME in 2020/2021. During this time, 5F incidents occurred at 16 of the 19 motels, with s.9(2)(a) OIA creating the highest demand.
- 1M incidents made up 15.8 percent of demand in 2020/2021 and 1X made up 6.2 percent. 1M and 1X incidents occurred at 17 of the 19 motels⁴⁴. There was high demand⁴⁵ for mental health at multiple motels. Locations with the highest were s.9(2) [redacted].
- 1R incidents made up 8.5 percent of the demand in 2020/2021. 14 locations had 1R events in 2020/2021, of these s.9(2)(a) OIA had the most.
- 1710⁴⁹ incidents made up 7.2 percent of the demand in 2020/2021 and 1510⁵⁰ made up 6.8 percent. 14 locations had 1710 events in 2020/2021 with s.9(2)(a) OIA had highest levels. 13 locations had 1510 events with s.9(2)(a) OIA had the highest levels of 1510 events.

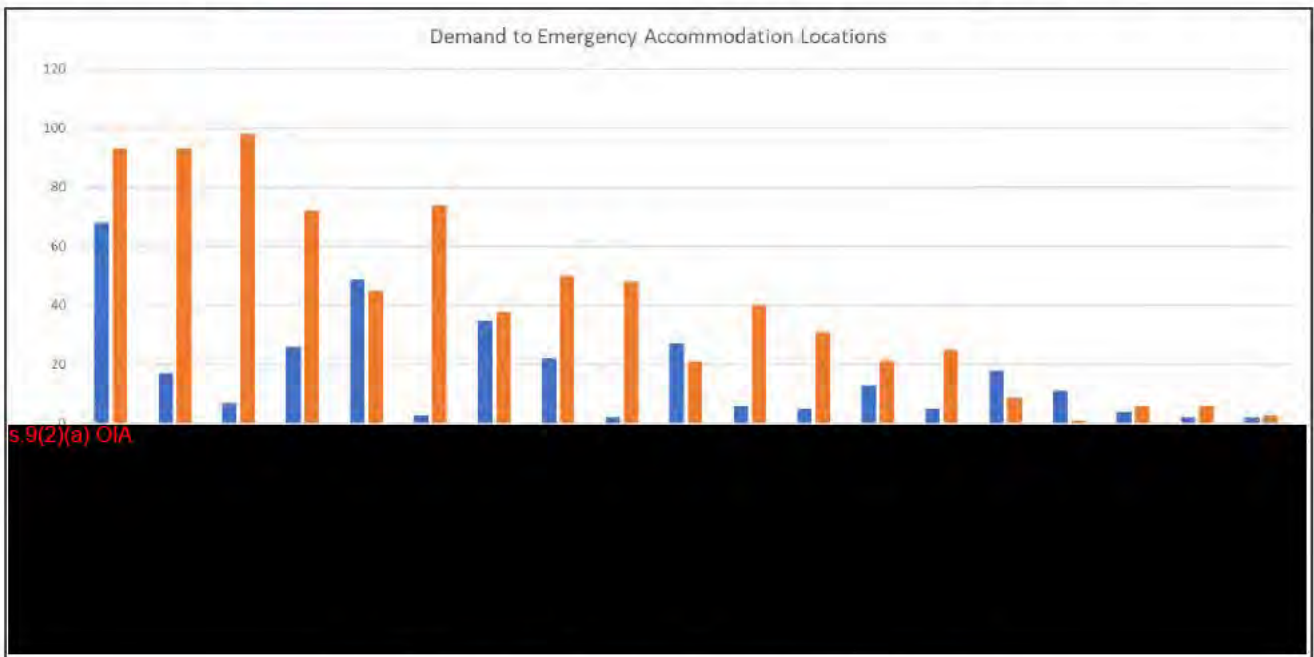


Figure 3 - Demand to Emergency Accommodation Locations

⁴³ This refers to demand at emergency accommodation locations in WME.

⁴⁴ s.9(2)(a) OIA were the only motels without demand for 1M or 1X incidents in 2020/2021

⁴⁵ This refers to between 30 and 20 calls for service

⁴⁶ 29 calls for service for 1M or 1X incidents in 2020/2021

⁴⁷ 27 calls for service for 1M or 1X incidents in 2020/2021

⁴⁸ 26 calls for service for 1M or 1X incidents in 2020/2021

⁴⁹ The code for threatens to kill/do GBH

⁵⁰ This code is for aggravated assaults.

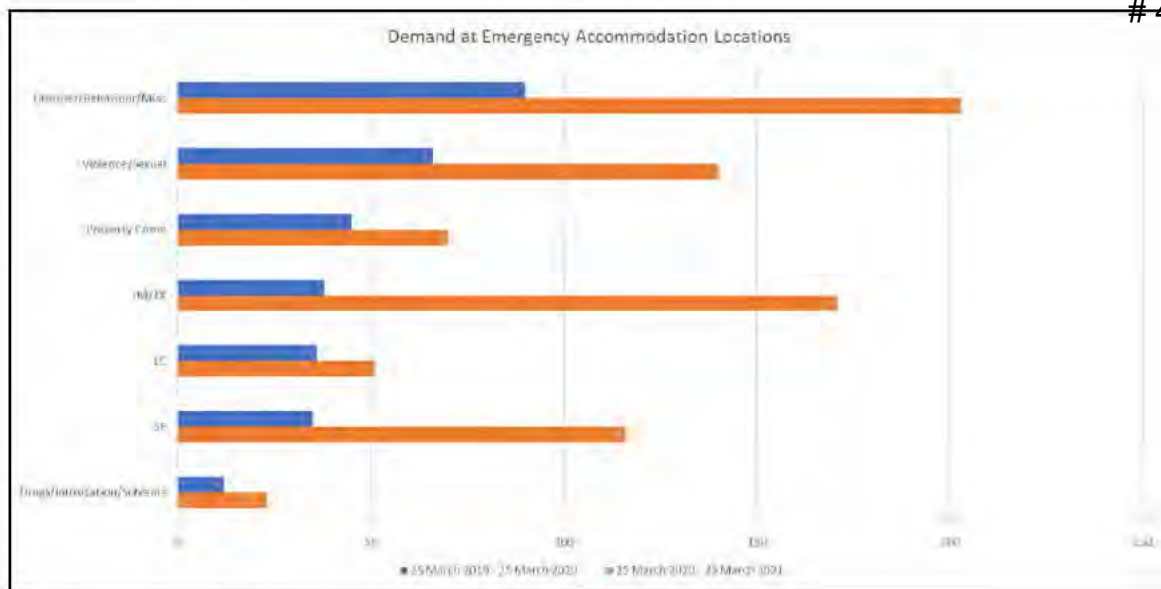


Figure 4 - Demand at Emergency Accommodation Locations

Nearby Demand

55. Some accommodation providers share their address with other locations. For example, s.9(2)(a) OIA [redacted], and s.9(2)(b)(ii), [redacted] – a frequent location for a variety of incidents. The s.9(2)(a) OIA [redacted], and the s.9(2)(a) OIA [redacted] shares the address with several shops. It is difficult to distinguish the offending between these shared locations, and this may lead to the impact of emergency accommodation being overstated.
56. Overall offending within a 100-metre radius of emergency accommodation, but not at the locations themselves, has decreased 11.7 percent over the assessed time period. This decrease is consistent with, but larger than, the decrease in offending in the wider WME area during this time (-3.9%).
57. Dishonesty offences⁵² have decreased from 2019/2020 to 2020/2021 in the 100 metres surrounding emergency accommodation (4100 class decreased by 8⁵³, 4200 class decreased by 8 and 4340 type code decreased by two).
58. At a suburb level, offending within 100 metres of emergency accommodation decreased in all suburbs in WME apart from Northcote. In Northcote, there was a minor increase, but it cannot be attributed to emergency accommodation as the motels in Northcote have low offence rates. Within 100 metres of Takapuna emergency accommodation, offences decreased from 89 to 68 offences (24%). This is of particular interest, as it includes the area surrounding the s.9(2)(a) OIA [redacted]. This suggests that the public perception of an increase in offences surrounding the area is incorrect.
59. Assaults on person in family relationship, common assaults and threatening language and behaviour⁵⁴ have increased near emergency accommodation locations. Offences within class code 1500s increased from 6 in 2019/2020 to 14 in 2020/2021, and offence within the 1700 class code increased from 4 in 2020/2021 to 11 in 2020/2021. These are the same offence types which increased at emergency accommodation locations.

⁵¹ NIA Location ID 554610865752.

⁵² This includes codes 4100, 4200 and 4300.

⁵³ Burglary offences decreased from 35 to 27, car conversion decreased from 14 to 6 and theft ex car decreased from 12 to 10.

⁵⁴ This includes codes 1713, 1724, 1733, 1756, and 1765.



Figure 5 – Offences at Emergency accommodation Locations

60. s.9(2)(b)(ii)

[Redacted]

61. s.9(2)(b)(ii)

[Redacted]

⁵⁵ s.9(2)(a) OIA [Redacted] had an increase in dishonesty offences; however it had a decrease in violence offences.

⁵⁶ s.9(2)(a) OIA [Redacted] had a decrease in violence and dishonesty offences.

⁵⁷ s.9(2)(a) OIA [Redacted] address had a decrease in dishonesty offences (4100, 4200 and 4300 codes). However, this is also the address of shops including the s.9(2)(a) OIA [Redacted].

⁵⁸ s.9(2)(a) OIA [Redacted] only had one offence in 2019/2020 and none in 2020/2021.

⁵⁹ s.9(2)(a) OIA [Redacted] only had two offences in 2019/2020 and one in 2020/2021.

⁶⁰ These were s.9(2)(a) OIA [Redacted]

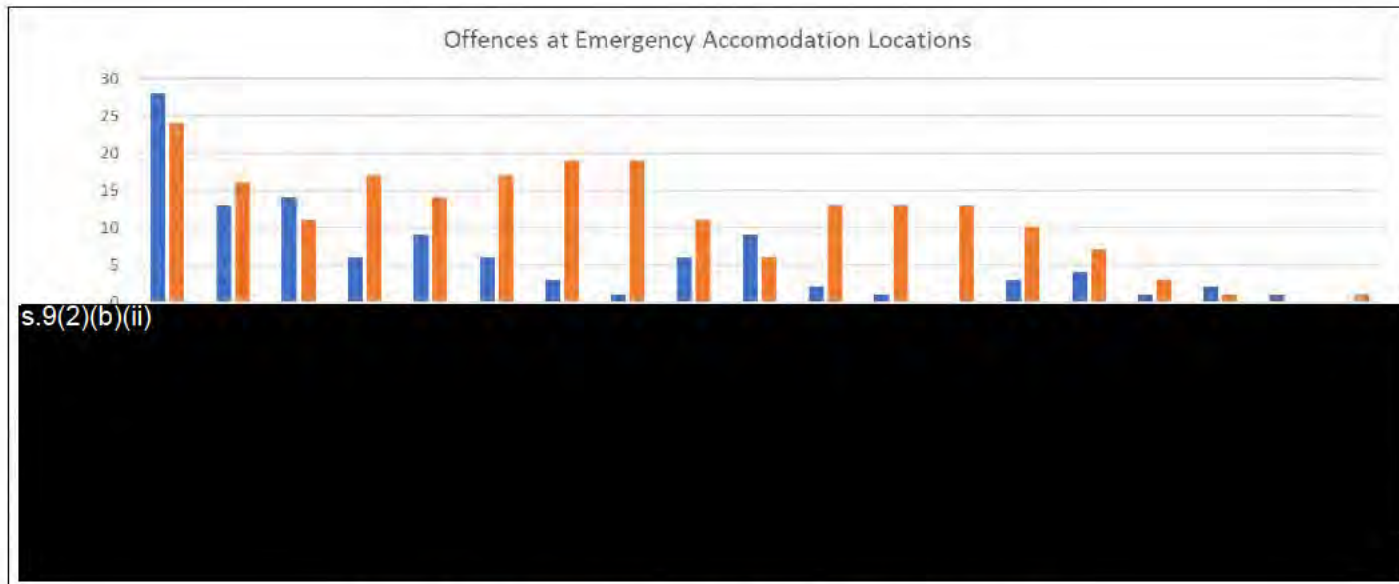


Figure 6 – Offences at Emergency Accommodation Locations
Sorted by total offences (2019/2020 and 2020/2021), most to least.

Offenders in Emergency Accommodation

62. There is limited information in Police systems regarding who is placed at these motels, therefore it is difficult to gather information on whether the people placed in emergency accommodation are currently offending. The information below is based on the partial holdings in Police systems, and is not a full picture.
63. In the last three months, there were 32 offences involving 20 different offenders or suspects who are recorded as living in emergency accommodation in WME.⁶¹ These people were staying at a range of locations, but most commonly at s.9(2)(b)(ii) Most offences were violence (19 or 59 percent), typically assault on a person in a family relationship⁶², or intimidation, or dishonesty offences (10 or 31 percent, typically shoplifting). The offences typically occurred in Waitemata District (26 or 81 percent), and of those, the majority (22) occurred in WME.

⁶¹ As determined by a NIA primary address active between 1 February 2021 to 30 April 2021.
⁶² Offence code: 1545.

Part Three: Sentiment

- 64. There is significant public and media interest in emergency accommodation nationwide. In the last six months there have been frequent news articles regarding public concerns about emergency accommodation, as well as regular posts in social media community groups. These concerns are likely to impact the public's trust and confidence in Police and partner agencies.
- 65. Media reports raise concerns about a (perceived) "sharp rise in crime and anti-social behaviour associated with the emergency accommodation". Many of these articles claim communities don't feel safe due to the emergency accommodation in their area. Media reports claim the housing is "dangerous and terrifying" for some residents, as families are 'mixed' in with gang members and many places are "rife with crime and intimidation" and drug use.⁶³
- 66. As previously mentioned, members of the public express concerns on social media about a perceived increase in crime and anti-social behaviour in the area, linking this to the use of motels as emergency accommodation.⁶⁴

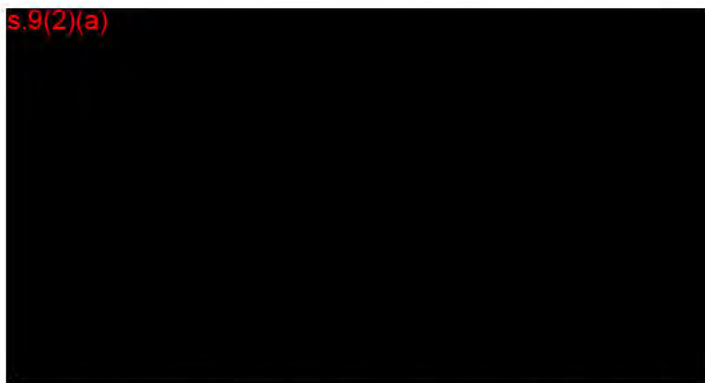


Figure 7 – Social Media Posts attributing crime to Emergency Accommodation.

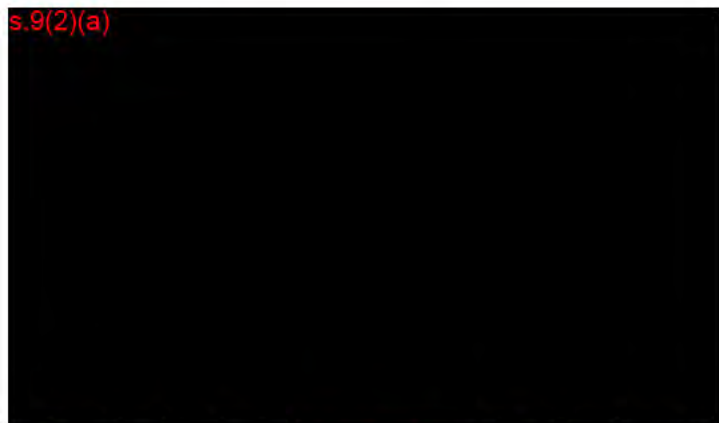


Figure 8 – A 'review' of s.9(2)(a) OIA calling for a boycott.

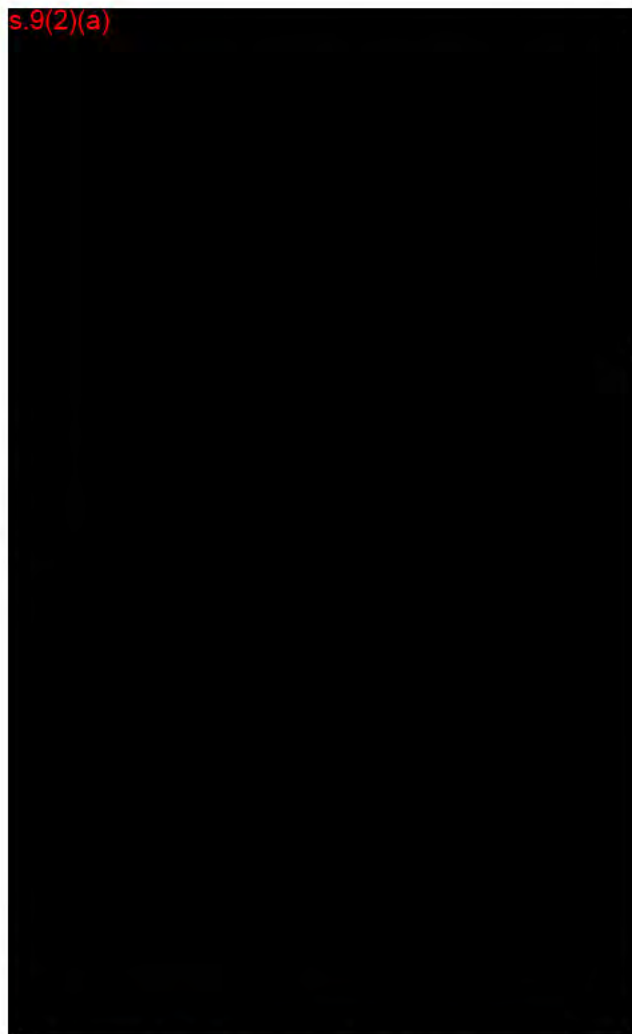


Figure 9 – Facebook Post about an incident at Takapuna Countdown.

N.B. the relevant file (200619/4360) involves an offender from s.9(2)(a) OIA

⁶³ Stuff News (2021, March 17). Police raid central Wellington emergency accommodation motel, seize drugs and stolen property (<https://www.stuff.co.nz/national/124564484/police-raid-central-wellington-emergency-accommodation-motel-seize-drugs-and-stolen-property>). Retrieved 6 April 2021. Stuff News (2021, April 19). 'Alcoholics, drug deals, gang affiliations, domestic violence' - Emergency housing labelled as dangerous (<https://www.stuff.co.nz/national/politics/300280477/alcoholics-drug-deals-gang-affiliations-domestic-violence-emergency-housing-labelled-as-dangerous>). Retrieved 6 April 2021. RNZ (2019, June 9). Dismay in Parnell at behaviour of tenants in homeless shelter. <https://www.rnz.co.nz/news/national/391517/dismay-in-pannell-at-behaviour-of-tenants-in-homeless-shelter/>. Retrieved 6 April 2021. Stuff News (April 2021). Immigration NZ looking into complaints migrant sex workers operated in former Wellington emergency housing motel. (<https://www.stuff.co.nz/national/124924367/immigration-nz-looking-into-complaints-migrant-sex-workers-operated-in-former-wellington-emergency-housing-motel>). Retrieved April 6 2021.

⁶⁴ For example, see [https://www.facebook.com/groups/s.9\(2\)\(a\)](https://www.facebook.com/groups/s.9(2)(a))
[https://www.facebook.com/groups/s.9\(2\)\(a\)](https://www.facebook.com/groups/s.9(2)(a))

Conclusions

67. Demand at emergency accommodation facilities in WME has significantly increased. Police demand was highest for mental health, family harm, violence and disorder related incidents.
68. Offending at emergency accommodation facilities in WME has increased, however, overall offence levels are low. Identified offending is relatively rare, and rarely serious.
69. Offences around the emergency accommodation locations (excluding offences at the locations) has decreased. This is consistent with an area decrease in offending in wider WME during this time.
70. Some locations **s.9(2)(a) OIA** have more frequent offending and higher demand than other locations. Even still, offences at these locations are not frequent. An offender-based response from Police, combined with pressure to improve processes and management (by accommodation management and partner agencies) is likely to address the issue.
71. The public perceptions of emergency accommodation have likely been strongly influenced by very negative media coverage of facilities and incidents outside WME. Actual crime attributed to those living at emergency accommodation in WME is low. Local residents are likely to be blaming offences on those in emergency housing purely because of rumour and speculation, and their fear of crime is likely disproportionate to the actual risk.
72. Police regularly attend these locations for a variety of reasons, and this is not necessarily as a result of criminal offending. This may be exacerbating the public perception issue. Police could consider regular messaging about their 'outreach'⁶⁵ activities and their views about emergency accommodation. This may help local residents to maintain a more accurate view of emergency accommodation.
73. While both Police and partner agencies have taken positive steps to mitigate the risks of emergency accommodation, further work is required. Improvements are highly dependent on having a good relationship with the management of each location. A good relationship (such as those between Takapuna community constable and their local emergency accommodation providers) can allow Police to influence positive changes.
74. Designated liaison persons for facilities, with sufficient time and resources to develop relationships are strongly recommended. This includes building relationships with KTK site security as they are often the people reporting incidents to Police. Consistent (Police) points of contact for the management and security of facilities are vital so they have an avenue to raise concerns and request assistance.
75. In turn, Police can encourage accommodation management and partner agencies to improve processes, such as:
- Considering security for high-risk locations at places that do not have any, such as **s.9(2)(a) OIA**.
 - s.6(c) OIA, s.9(2)(g)(i) OIA**
76. **s.9(2)(g)(i)** Police could assist by visiting residents, asking them about their support network, and providing referrals.
77. If possible, people should be placed in emergency accommodation where they have support, such as whānau, church groups, iwi, agencies etc.
78. Police should encourage and attend regular meetings with partner agencies in a focused environment to share issues and possible solutions. These meetings should be partner agency meetings and be different from the Takapuna community board meeting to allow for free and frank discussions. In these partner agency meetings, Police should discuss not just the problematic locations, but also those that have little or no offending. A better understanding of the processes there, and the demographics or residents, may help inform better practice at other sites.
79. These inter agency meetings should discuss at risk families with an end goal of placing them in a home that is right for them. Agencies communicating together would reduce transfers between motels and prevent multiple calls for service.

⁶⁵ Outreach activities refers to Police working with and supporting different communities.

Appendix One

MSD Emergency Accommodation Locations in WME

Location	Suburb	Address
s.9(2)(a) OIA		

Kāhui Tu Kaha Emergency Accommodation Locations in WME

Location	Suburb	Address
	s.9(2)(a) OIA	

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Handling Instructions

Method	Rules
Electronic transmission	IN CONFIDENCE information can be transmitted across external or public networks but the level of information contained should be assessed before using clear text. Username/Password access control and/or encryption may be advisable (with the aim of maintaining confidence in public agencies).
Manual transmission	May be carried by ordinary postal service or commercial courier firms as well as mail delivery staff in a single closed envelope. The envelope must clearly show a return address in case delivery is unsuccessful. In some cases involving privacy concerns, identifying the originating department may be inappropriate and a return PO Box alone should be used.
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Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
ALMOST CERTAIN	The event will occur in most circumstances	>95%
LIKELY	The event will probably occur in most circumstances	>65%
POSSIBLE	The event might occur some of the time	>35%
UNLIKELY	The event could occur in some circumstances	<35%
RARE	The event has remote chance of occurring	<5%

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

Document Production

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Strategic Tasking & Coordination Future Focus Topics: Summary Sheet Cover Page

Paper Title	<i>Strategic Tasking & Coordination Future Topics Summary</i>
Prepared By	Critical Command Information Hub
Pre-Tasking and Coordination Advisory Group Meeting Date	5 May 2021
Strategic Tasking and Coordination Governance Group Meeting Date	12 May 2021

The 'Future Focus Topic Summary' outlines potential topics for future insights reports. These topics are identified through the scanning conducted by the Hub.

Recommendations

- (i) **Note** To inform topic selection, the CCI Hub examined the issues raised in the CCI scanning meeting by SME representatives from a wide range of business units. The objective was to provide a forum to highlight future risks and opportunities impacting Police's strategic priorities and operational deployment.
- (ii) **Note** These topics have been prioritised based on alignment with the recently released Executive SPT (Q2), adherence to the drivers of demand, incorporation of the five components of CCI (intelligence, performance, demand, evidence and resource management) and finally, theme frequency in the CCI scanning meeting.
- (iii) **Note** This product outlines five potential focus areas to progress to Strategic Tasking and Coordination.
- (iv) **Direct** A topic for product development for a subsequent tasking cycle.

Strategic Tasking and Coordination Future Topics

	Topic	Description
1	Emergency Housing and Crime	Recent media stories as well as PQ requests have highlighted increased public unease about housing special needs persons and families in motels. This is an MSD-led initiative, however, local residents and business owners have an expectation of Police maintaining order in the face of reports of violence, intimidation, public urination, drug deals and gang involvement. Prevention opportunities exist for Police to reassure the community and assess the scale of calls for service demand.
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]

Scanning Report: Preliminary Analysis



Document Reference	BPD-IR-211104
Date	4 November 2021
To	[REDACTED], District Prevention Manager
Prepared by	[REDACTED] Intelligence Supervisor - Analytics
Approved by	[REDACTED] District Manager: Intelligence
Subject	Police Demand at Emergency Housing Locations

Background

- Due to the August 2021 COVID-19 lockdown, the September Tasking and Coordination meeting for Bay of Plenty District (BPD) was postponed until November 2021. [REDACTED]
- At the request of the District Prevention Manager, the findings of this verbal briefing are now being retrospectively captured in this Scanning Report to provide a formal record of the preliminary analysis.

Methodology

- Statistics were provided to the analyst by an expert Business Objects practitioner, using the BI NIA Occurrence universe. Because Police does not categorise emergency housing providers as a unique location type, occurrences that took place at all locations categorised as Commercial - Motel, Lodge, Hostel, Hotel or Campground across the District were included in the analysis.
- Offences and Incidents from the last five fiscal years (2016/17 – 2020/21) were included.

Preliminary Analysis

Emergency Housing Special Needs Grant¹

- The Emergency Housing Special Needs Grant (EH SNG) was first introduced in July 2016. Its purpose is to help individuals and families with the cost of staying in short-term emergency accommodation (motels, hostels, campsites etc) if they are temporarily unable to access MSD's contracted transitional housing places.
- The SNG pays for short-term accommodation for up to seven days at a time. After that, residents pay about 25% of their income.
- Every applicant for a EH SNG must make reasonable efforts to find longer-term secure accommodation. For most applicants, this includes applying for transitional housing and public housing.

¹ <https://www.workandincome.govt.nz/housing/nowhere-to-stay/emergency-housing.html#null>

- 8. Since 2016, the number of people on the Housing Register has grown exponentially (2,025 in BOP for June 2021).²

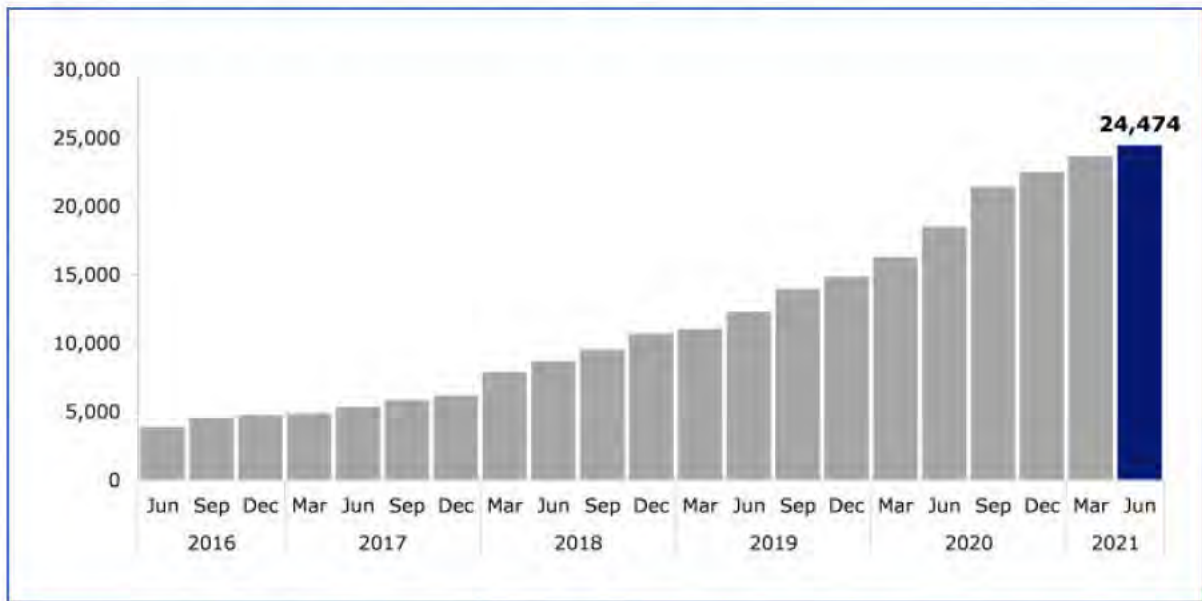


Figure 1: Number of applicants on the national Housing Register

- 9. BPD has a disproportionately high number of emergency housing motels compared with other Police districts, with 17% of the national total.

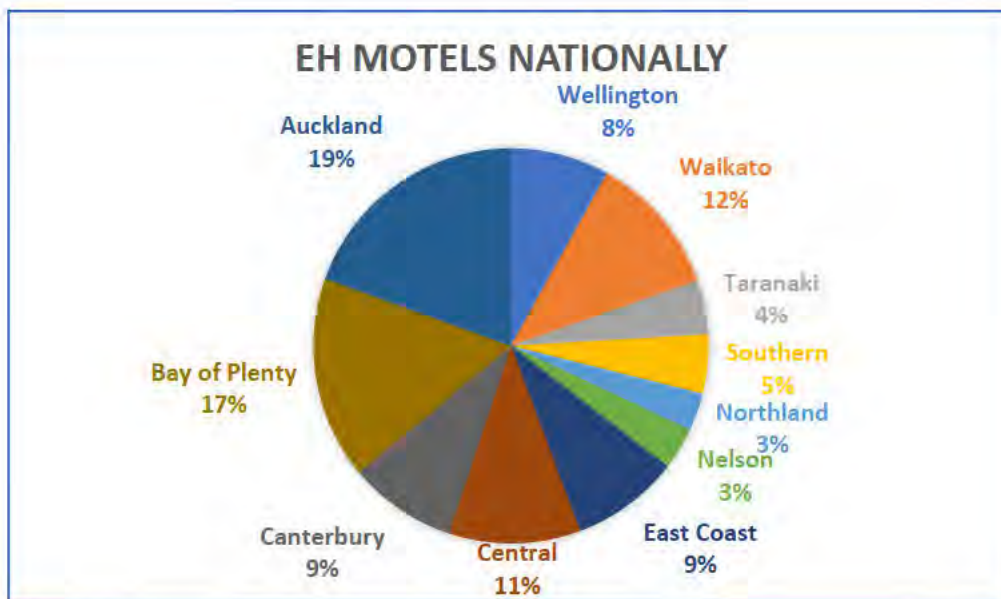


Figure 2: Proportion of EH Motels nationally

- 10. Half of those motels in BPD are in Rotorua Area, including one in Murupara (Figure 3 overleaf).

² <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>, accessed 13/09/21

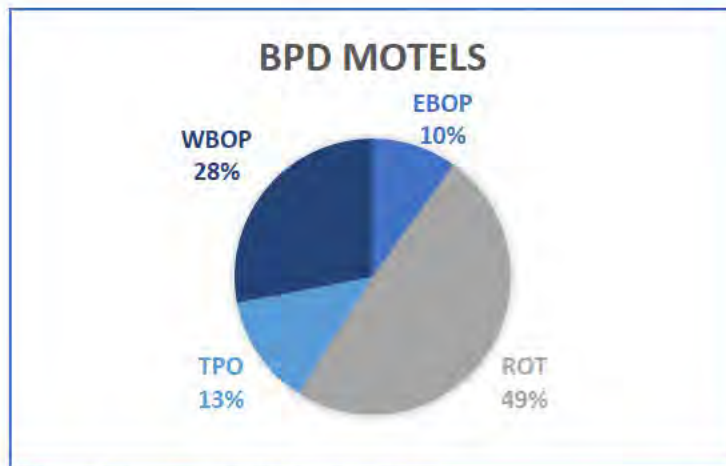


Figure 3: Proportion of EH Motels within BPD

Police Demand

- Analysis was conducted of offences and incidents occurring at a location type of Commercial - Motel, Lodge, Hostel, Hotel or Campground. Additionally, Offences/Incidents at any location type involving persons linked to the first set of occurrences were also included. This shows the Police demand at the motel itself, as well as any additional demand created by those same people but that occurs elsewhere in the District. It should be noted that these statistics are for offences/incidents at all locations of this type, not only those offering emergency housing, due to limitations in the available data.³
- As shown in Figure 4 below, offences and incidents at motels increased from 1% of overall demand in July 2016 to 3% in June 2021. The offences/incidents linked to the people at the motels also increased, from 14% in July 2016 to 18% in June 2021, with a peak of 21% in April 2020. This peak is almost certainly due to the 2020 COVID-19 lockdown.

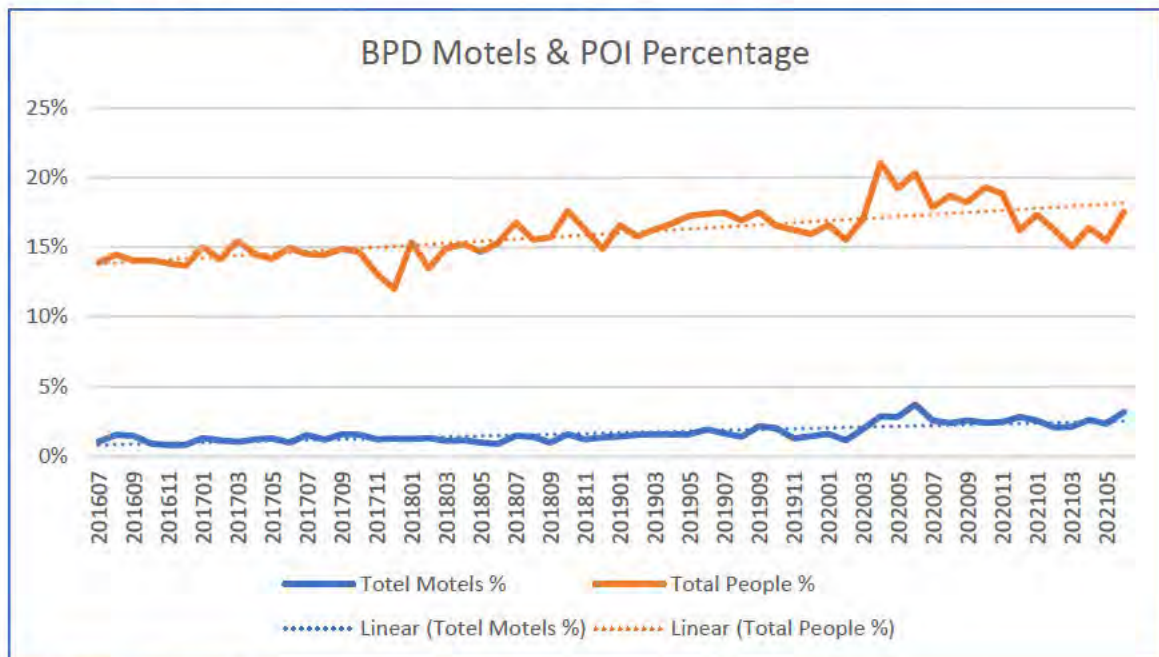


Figure 4: Proportion of offences/incidents at BPD motels

³ Statistics are based on provisional data and are therefore subject to change. These are not official Tier 1 Police statistics. Data were extracted from NIA using Business Objects' BI NIA Occurrence universe from the period 01/07/2016 – 30/06/2021.

- 13. In terms of numbers, this percentage increase equates to 49 offences/incidents in July 2016 to 208 in June 2021. The number of offences/incidents committed by persons from the first group increased from 663 in July 2016 to 1,154 in June 2021.

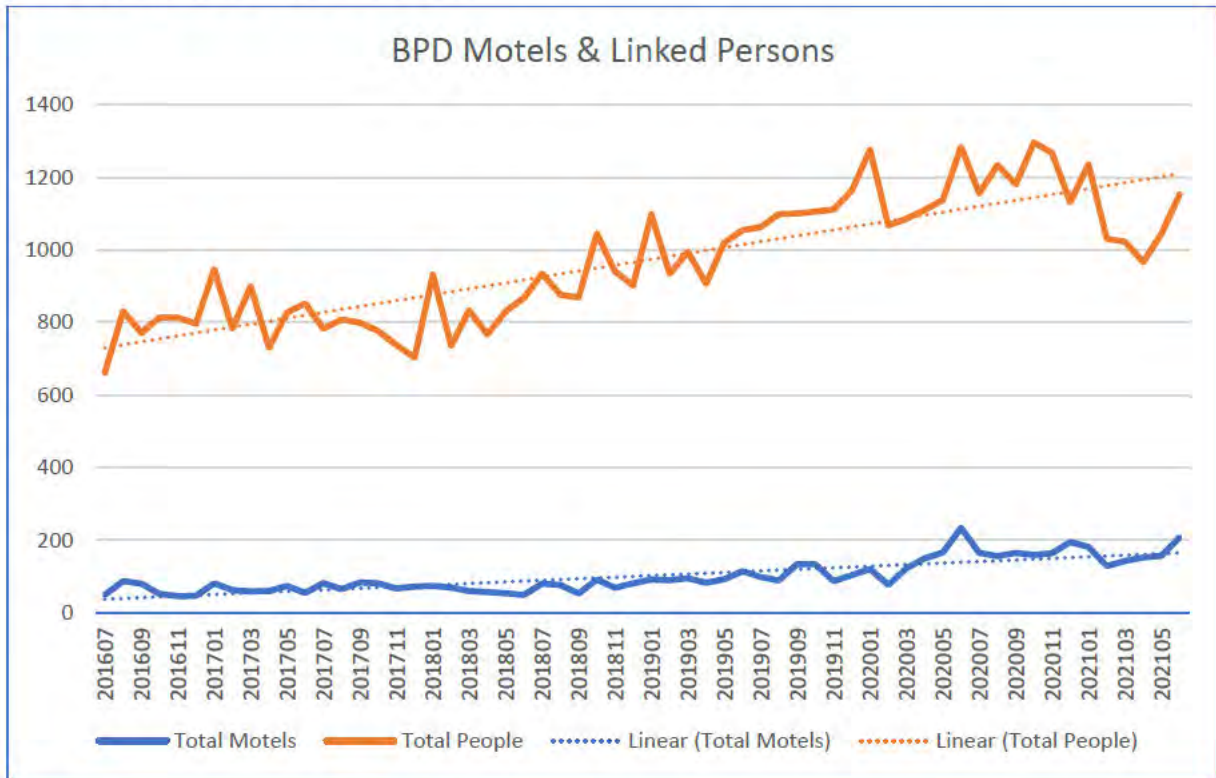


Figure 5: Number of offences/incidents at BPD motels

- 14. A significant proportion of this increased demand relates to family harm offending, as shown in Figure 6 below. Family harm demand has increased from 1% in July 2016 to 6% in June 2021.

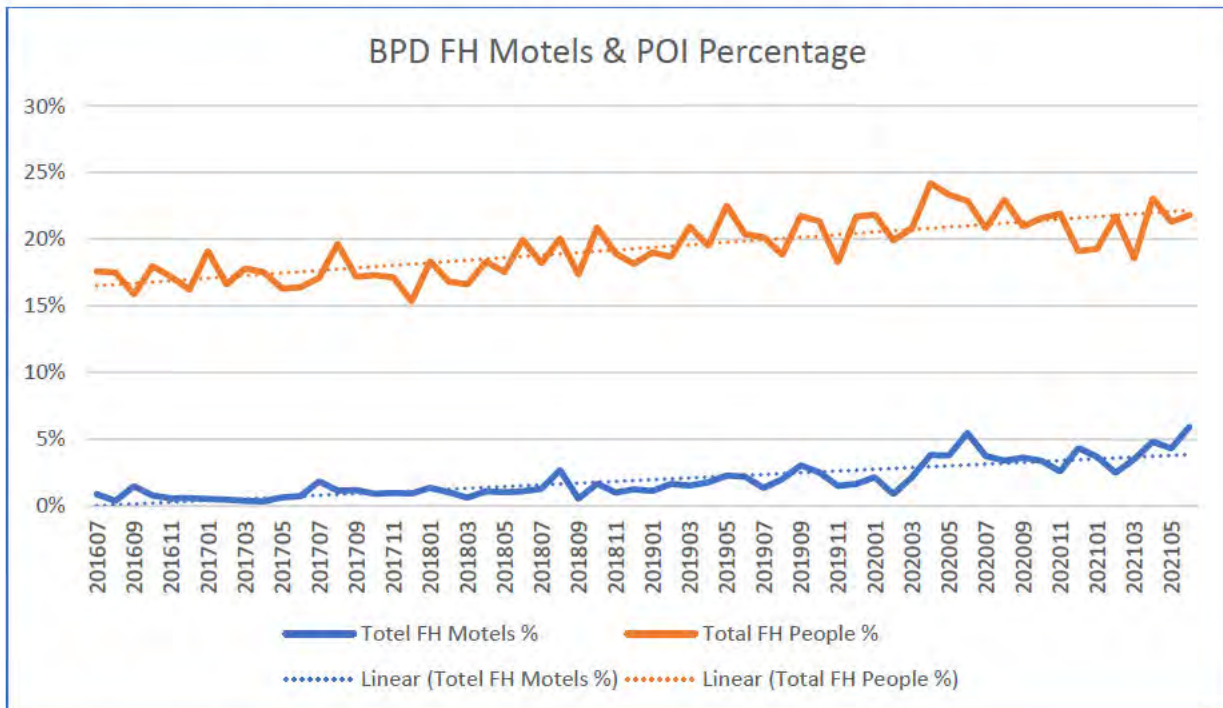


Figure 6: Proportion of Family Harm offences/incidents at motels

- 15. As with the higher proportion of motels in Rotorua Area, there is also a higher proportion of demand at these locations in Rotorua. The thick black line in Figure 7 below is the District proportion. The Rotorua proportion (blue line) has always been higher than seen in the rest of the District; it is possible this previous demand related to victimisation of tourists at motels, [REDACTED]. However, from the start of 2019, the difference between the Rotorua proportion and the rest of the District is clearly much greater, with a peak of 8% in June 2020 compared with the BPD proportion of 4%.
- 16. Demand at motels in Taupo Area also increased from late 2019, while EBOP and WBOP stayed roughly the same until 2020.

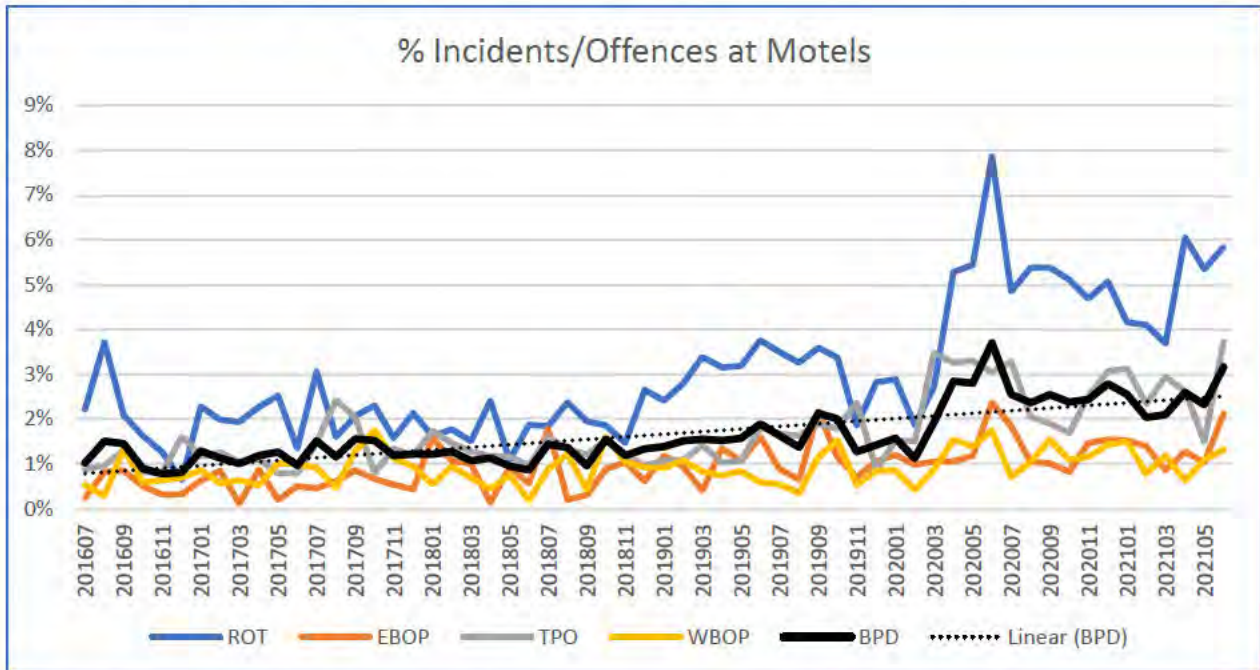


Figure 7: District breakdown of offences/incidents at motels

- 17. It is acknowledged that the motels in Rotorua do not likely equally contribute to the increase in demand. Many of the MSD-contracted motels now have private security on site, which helps to maintain order and many motel owners are open to working with Police to ensure their premises and their residents continue to be safe.
- 18. However, there are some premises that are known amongst staff to generate more calls for service than others. One of these is the [REDACTED], which has been noted on multiple occasions by Police staff for suspicious activity. Figure 8 below shows the increase in occurrences and intelligence notings recorded in NIA at the [REDACTED] over the analysed period.

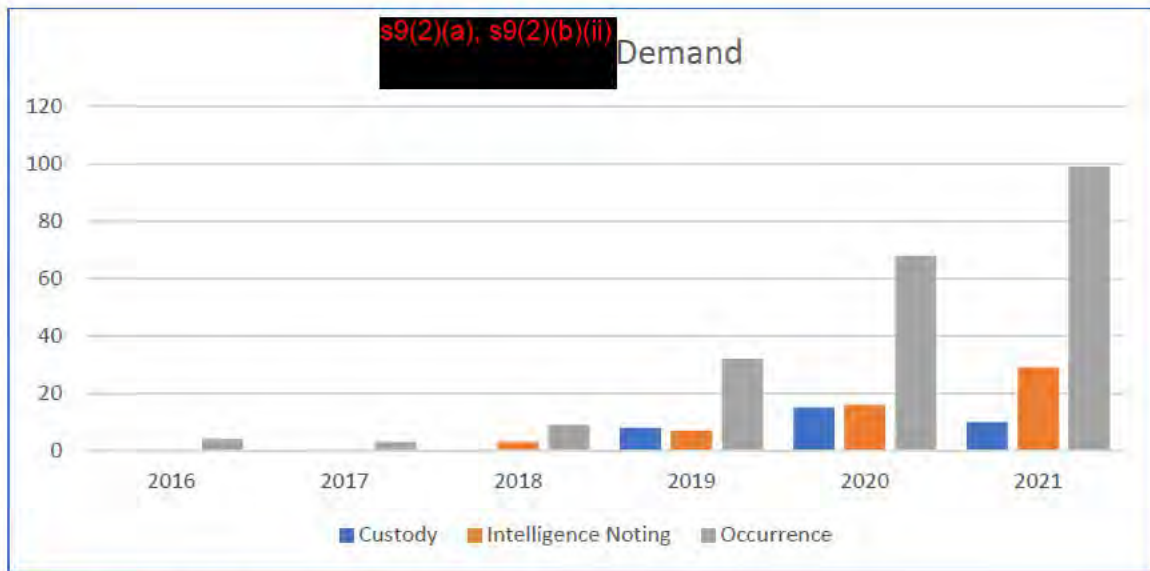


Figure 8: Police demand recorded in NIA at [redacted]

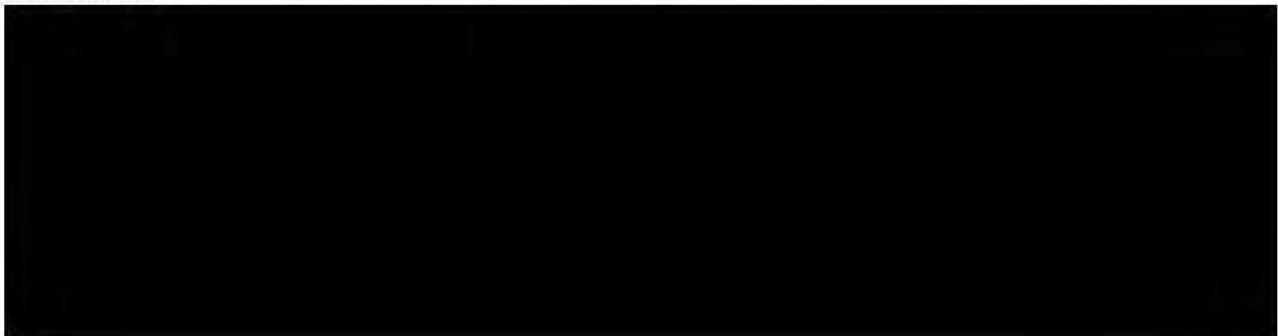
Why is Rotorua Over-Represented

19. The over-representation of increased demand in Rotorua Area has not been fully explored; however possible areas to consider in future include:



Future State Considerations

20. A number of questions have also arisen regarding emergency housing and what the future may hold. These include:



- Enforcement of COVID-19 restrictions and MIQ obligations will likely add to demand; how will Police prioritise?

Action to be taken

21. Continue to develop working relationships with motel owners/managers at emergency housing locations, along with private security providers.
22. Identify premises with significant increases in demand and develop prevention solutions based on the nature of that demand.
23. Continue to work with MHUD and MSD to communicate the impact of Emergency Housing placements on Police at a leadership level.
24. Develop working relationships with the new Housing Hub in Rotorua.
25. Ensure residents that are interacted with have an updated NIA address at the motel to enable better quantification of demand specific to locations.
26. Develop a strategy for 2022 that clearly outlines priorities and how the BAU of every workgroup contributes to meeting those priorities. This will enable staff to prioritise their workload and improve engagement.

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Disclaimer

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Document Production

	Originator	Reviewed by	Released by
Name	[REDACTED]	[REDACTED]	[REDACTED]
Role	Intelligence Supervisor	Senior Intelligence Analyst	Intelligence Manager
Extension	[REDACTED]	[REDACTED]	
Date	04/11/21	04/11/21	04/11/21

Scanning – What’s on the Radar?

Current and Future Outputs

[Out of scope]

[Redacted text block]



Emergency Housing

NZ borders are slowly reopening to international travellers. Since the beginning of the COVID-19 pandemic, many of the motels in Rotorua have been repurposed for emergency housing and are still in use for that purpose. Given Rotorua’s previous high levels of tourism, it is expected that visitor numbers will increase again once travel restrictions loosen. In recent months, there has been a lot of media coverage and public discontent about the state of areas that have a large number of motels and the perceived level of crime/lack of policing that occurs there. Information should be gathered around which motels intend to revert to catering for tourists and which intend to remain as emergency housing. Thought should also be given to how to police these areas in a highly visible manner to provide public reassurance and build trust and confidence between the community and police.



[Redacted text block]



Out of scope

[Redacted text block]

[Redacted text block]

There is an opportunity for BPD Intelligence to complete an intelligence product from these topics if requested.

Scanning Report: Preliminary Analysis



Document Reference	BPD-IR-211104
Date	4 November 2021
To	SBD285, District Prevention Manager
Prepared by	MMCL53, Intelligence Supervisor - Analytics
Approved by	BKJ504, District Manager: Intelligence
Subject	Police Demand at Emergency Housing Locations

Background

1. Due to the August 2021 COVID-19 lockdown, the September Tasking and Coordination meeting for Bay of Plenty District (BPD) was postponed until November 2021. Staffing constraints within the Intelligence Unit prevented a formal Insights report from being completed, however a verbal briefing on preliminary findings was presented by the Lead Analyst for discussion by the District Leadership Team (DLT).
2. At the request of the District Prevention Manager, the findings of this verbal briefing are now being retrospectively captured in this Scanning Report to provide a formal record of the preliminary analysis.

Methodology

3. Statistics were provided to the analyst by an expert Business Objects practitioner, using the BI NIA Occurrence universe. Because Police does not categorise emergency housing providers as a unique location type, occurrences that took place at all locations categorised as Commercial - Motel, Lodge, Hostel, Hotel or Campground across the District were included in the analysis.
4. Offences and Incidents from the last five fiscal years (2016/17 – 2020/21) were included.

Preliminary Analysis

Emergency Housing Special Needs Grant¹

5. The Emergency Housing Special Needs Grant (EH SNG) was first introduced in July 2016. Its purpose is to help individuals and families with the cost of staying in short-term emergency accommodation (motels, hostels, campsites etc) if they are temporarily unable to access MSD's contracted transitional housing places.
6. The SNG pays for short-term accommodation for up to seven days at a time. After that, residents pay about 25% of their income.
7. Every applicant for a EH SNG must make reasonable efforts to find longer-term secure accommodation. For most applicants, this includes applying for transitional housing and public housing.

¹ <https://www.workandincome.govt.nz/housing/nowhere-to-stay/emergency-housing.html#null>

8. Since 2016, the number of people on the Housing Register has grown exponentially (2,025 in BOP for June 2021).²

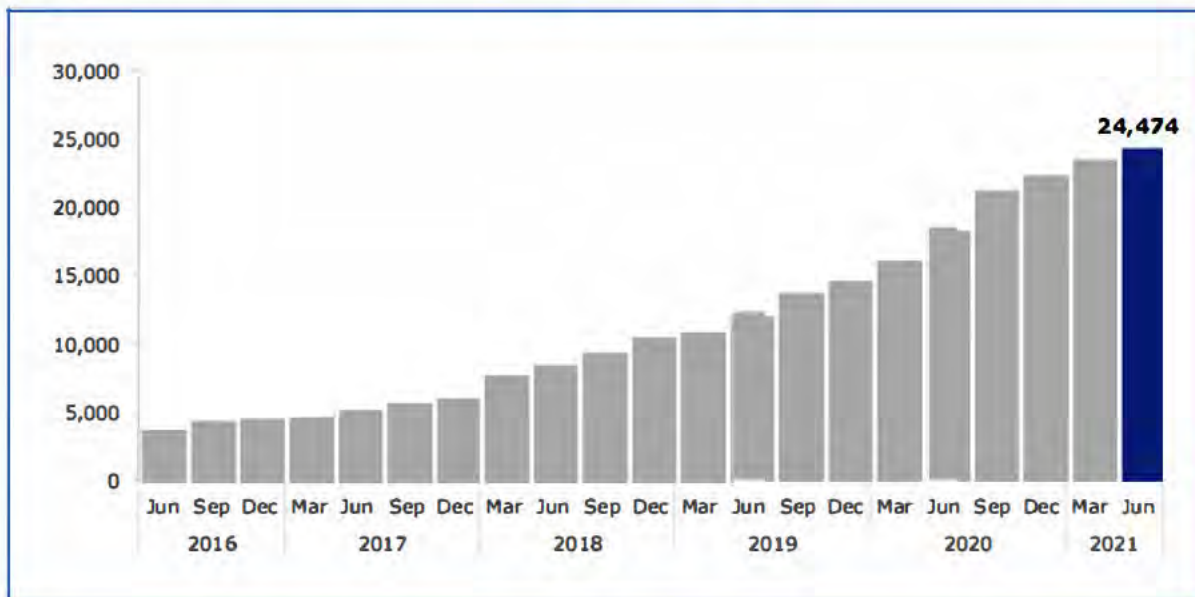


Figure 1: Number of applicants on the national Housing Register

9. BPD has a disproportionately high number of emergency housing motels compared with other Police districts, with 17% of the national total.

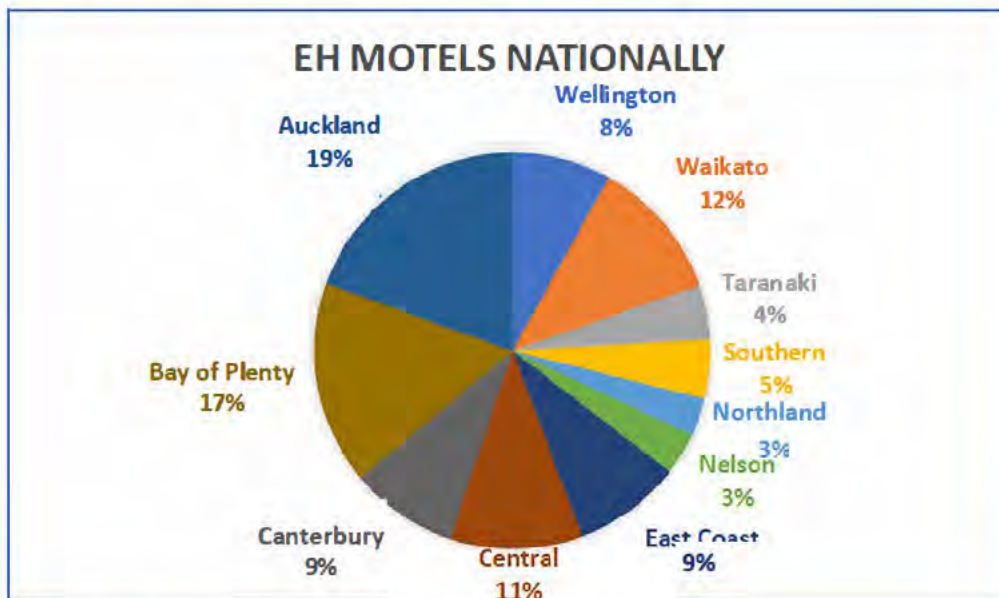


Figure 2: Proportion of EH Motels nationally

10. Half of those motels in BPD are in Rotorua Area, including one in Murupara (Figure 3 overleaf).

² <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>, accessed 13/09/21

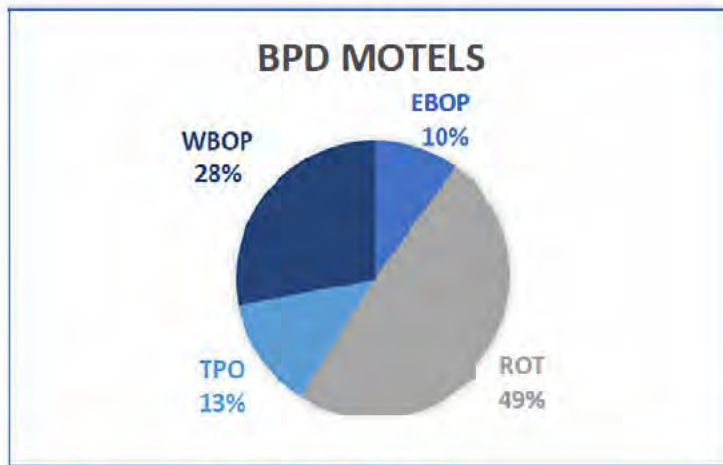


Figure 3: Proportion of EH Motels within BPD

Police Demand

- 11. Analysis was conducted of offences and incidents occurring at a location type of Commercial - Motel, Lodge, Hostel, Hotel or Campground. Additionally, Offences/Incidents at any location type involving persons linked to the first set of occurrences were also included. This shows the Police demand at the motel itself, as well as any additional demand created by those same people but that occurs elsewhere in the District. It should be noted that these statistics are for offences/incidents at all locations of this type, not only those offering emergency housing, due to limitations in the available data.³
- 12. As shown in Figure 4 below, offences and incidents at motels increased from 1% of overall demand in July 2016 to 3% in June 2021. The offences/incidents linked to the people at the motels also increased, from 14% in July 2016 to 18% in June 2021, with a peak of 21% in April 2020. This peak is almost certainly due to the 2020 COVID-19 lockdown.

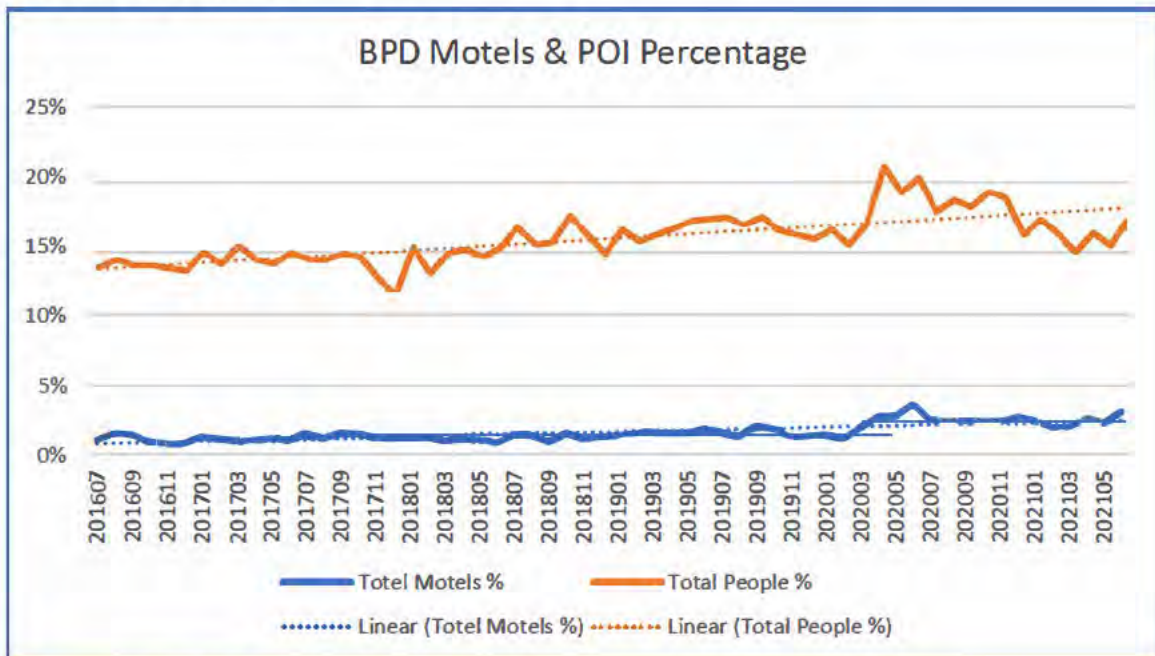


Figure 4: Proportion of offences/incidents at BPD motels

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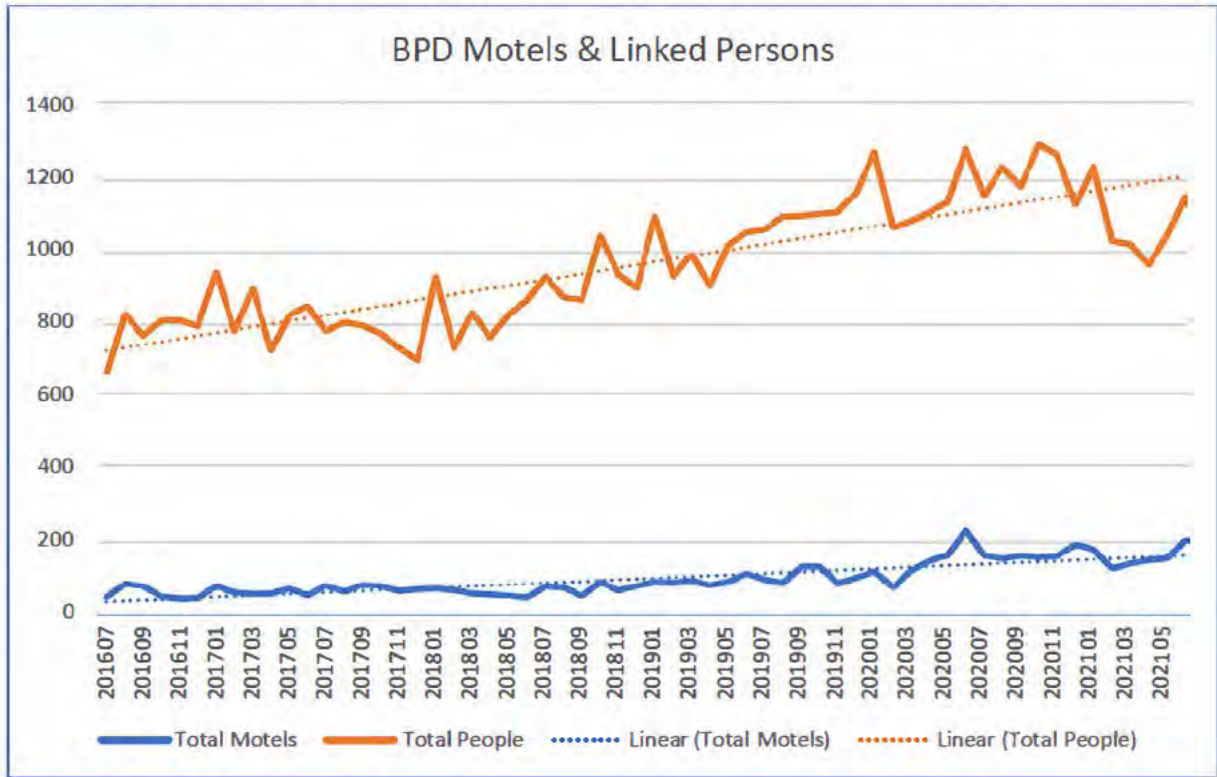


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14. A significant proportion of this increased demand relates to family harm offending, as shown in Figure 6 below. Family harm demand has increased from 1% in July 2016 to 6% in June 2021.

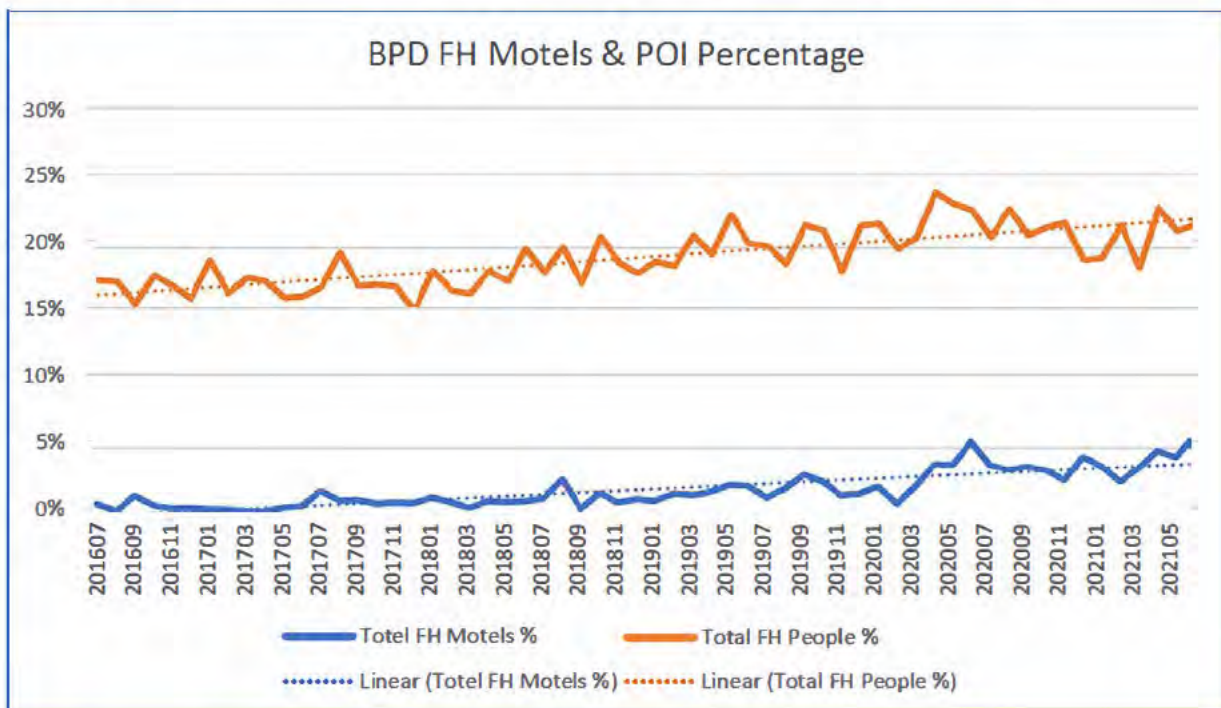


Figure 6: Proportion of Family Harm offences/incidents at motels

15. As with the higher proportion of motels in Rotorua Area, there is also a higher proportion of demand at these locations in Rotorua. The thick black line in Figure 7 below is the District proportion. The Rotorua proportion (blue line) has always been higher than seen in the rest of the District; it is possible this previous demand related to victimisation of tourists at motels, especially along Fenton Street, which is now where the majority of emergency housing locations are. However, from the start of 2019, the difference between the Rotorua proportion and the rest of the District is clearly much greater, with a peak of 8% in June 2020 compared with the BPD proportion of 4%.
16. Demand at motels in Taupo Area also increased from late 2019, while EBOP and WBOP stayed roughly the same until 2020.

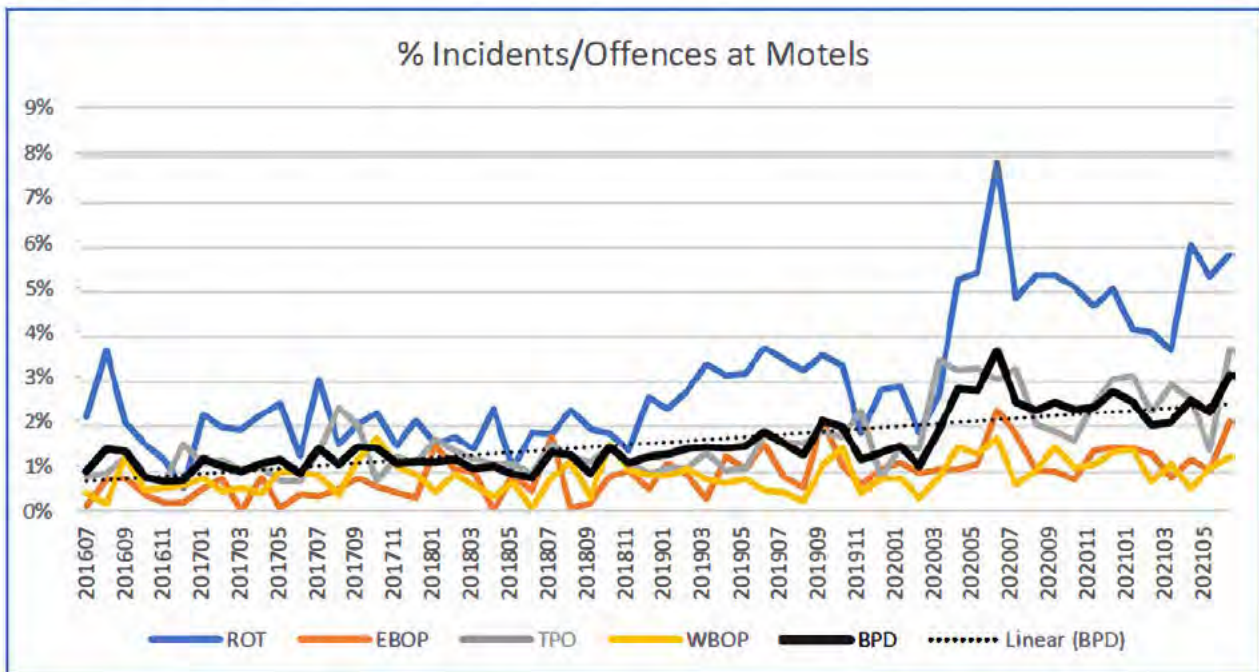


Figure 7: District breakdown of offences/incidents at motels

17. It is acknowledged that the motels in Rotorua do not likely equally contribute to the increase in demand. Many of the MSD-contracted motels now have private security on site, which helps to maintain order and many motel owners are open to working with Police to ensure their premises and their residents continue to be safe.
18. However, there are some premises that are known amongst staff to generate more calls for service than others. One of these is the [redacted] which has been noted on multiple occasions by Police staff for suspicious activity. Figure 8 below shows the increase in occurrences and intelligence notings recorded in NIA at the [redacted] over the analysed period.

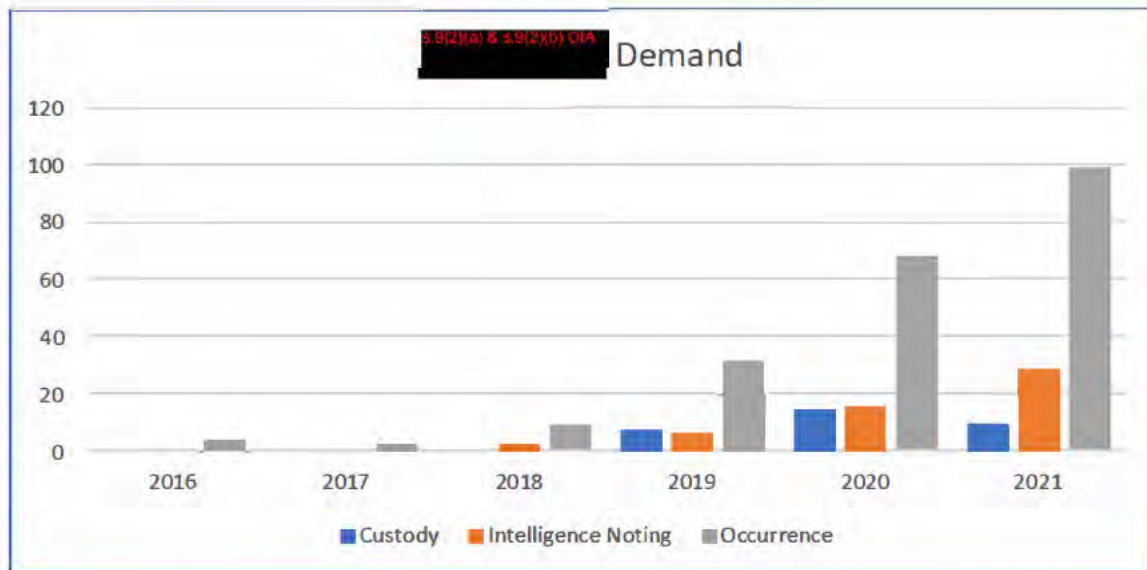


Figure 8: Police demand recorded in NIA at [REDACTED]

Why is Rotorua Over-Represented

19. The over-representation of increased demand in Rotorua Area has not been fully explored; however possible areas to consider in future include:

- Does the concentration of emergency housing motels on Fenton Street lead to increases in demand, as more people with the same financial struggles and other low socio-economic factors are in close proximity to each other? This could be aggravated by the close confines of many motel rooms and overcrowded conditions, a known contributing factor to family harm.
- Has there been an increase in reporting by private residents living near the motels? Has consistent and regular media reporting led to an “us and them” mentality?
- Why does Rotorua have so many emergency motels? The sheer number of motels taking Emergency Housing clients in Rotorua could be contributing to the disproportionate increase in demand.
- What impact are “out-of-towners” having? Because Rotorua has a large number of motels and offers support services at many locations, clients are being referred from out of town. Many of these people have no support in Rotorua and this aggravates issues they are already experiencing, particularly relating to family harm.
- It is reported there is a level of gang influence over certain locations, like the [REDACTED]. Is this influence driving demand?

Future State Considerations

20. A number of questions have also arisen regarding emergency housing and what the future may hold. These include:

- What will Rotorua’s future look like? Will it still be a desirable tourist location? What will be the flow-on effect for local businesses?
- What will happen when the borders open? Will motels stop taking Emergency Housing clients? Where will they go?
- How will Police continue to provide adequate service to the public in the face of this increasing demand? Units are already struggling to meet BAU. Will Police staff become disillusioned due to working under stretched conditions?

- Enforcement of COVID-19 restrictions and MIQ obligations will likely add to demand; how will Police prioritise?

Action to be taken

21. Continue to develop working relationships with motel owners/managers at emergency housing locations, along with private security providers.
22. Identify premises with significant increases in demand and develop prevention solutions based on the nature of that demand.
23. Continue to work with MHUD and MSD to communicate the impact of Emergency Housing placements on Police at a leadership level.
24. Develop working relationships with the new Housing Hub in Rotorua.
25. Ensure residents that are interacted with have an updated NIA address at the motel to enable better quantification of demand specific to locations.
26. Develop a strategy for 2022 that clearly outlines priorities and how the BAU of every workgroup contributes to meeting those priorities. This will enable staff to prioritise their workload and improve engagement.

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Document Production

	Originator	Reviewed by	Released by
Name	MMCL53	AMB279	BKJ504
Role	Intelligence Supervisor	Senior Intelligence Analyst	Intelligence Manager
Extension	75667	75757	
Date	04/11/21	04/11/21	04/11/21



Intelligence Report

Projected Impact of Kāinga
Ora Developments in
Auckland City West

3 October 2022

TM-IR-221003

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Key Findings

- ▶ Kāinga Ora have completed 36 social housing building projects since 2019 with a further 56 yet to be completed in Auckland City West (ACW). Nine of the completed projects have an excess of 25 homes on each site, as will 10 of the yet to be completed projects.
- ▶ ACW has an increasing population who are living in higher-density situations. We will see a large population increase in ACW, comprised of youth, elderly and families from ethnically diverse and lower socio-economic backgrounds.
- ▶ Social housing tenants are at increased risk of experiencing household crime, theft, criminal damage, burglary, personal crime, and assault.¹ They are more likely to witness or experience drug issues, property damage, harassment, sexual offences and noise control issues.
- ▶ Police can expect demand to increase when the social housing developments are completed in ACW.
- ▶ Opportunities exist for Police to reduce significant demand levels by focusing prevention efforts on smaller offending groups or locations.
- ▶ Kāinga Ora are aware of the problems that can arise from high-density social housing and have many initiatives underway to help mitigate problems, earlier. Most Kāinga Ora initiatives are social interventions (more focused on the people and their needs so as to address the root causes of the problems seen).
- ▶ Highbury Triangle, the largest of the planned complexes (and located opposite Avondale Police Station) will be for elderly residents only and is unlikely to impact significantly on Police demand.

Recommendations

1. Strengthen Police relationships with housing support managers at Kāinga Ora sites to improve access and response times for calls to service at these locations.
2. Co-locate Police and Kāinga Ora staff members to increase opportunities for information sharing. Kāinga Ora have confirmed that they are open to sharing tenant details informally with Police.
3. Consider trialling a mobile Police station type approach that can be parked at or near some of the larger social housing complexes intermittently.
4. Contribute to the Kāinga Ora welcome packs for new tenants, including information relating to family harm, phone numbers for partner agencies and support services.

¹ Quantitative and Spatial Criminology Group. (n.d.). Should You Accept 40% More Risk In Social Housing? *Quantitative and Spatial Criminology Group*. Retrieved July 26, 2022, from https://www.ntu.ac.uk/__data/assets/pdf_file/0028/480817/Should-you-accept-40-more-risk-in-social-housing.pdf.

Introduction

Background

5. Kāinga Ora, in conjunction with Eke Panuku Development² are currently undertaking a number of urban housing development projects in Auckland City West (ACW), with 1855 homes either completed, at various stages of completion, or still in the planning stage. The developments involve the removal of existing housing and the construction of high-density housing on-site. As a result, the resident population in these locations will increase significantly, likely putting pressure on local infrastructure and increasing demand for Police across ACW.

Purpose

6. This product will inform the District Leadership Team (DLT) and the ACW Area Leadership Team (ALT) of the current housing situation in ACW, the expected changes resulting from the redevelopment projects, and what can be expected as the future state of ACW after the projects have been completed. This will enable decision makers to understand the external environment and inform the planning and decision making process for policing in the area.
7. The aim of this product is to project how Kāinga Ora housing redevelopment projects in ACW will impact on policing and calls for service, now, and in the future.

Methodology

8. This product will draw from the experiences that other districts and countries have had with their crime environment when large social housing complexes have been built.
9. This product will look at what is already being done by Police and external agencies to help mitigate crime in social housing.
10. This product will examine and compare Police data of crime/incident counts pre and post construction for similarly sized Kāinga Ora and private high-density accommodations.
11. This report does not include emergency or transitional housing, however the requested list of identified locations and contacts are included in **Appendix A – Emergency/Transitional Housing Addresses in ACW**, **Appendix B – ACW Emergency/Transitional Housing Providers Contact List**, and **Appendix C – ACW Emergency/Transitional Housing Sites Contact List**. A list of Monte Cecilia addresses³ is also included in **Appendix D – Monte Cecilia Social Housing Addresses in ACW**.

² Eke Panuku is Auckland Council's Regeneration Agency.

³ In ACW, all Monte Cecilia addresses are social housing addresses.

Analysis

12. Studies have shown repeatedly that social housing tenants are at increased risk of experiencing household crime, theft, criminal damage, burglary, personal crime, and assault.⁴ They are more likely to witness or experience drug issues, property damage, harassment, sexual offences and noise control issues. Police can expect demand to increase when the social housing developments are completed in ACW.

Factors Expected to Impact Demand

13. There are a multitude of factors to consider when determining the impact of new social housing developments, as each stage leading up to the occupation of the new homes built contribute to the Police demand that is created. These have been examined in order to determine what opportunities currently exist or will present themselves as the projects near or reach completion. These are as follows:

- Construction Phase
- Occupation Phase
- Occupants of Kāinga Ora Builds
- Security and Design
- Risks and Threats

14. A full list of all the new Kāinga Ora builds underway or recently completed in ACW can be viewed in **Appendix E: Proposed Kāinga Ora Social Housing Developments in ACW** and **Appendix F: Recently Completed Kāinga Ora Social Housing Developments in ACW**. The project(ed) timelines of the larger developments can be found in **Appendix G: New and Newly Completed Kāinga Ora Builds**. A list of Kāinga Ora housing contact people can be viewed in **Appendix H – Kāinga Ora Contact Persons**.

Construction Phase

15. Kāinga Ora have completed 36 social housing building projects since 2019 with a further 56 yet to be completed in Auckland City West (ACW) including Owairaka, Roskill South and Avondale development projects.⁵ Nine of the completed projects have more than 25 homes on each site, as will 10 of the yet to be completed projects. Increased construction sites increase the risk of construction site burglaries.⁶ This risk increases during the second phase of building when copper-based piping and wiring has been installed, and again during the final phase of building, when appliances such as heat pumps, califonts, and whiteware have been delivered or installed. Such burglaries impact on the cost and completion time of the projects, impacting on the rehousing of those in need.⁷

⁴ Quantitative and Spatial Criminology Group. (n.d.). Should You Accept 40% More Risk In Social Housing? *Quantitative and Spatial Criminology Group*. Retrieved July 26, 2022, from https://www.ntu.ac.uk/__data/assets/pdf_file/0028/480817/Should-you-accept-40-more-risk-in-social-housing.pdf.

⁵ Owairaka, Avondale and Roskill South development projects are all located in the ACW area – and include more than housing developments.

⁶ Field Intelligence Officer, Wellington District Intelligence Unit, New Zealand Police, personal communication, 16 August 2022.

⁷ Ibid

16. Kāinga Ora aims to avoid any designs that have caused issues previously and acknowledge when a design has not worked.⁸ As an example, an existing complex that has a back entrance on another road was enabling offenders to avoid arrest by exiting out the second entrance.
17. Large developments can result in new streets or large areas of flat land for a lengthy period prior to the building phase, which could attract boy-racers or other users, increasing demand for ACW Police.⁹
18. **s.6(c) OIA**
[REDACTED]
[REDACTED].¹⁰ When the New Lynn town centre was redeveloped, speed limits were lowered, which is again likely to occur when further large scale projects such as **Highbury Triangle** grow in scale¹¹. On completion of the Highbury Triangle development, Police demand, primarily around matters involving traffic congestion, minor crashes and frustrated drivers is *almost certain* to increase.¹²
19. There have been instances of unlawful occupation by squatters, shortly after unit completion and prior to formal allocation/entry by waiting Kāinga Ora clients, however, Kāinga Ora are reported as having being efficient at removing squatters promptly in the past, reducing this potential demand for ACW Police.¹³

Occupation Phase

20. Kāinga Ora recognises the importance of placing tenants well, ensuring they know the expectations on dealing with neighbours, and having a support manager who can act as a conduit between them and the support they need. If these things are done well, some issues will be prevented entirely before they become Police issues. Several initiatives have been developed which include:
 - Support Managers will be on-site more regularly to manage tenants, their needs and link them up with any external agency help they might benefit from.^{14 15}
 - Welcome packs will be provided that will include information about caring for their homes and behavioural expectations (see **Appendix I: Kainga Ora Welcome Pack for New Residents**).
 - Kāinga Ora staff schedule a visit with new tenants within six weeks of them moving in to make sure they have everything they need.¹⁶
 - Pre-placement interviews are conducted by Kāinga Ora, but they acknowledge that this is only as informative as people are honest.¹⁷ There are opportunities for Police to assist here.¹⁸
21. **Eke Panuku and Kāinga Ora intend to house current and/or previous ACW residents. These residents will typically be those who have been temporarily relocated out of homes that have been or will be demolished thereby keeping local people local.**¹⁹

⁸ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police & Kainga Ora – Homes and Communities, personal communication, 11 August 2022.

⁹ Field Intelligence Officer, Wellington District Intelligence Unit, New Zealand Police, personal communication, 16 August 2022.

¹⁰ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police, personal communication, 10 August 2022.

¹¹ Highbury Triangle is a 236 apartment housing project that is located opposite Avondale Police Station and will be completed in 2023. Residents will be elderly.

¹² Field Intelligence Officer, Wellington District Intelligence Unit, New Zealand Police, personal communication, 16 August 2022.

¹³ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police, personal communication, 10 August 2022.

¹⁴ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police & Kainga Ora – Homes and Communities, personal communication, 11 August 2022.

¹⁵ Morgan, A., Brown, R., Coughlan, M., Boxall, H., & Davy, D. (n.d.). Reducing crime in public housing areas through community development: An evaluation of the High Density Housing Program in the ACT. *Australian Institute of Criminology*. Retrieved August 4, 2022, from https://www.aic.gov.au/sites/default/files/2020-05/rr06_300418_0.pdf.

¹⁶ Manager Housing and Wellbeing Support Kāinga Ora - Homes and Communities, personal communication, 22 August 2022.

¹⁷ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police & Kainga Ora – Homes and Communities, personal communication, 11 August 2022.

¹⁸ Office of the Auditor-General. (2017). *Part 3: Placing people in social housing and understanding their needs*. Office of the Auditor-General New Zealand. Retrieved August 10, 2022, from <https://oag.parliament.nz/2017/social-housing/part3.htm>

¹⁹ *Creating a sense of place for Mt Roskill Community*. Creating a sense of place for Mt Roskill community :: Kāinga Ora – Homes and Communities. (n.d.). Retrieved July 26, 2022, from <https://kaingaora.govt.nz/developments-and-programmes/industry-hub/creating-a-sense-of-place-for-mt-roskill-community/>

22. Eke Panuku and Kāinga Ora report that few people want to transfer into Tāmaki Makaurau from outside the city, so the expectancy is there will be minimal new tenants who have moved in from outside Tāmaki Makaurau just to be in one of the new homes.²⁰
23. With the increase in numbers therefore expected to primarily come from across Tāmaki Makaurau, there will still be displacement and variation from their established support networks, routines involving school, social and sports circles, medical practitioners and extended family. Displacement from support networks has the potential to disrupt routines established, resulting in separation from the education and health system. If transitional processes are not implemented or are not managed properly in ACW, we are likely to see increases in Police demand for family, youth and mental health related issues.²¹
24. Frontline teams in Auckland City Central (ACC) have reported that the number of people residing in a Kāinga Ora home will often far exceed the number of bedrooms, pushing the population in any of the complexes built higher than what has been projected.²²
25. In the rollout stage of the housing projects, there will be a large number of individuals who will be adapting to living in close proximity to others. This is likely to be quite removed from previous accommodation arrangements for many, where they may previously have had freedom to express their individuality/personal tastes, and had a greater sense of personal security and privacy at a standalone property.
26. Research indicates people living in large complexes are *less likely* to report to Police or intervene in incidents, so actual Police demand may not be visible.²³
27. It is *possible* gang members may take advantage by moving in with a family member or intimate partner when they are successful in securing accommodation with Kāinga Ora. This has the potential to influence youth, vulnerable people, and the wider ACW community negatively, should this emerge and grow over time.²⁴

Occupants of Kāinga Ora builds

28. The housing needs that Kāinga Ora will be meeting with the new builds in ACW will include those people who are considered the most vulnerable within society including:
 - Youth
 - Drug and Alcohol Dependants
 - Elderly People
29. Residents of these new social housing developments are likely to have certain risk factors (e.g. financial, medical and emotional issues) that may increase the risk of them offending or becoming victims of crime.²⁵ An increase in criminal behaviour occurring at the new social housing complexes can be anticipated as well as an increase in people being victimised.²⁶

Youth

30. It is not expected that there will be any surges in youth-related issues specific to youth housed in Kāinga Ora complexes. The Youth Prevention team do not feel their existing caseload is biased

²⁰ Manager Housing and Wellbeing Support Kāinga Ora - Homes and Communities, personal communication, 22 August 2022

²¹ Molyneux, V. (2021, January 23). Violence, public urination, drug deals and assaults 'commonplace' in Wellington Cbd as emergency housing fuels disorder. *Newshub*. Retrieved August 4, 2022, from <https://www.newshub.co.nz/home/new-zealand/2021/01/violence-public-urination-drug-deals-and-assaults-commonplace-in-wellington-cbd-as-emergency-housing-fuels-disorder.html>.

²² Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police, personal communication, 10 August 2022.

²³ Challenger, D. (n.d.). From The Ground Up: Security For Tall Buildings. *Asis Foundation Connecting Research In Security To Practice*. Retrieved August 23, 2022, from <https://popcenter.asu.edu/sites/default/files/library/crisp/security-tall-buildings.pdf>.

²⁴ Field Intelligence Officer, Wellington District Intelligence Unit, New Zealand Police, personal communication, 16 August 2022..

²⁵ Hartley, D. A. (2014). Public housing, concentrated poverty, and crime. *Economic Commentary (Federal Reserve Bank of Cleveland)*, 1–4. <https://doi.org/10.26509/frbc-ec-201419>

²⁶ Rohe, W. M., & Burby, R. J. (1988). Fear of Crime in Public Housing. *Environment and Behaviour*, 20(6). Retrieved August 8, 2022, from <https://www.proquest.com/docview/1292763899?parentSessionId=k%2BcQpNQ7RIYMLfeJVpD2PgAfD2hBjDzBZIZ24Lzt5k%3D>.

toward youth residing in Kāinga Ora housing over private housing and believe this does not substantially influence whether a youth makes it onto their caseload.²⁷

31. It is not expected that there will be hugely increased numbers of bullying incidents in schools. s9(2)(g)(i)

Drug and Alcohol Dependents

32. Research suggests that a high proportion of new tenants will have drug and alcohol issues.²⁹ Drug use in social housing tends to exacerbate property damage and other antisocial behaviour that may already have been occurring.³⁰
33. One by-product of increased interactions between people is that there will be a higher likelihood of recovering drug addicts being offered drugs on a regular basis.³¹ Social housing tenants overseas who had issues with drug use have commented on the difficulty they encountered sticking to their recovery when drugs were being offered to them daily in the complex.³²
34. International studies have highlighted some issues that can arise when ages are mixed in large social housing complexes, including more drug use and sale, and incidents of drug addicts approaching the older residents for money. These residents often feel fearful, give the money, and unfortunately, further fund the problem.³³
35. In Kahui Tu Kaha (KTK) homes, 80 percent of tenants in Tāmaki Makaurau have drug or alcohol issues.³⁴ These are social housing tenants and are very likely experiencing similar hardships to the tenants of the new Kāinga Ora builds coming to ACW. It was found that within two years, half of the KTK homes in a particular complex already had one or more NIA occurrence linked to the home. Most NIA records for the homes were for family harm, violence, drugs, alcohol and disorder.³⁵ It is likely that the new complexes in ACW will follow a similar pattern.

Elderly People

36. In Tāmaki Makaurau, elderly people of ethnic minorities are being put into social housing with increasing frequency. This is occurring as a result of their adult immigrant children either not being as able or unwilling to accommodate their parents as might have been done in their countries of origin.³⁶ These tenants struggle with language and cultural barriers and civil disputes with neighbours are more likely to be called in to Police.³⁷ This is due to not having other support to call on and even if they are aware of a more appropriate agency, frontline Police officers will attend and translate, while other agencies are less likely to do this.³⁸
37. Highbury Triangle, despite it being the largest new Kāinga Ora complex, is likely to impact positively on Police demand because of it being proposed as housing for the elderly only. This project is due for completion in 2023.

²⁷ Youth Prevention Sergeant, New Zealand Police, personal communication, 12 August 2022

²⁸ Youth Aid Sergeant, Auckland City West Area, New Zealand Police, personal communication, 18 August 2022.

²⁹ Intelligence Analyst, Tāmaki Makaurau Intelligence Unit, New Zealand Police & Chief Executive Officer Kahui Tu Kaha, personal communication, 1 June 2021.

³⁰ Dunworth, T., & Saiger, A. (1995). *Drugs and Crime in Public Housing: A Three City Analysis, 1986-1989*. Los Angeles, Phoenix, and Washington, DC. *National Institute of Justice*. <https://doi.org/10.3886/icpsr06235.v1>

³¹ Morgan, A., Brown, R., Coughlan, M., Boxall, H., & Davy, D. (n.d.). Reducing crime in public housing areas through community development: An evaluation of the High Density Housing Program in the ACT. *Australian Institute of Criminology*. Retrieved August 4, 2022, from https://www.aic.gov.au/sites/default/files/2020-05/rr06_300418_0.pdf.

³² Sheppard, C. L., Gould, S., Austen, A., & Hitzig, S. L. (2021). Perceptions of risk: Perspectives on crime and safety in public housing for older adults. *The Gerontologist*, 62(6), 900–910. <https://doi.org/10.1093/geront/gnab155>

³³ Ibid

³⁴ Intelligence Analyst, Tāmaki Makaurau Intelligence Unit, New Zealand Police & Chief Executive Officer Kahui Tu Kaha, personal communication, 1 June 2021.

³⁵ Ibid

³⁶ Ethnic Responsiveness Advisor Tāmaki Makaurau, Maori Pacific & Ethnic Services Team, New Zealand Police, personal communication, 12 August 2022

³⁷ Ibid

³⁸ Ibid

38. International research indicates that complexes housing only elderly residents experience reduces policing issues, possibly as they have a stronger sense of community/social cohesion when compared to mixed-age housing complexes.³⁹
39. Older residents in mixed-age complexes have been seen to self-impose curfews and start to withdraw when antisocial behaviour occurs in a complex. Heightened depressive symptoms and mental health issues are seen in older residents when they are in a mixed-age social housing complex.⁴⁰
40. Elderly residents housed in mixed-housing complexes can be subject to elder abuse such as threats and manipulation by younger residents, drug addicts and other predatory persons because they are unable to push back.⁴¹
41. Mixed-age complexes that were studied in Ontario, Canada, saw more theft, robbery, burglary, drinking, drug use, prostitution, gangs and noise issues than elderly-only complexes.⁴²

Design and Security

42. There are a large number high-density housing and multi-storey apartments under construction (some up to six storeys high)⁴³. A number of risk factors have been identified despite Kāinga Ora applying Crime Prevention Through Environmental Design (CPTED).⁴⁴ These include but are not limited to:

s.6(c) OIA



43.

44.

45.

³⁹ Sheppard, C. L., Gould, S., Austen, A., & Hitzig, S. L. (2021). Perceptions of risk: Perspectives on crime and safety in public housing for older adults. *The Gerontologist*, 62(6), 900–910. <https://doi.org/10.1093/geront/gnab155>

⁴⁰ Ibid

⁴¹ Ibid

⁴² Ibid

⁴³ Auckland Council. (2022). PLD West Update - Auckland Council Development . Auckland; Auckland Council.

⁴⁴ Judd, B., Samuels, R., & Barton, J. (n.d.). The Effectiveness Of Strategies For Crime Reduction In Areas Of Public Housing Concentration. *The Social City 01*. Retrieved August 4, 2022, from <https://www.be.unsw.edu.au/sites/default/files/upload/research/centres/cf/CFpresentations/soacjuddsamuels.pdf>.

⁴⁵ Challenger, D. (n.d.). From The Ground Up: Security For Tall Buildings. *Asis Foundation Connecting Research In Security To Practice*. Retrieved August 23, 2022, from <https://popcenter.asu.edu/sites/default/files/library/crisp/security-tall-buildings.pdf>.

⁴⁶ Ibid

⁴⁷ Ibid

⁴⁸ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police, personal communication, 10 August 2022.

⁴⁹ Field Intelligence Officer, Wellington District Intelligence Unit, New Zealand Police, personal communication, 16 August 2022.

Comparing Social and Private Complexes in ACW ⁵⁰

46. Studies suggest there is evidence to say that social housing breeds crime.⁵¹ It would therefore be reasonable to expect a sharp increase in crime when large numbers of social housing tenants move into ACW. However, Police data, extracted from similarly sized social housing complexes in ACW, does not predict that sharp increase.
47. Police data of crime and incident counts pre and post construction for Kāinga Ora and private high-density accommodations (Site One s.6(c) ⁵² and Site Two, s.6(c) OIA ⁵³) was compared. The two selected sites were of similar sizes to other big developments in the ACW area, to keep the data as close to what we might expect in the new developments. Both complexes commenced construction after 2017 and were occupied prior to 2021.⁵⁴

Location	Site One (private housing)		Site Two (social housing)	
	2017	2022	2017	2022
1300 – ROBBERY	0	0	1	0
1400 - GRIEVOUS ASSAULTS	0	0	1	4
1500 - SERIOUS ASSAULTS	1	1	0	12
1600 - MINOR ASSAULTS	0	1	0	3
1700 - INTIMIDATION AND THREATS	0	4	0	6
1800 - GROUP ASSEMBLIES	0	0	0	1
3100 - DRUGS (NOT CANNABIS)	0	0	0	1
3500 - DISORDER	3	0	0	3
3700 - FAMILY OFFENCES	0	0	0	4
4100 - BURGLARY	4	11	8	4
4200 - CAR CONVERSION ETC	6	6	0	5
4300 – THEFT	34	11	3	4
4400 - RECEIVING	0	2	0	1
4500 – FRAUD	1	5	0	3
5100 - DESTRUCTION OF PROPERTY	0	1	1	5
6100 - TRESPASS	1	2	0	0
6500 - POSTAL/RAIL/FIRE SERVICE ABUSES	0	0	0	1
Grand Total	50	44	14	57

Figure 1 – Recorded Offences pre and post development of privately owned and Kāinga Ora social housing

48. The changes in the two sites were reviewed to see if there was a difference between social and private housing. Both types of complexes showed increases in crime over the time periods

⁵⁰ Methodology: Identified two suitable high-density developments in ACW, one private s.6(c) and one Kāinga Ora s.6(c). Extracted Incident and Offence data from NIA using BusinessObjects. Utilised ArcGIS to isolate Incidents and Offences within a 200-metre radius of the developments. Compared and contrasted the differences each property between offences/incidents in the 'pre-build' and 'post build' periods. Gained an understanding of how each 200-metre radius has changed over time. Compared these changes between the Kāinga Ora and private example.

⁵¹ Roncek, D. W., & Bell, R. (1981). Housing projects and crime: Testing a proximity hypothesis. *Social Problems*, 29(2), 151–166. <https://doi.org/10.2307/800421>

⁵² Site One: s.6(c)

⁵³ Site Two: s.6(c)

owned by Kāinga Ora

⁵⁴ Data looked at was from 01 January 2017 – 30 June 2017 and 01 January 2022 – 30 June 2022.

examined.⁵⁵ This is likely attributable to the population influx; more crime would be expected with more people.

49. Figure 1 shows that serious assaults went up from zero to 12, and robbery went up from one to four, for the social housing development. However, the private housing development did not see the same sort of increases. This reflects what we know about violent crime being more likely to increase at social housing developments than less serious types of crime.

Year		2017				2022					
Result Code		Total	1	6	CANCELEV	Total	1	3	6	9	CANCELEV
s6(c) incidents	1M	0	0	0	0	13	3	0	3	0	7
	1X	2	1	0	1	0	0	0		0	0
	5F	2	0	2	0	15	0	0	15	0	0
Result Code		Total	1	6	CANCELEV	Total	1	3	6	9	CANCELEV
s6(c) Incidents	1M	5	0	1	4	147	10	1	4	0	132
	1X	0	0	0	0	11	1	0	10	0	0
	5F	0	0	0	0	53	0	0	52	1	0

Figure 2 – Recorded Incidents pre and post development of privately owned and Kāinga Ora social housing

50. Figure 2 shows that mental health calls for service in the private housing development saw an increase from zero to 13 while the increase in the Kāinga Ora development was five to 147. This increase in calls for service is not as alarming as it looks, however, as 132 (90.0%) of the 147 jobs were cancelled and not attended. While the demand went up for Police *communications* staff, ACW *frontline* staff were not impacted to the same degree.
51. Figure 2 also shows that family harm calls for service went up from zero to 53 at the Kāinga Ora development. As family harm jobs must be responded to, 52 were K6'ed and one was K9'ed - all were attended. The private housing development saw an increase from two to 15 - not on the same scale as the Kāinga Ora development.
52. Frontline policing should expect *some* increase in demand from both the new Kāinga Ora and private complexes, however, this increase is not expected to be substantial.
53. The majority of the demand on frontline would be expected to be family harm related.

Risk and Threats

54. Studies confirm that when there is a high concentration of people in social housing complexes in close proximity to each other, crime problems will be more intense.⁵⁶
55. Research shows that theft and property crime are not significantly higher in social housing complexes compared to private complexes.⁵⁷ This could be because less theft is reported,⁵⁸ or because less theft is occurring.⁵⁹ Lower income people are less likely to have high-value items, and lower value items are less likely to be reported. Lower income people are also less likely to have insurance, so there is less reason to report theft in the first place.⁶⁰
56. Based on the above research, ACW Police are unlikely to need to prepare for any significant increase in theft and property crime.

⁵⁵ 2017 is the most recent year where both sites had not yet started to be built. By the midpoint of 2022, both sites were fully occupied. These time periods were chosen to avoid the way lockdowns in 2020 and 2021 may have skewed the data.

⁵⁶ Morgan, A., Brown, R., Coughlan, M., Boxall, H., & Davy, D. (n.d.). Reducing crime in public housing areas through community development: An evaluation of the High Density Housing Program in the ACT. *Australian Institute of Criminology*. Retrieved August 4, 2022, from https://www.aic.gov.au/sites/default/files/2020-05/rr06_300418_0.pdf.

⁵⁷ Dunworth, T., & Saiger, A. (1995). *Drugs and Crime in Public Housing: A Three City Analysis, 1986-1989*. Los Angeles, Phoenix, and Washington, DC. *National Institute of Justice*. <https://doi.org/10.3886/icpsr06235.v1>

⁵⁸ Less theft may be reported because lower income people are less likely to see the value of reporting, and less likely to believe that anything can be done for them.

⁵⁹ Ibid

⁶⁰ Ibid

57. One by-product of increased interactions between people is that there will be a higher likelihood of recovering drug addicts being offered drugs on a regular basis.⁶¹ Social housing tenants overseas who had issues with drug use have commented on the difficulty they encountered sticking to their recovery when drugs were being offered to them daily in the complex.⁶²
58. More interactions between a greater number of people may also mean an increase in confrontation. ACW Police can likely expect to see more calls for service for assaults, fighting, domestic violence and trespass issues.⁶³
59. Having more people in one place also means that anytime someone is victimised in the complex, the neighbours can experience increased fear. The crime feels, literally and figuratively, closer to home when it happens to someone they know.⁶⁴ Antisocial behaviour, and the associated fear, can make people feel even more vulnerable. People tend to want to withdraw inside and then end up feeling more isolated. This can then lead into more mental wellbeing issues for people.⁶⁵ A mitigator for this fear is knowing that you can count on others if something happens to you. In large complexes, however, there is less chance of being known, and less social cohesion overall.⁶⁶
60. Rotorua Police reported an increase in crime offending statistics during the pandemic lockdown, which were significantly linked to assisted accommodation locations and their proximity to shopping hubs. They also reported an overall increase in family harm, violence and drug issues in the area, irrespective of their location.⁶⁷

Clusters of Crime

61. Crime tends to cluster, so a large amount of demand on ACW is likely to centre from a disproportionately small number of locations. ACW Police will have more chance of success at mitigating potential crimes.
62. In one study, over half of all the calls for service were for just three percent of all locations.⁶⁸ Using a closer to home example, Kāinga Ora do get complaints about their tenants, but all the complaints they get represent less than one percent of their homes.⁶⁹
63. Offenders of violence offences⁷⁰ prefer to stay in a smaller offending radius, where they know how to avoid detection.⁷¹ Multiple studies looking at large social housing complexes found that there was violent crime occurring, and it was clustered around the large social housing complexes, but as it was violent crime, it did not tend to leak out into surrounding areas quite so much as property crime.⁷²

⁶¹ Morgan, A., Brown, R., Coughlan, M., Boxall, H., & Davy, D. (n.d.). Reducing crime in public housing areas through community development: An evaluation of the High Density Housing Program in the ACT. *Australian Institute of Criminology*. Retrieved August 4, 2022, from https://www.aic.gov.au/sites/default/files/2020-05/rr06_300418_0.pdf.

⁶² Sheppard, C. L., Gould, S., Austen, A., & Hitzig, S. L. (2021). Perceptions of risk: Perspectives on crime and safety in public housing for older adults. *The Gerontologist*, 62(6), 900–910. <https://doi.org/10.1093/geront/gnab155>

⁶³ Challenger, D. (n.d.). From The Ground Up: Security For Tall Buildings. *Asis Foundation Connecting Research In Security To Practice*. Retrieved August 23, 2022, from <https://popcenter.asu.edu/sites/default/files/library/crisp/security-tall-buildings.pdf>.

⁶⁴ Rohe, W. M., & Burby, R. J. (1988). Fear of Crime in Public Housing. *Environment and Behaviour*, 20(6). Retrieved August 8, 2022, from <https://www.proquest.com/docview/1292763899?parentSessionId=k%2BcQpNQu7RIYMLfeJvpD2PgAfD2hBjDzBZIZ24Lzt5k%3D>.

⁶⁵ Sheppard, C. L., Gould, S., Austen, A., & Hitzig, S. L. (2021). Perceptions of risk: Perspectives on crime and safety in public housing for older adults. *The Gerontologist*, 62(6), 900–910. <https://doi.org/10.1093/geront/gnab155>

⁶⁶ Rohe, W. M., & Burby, R. J. (1988). Fear of Crime in Public Housing. *Environment and Behaviour*, 20(6). Retrieved August 8, 2022, from <https://www.proquest.com/docview/1292763899?parentSessionId=k%2BcQpNQu7RIYMLfeJvpD2PgAfD2hBjDzBZIZ24Lzt5k%3D>.

⁶⁷ Intelligence Analysts, Bay of Plenty District Intelligence Unit, New Zealand Police, personal communication, 10 August 2022.

⁶⁸ Tillyer, M. S., & Walter, R. J. (2018). Low-income housing and crime: The influence of housing development and neighborhood characteristics. *Crime & Delinquency*, 65(7), 969–993. <https://doi.org/10.1177/0011128718794185>

⁶⁹ Field Intelligence Officer, Tāmaki Makaurau Intelligence Unit, New Zealand Police & Kainga Ora – Homes and Communities, personal communication, 11 August 2022.

⁷⁰ Violence offences, such as robbery and assault.

⁷¹ Roncek, D. W., & Bell, R. (1981). Housing projects and crime: Testing a proximity hypothesis. *Social Problems*, 29(2), 151–166. <https://doi.org/10.2307/800421>

⁷² Morgan, A., Brown, R., Coughlan, M., Boxall, H., & Davy, D. (n.d.). Reducing crime in public housing areas through community development: An evaluation of the High Density Housing Program in the ACT. *Australian Institute of Criminology*. Retrieved August 4, 2022, from https://www.aic.gov.au/sites/default/files/2020-05/rr06_300418_0.pdf.

64. This gives ACW frontline greater prevention ability as potential hotspot locations can be readily identified.
65. Crime clusters give Police opportunity to pinpoint and target reoccurring issues with precision. There will be opportunities to make bigger reductions in the demand levels in exchange for a smaller number of more precise interventions. Rotorua Police (Bay of Plenty District) are about to trial a mobile Police station, to provide a Police presence in problematic areas, expecting that increased officer visibility will have a positive impact upon crime rates.⁷³

Eviction Policy

66. Kāinga Ora policy makes evicting problematic tenants difficult.⁷⁴ Their three strike policy is in recognition of the fact that recycling evicted tenants into new homes to create the same issues with new people only displaces the issue and does not get to the cause of or solve the issue.⁷⁵ This could mean that ongoing tensions between tenants have time to escalate and require more involvement from ACW Police. There are very few tenants who have been evicted since Kāinga Ora introduced their three-strike policy.⁷⁶ Tenants must commit an offence of the same nature, three times, within 90 days for them to meet the criteria and be evicted.⁷⁷ ⁷⁸ One source said that no tenants had been evicted since 2018 in all New Zealand. Another source said that they knew of only one eviction, which had occurred in Canterbury District and was in relation to a firearms incident.⁷⁹
67. A minimal eviction rate is good news from the perspective of the tenants getting the social interventions they likely need. If they stay in the same house / area, there is more stability for them and the appropriate agencies have a better chance of helping them solve their issues.
68. The eviction policy causes issues for Police by keeping problematic tenants on-site. Neighbours are likely to get further frustrated, feel nothing is being done, and take the law into their own hands. This may result in an increase in demand for ACW neighbourhood policing.

Conclusion

69. There will likely be a corresponding increase in Police demand, as a result of the 1855 Kāinga Ora homes that are in various stages of completion in ACW.
70. Kāinga Ora are aware of potential problems that can arise from high-density social housing and have many initiatives underway to help mitigate some of these problems before they occur.
71. The majority of Kāinga Ora approaches involve social intervention – working with residents and their needs to get to the root causes of problems. Research shows this is more effective at reducing crime than design measures.

⁷³ Intelligence Analysts, Bay of Plenty District Intelligence Unit, New Zealand Police, personal communication, 10 August 2022.

⁷⁴ Nichols, L. (2021, November 14). Death threats and abuse: Whangārei pensioners terrorised by gang member, Kāinga Ora neighbours. *NZ Herald*. Retrieved August 3, 2022, from <https://www.nzherald.co.nz/nz/death-threats-and-abuse-whangarei-pensioners-terrorised-by-gang-member-kainga-ora-neighbours/GWKOAQUCMNJGAVONUG4Y5N2DDY/>.

⁷⁵ Ibid

⁷⁶ This policy was introduced in February 2022. Previously, the problematic tenant had to agree to being moved.

⁷⁷ Note: any offending behaviour that has multiple components to it would only be coded as one type of offence, so it would be possible for someone to be repeating the offence but be earning strikes for different things each time.

⁷⁸ Smith, A. (2022, February 2). *Minister steps in to change Kāinga ora complaints process for unruly tenants*. RNZ. Retrieved September 29, 2022, from <https://www.mz.co.nz/news/political/460783/minister-steps-in-to-change-kainga-ora-complaints-process-for-unruly-tenants>

⁷⁹ Burrows, M. (2021, December 5). Scared Auckland residents beg Kāinga Ora to evict neighbour over claims of violence, drug use, theft and noisy parties. *Newshub*. Retrieved August 3, 2022, from <https://www.newshub.co.nz/home/new-zealand/2021/12/scared-auckland-residents-beg-k-inga-ora-to-evict-neighbour-over-claims-of-violence-drug-use-theft-and-noisy-parties.html>.

72. The majority of the housing complexes will be mixed-age housing which will include youth, elderly families, sole tenants, and alcohol and drug dependant people, which place demand not only on Police but also local infrastructure such as parking, schools, transport and shops.
73. Complexes built primarily for senior aged housing are unlikely to create an increased demand for Police in contrast to mixed-age complexes. Mixed-age complexes account for the majority of the developments completed or underway.
74. ACW can expect to see some increase in violence linked to family harm and mental health related offending. There is unlikely to be significant increases in demand as a result of theft and/or property crime (notably no more significant than if these developments were going to be privately owned).
75. Any crime occurring at social housing developments is likely to cluster. A disproportionately small number of homes will likely account for a large proportion of the increased demand. This gives Police the opportunity to pinpoint and target reoccurring issues with precision.
76. Police demand will not relate solely to the immediate environs of the individual social housing complexes, but also neighbouring streets, in respect of vehicle crime.

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Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
ALMOST CERTAIN	The event will occur in most circumstances	>95%
LIKELY	The event will probably occur in most circumstances	>65%
POSSIBLE	The event might occur some of the time	>35%
UNLIKELY	The event could occur in some circumstances	<35%
RARE	The event has remote chance of occurring	<5%

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

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TM Intelligence



Appendices

Kāinga Ora Developments in Auckland City West

3 October 2022

Appendix A – Emergency/Transitional Housing Addresses in ACW

The placement of emergency accommodation in budget motels brings a whole host of concerns:¹



Visitors can drive up to a room without going through reception like they would in a hotel, allowing visitors to come and go discreetly. This makes them particularly attractive for residents who have antisocial intentions, as they may be able to get away with behaviour that they would not be able to engage in at home.

There is more anonymity in such a place for drug sales, parties and prostitution to occur, with the risks of being evicted from their normal place of residence minimised.

Motels have fluctuating seasons and so may struggle to turn down any business in low season (or during pandemics).



Motels are unable to screen guests in the way a landlord would be able to screen a longer-term tenant. There are less checks in place to be able to avoid unfavourable guests moving in and staying on.



Motels are often staffed by the owner and only one or two extra staff. They are unlikely to have any success in interrupting any crime occurring on their premises as they are already physically outnumbered.



As for neighbouring guests, they are also typically short-term guests, so unlikely to be as invested in reporting crime as they are less attached to the outcome.



Motels often accept cash and accept guests paying as they go – the latter of which is likely to be part of the appeal to MSD when contracting a motel to put up clients for them. Of course, being able to deal in cash is preferable for those involved in prostitution and drug dealing, though it also means more reward and potential targets for thieves.



In ACW, emergency and transitional houses are provided by

Ministry of Social Development (MSD)

and a group of charitable trusts:

Emerge Aotearoa

Vision West Community Trust

The Salvation Army

Te Manawanui Charitable Trust

Emerge Aotearoa was contacted but have advised that they contract to MSD and do not have any of their own addresses.

Kahui Tu Kaha, who typically provide social housing, have also provided their transitional housing addresses in ACW.²


¹ Schmerler, K. (2022, September 9). *Disorder at Budget Motels*. ASU Center for Problem-Oriented Policing. Retrieved July 27, 2022, from <https://popcenter.asu.edu/content/disorder-budget-motels-0>

² Kahui Tu Kaha are a not for profit organisation. One of the services they provide is housing.

s.9(2)(ba) OIA



s.9(2)(ba) OIA

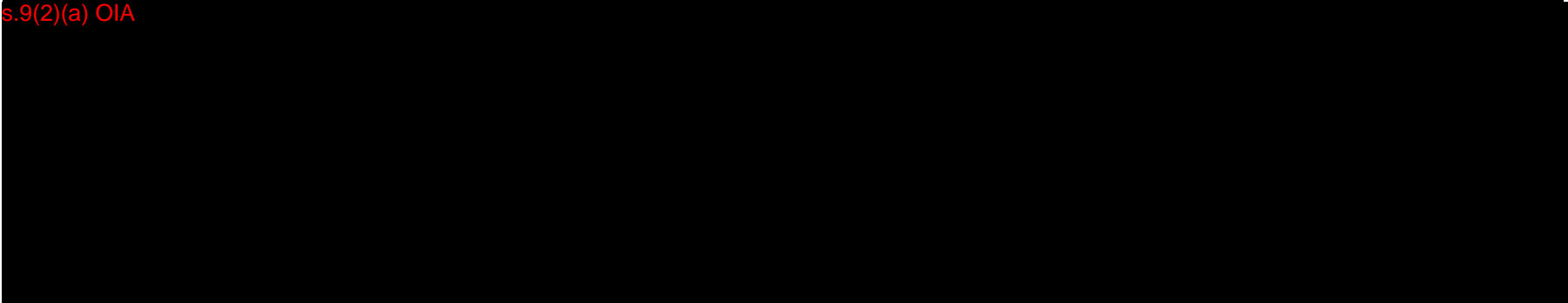


s.9(2)(ba) OIA



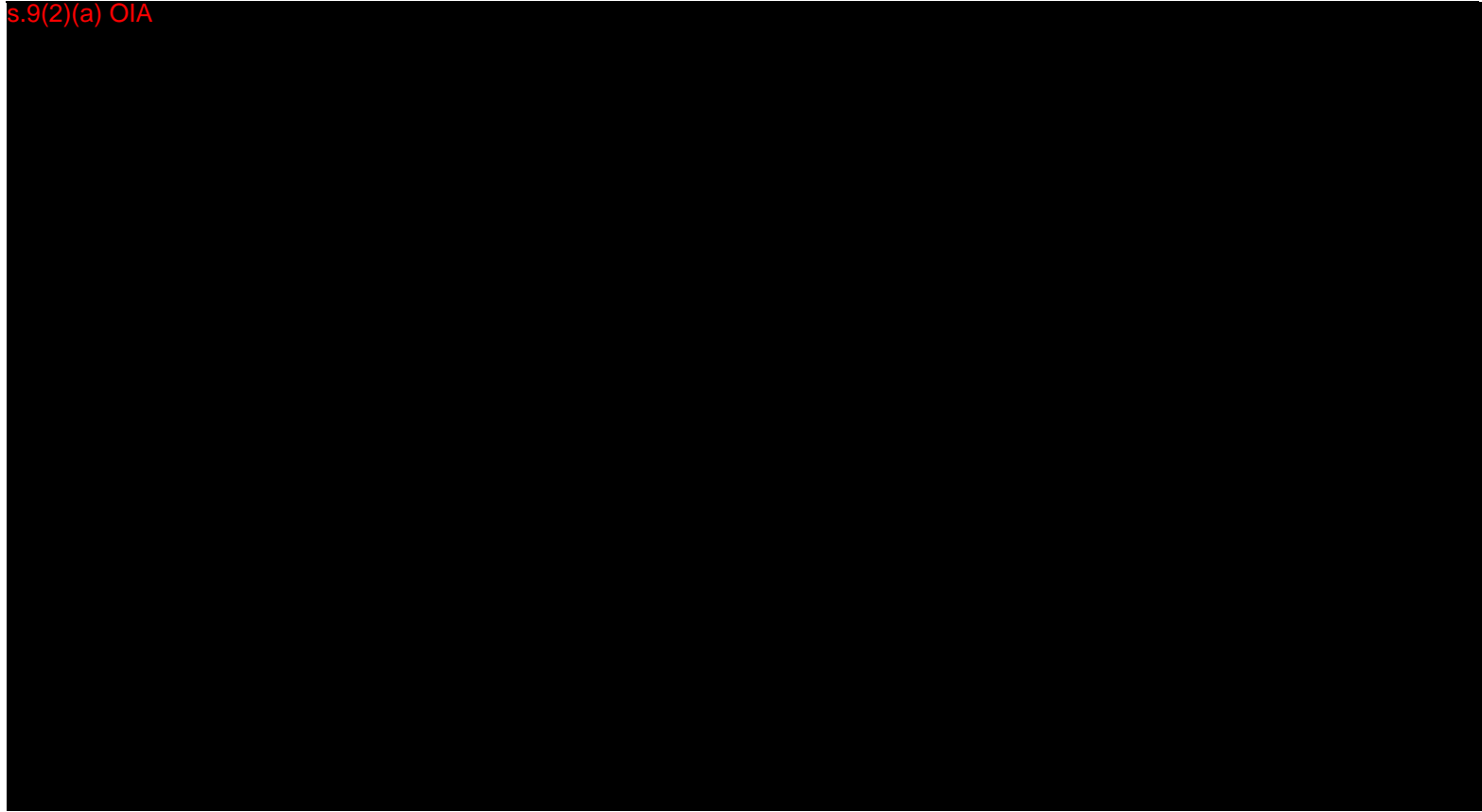
Appendix B – ACW Emergency/Transitional Housing Providers Contact List

s.9(2)(a) OIA



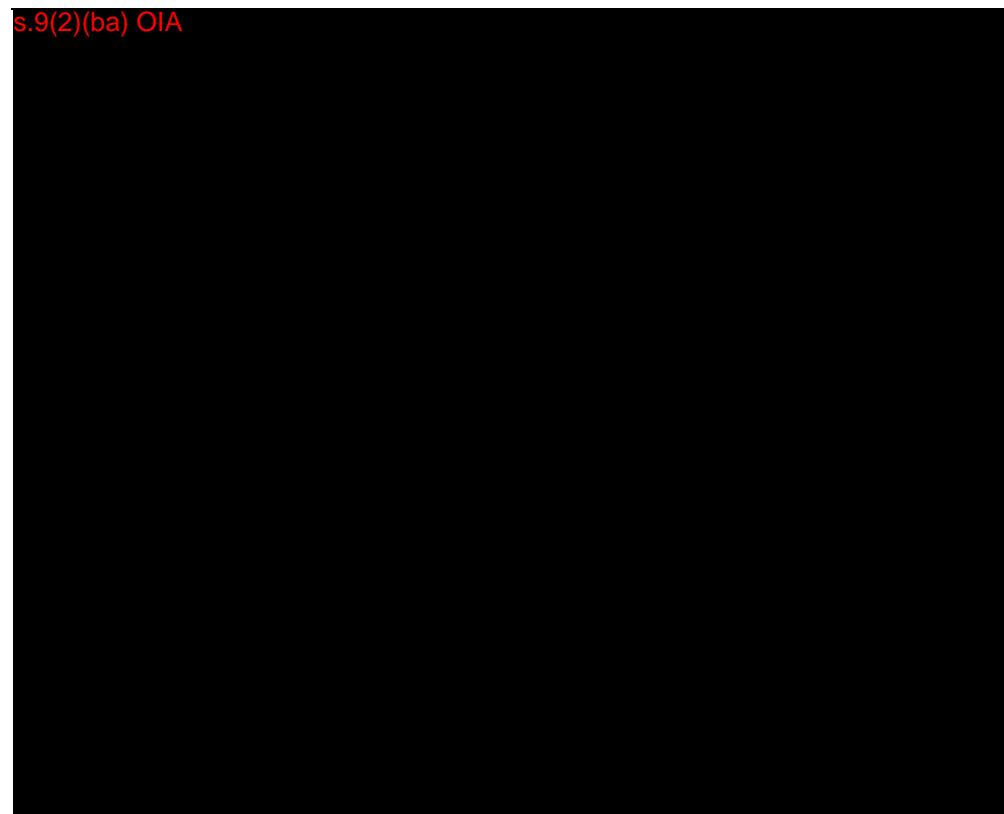
Appendix C – ACW Emergency/Transitional Housing Sites Contact List

s.9(2)(a) OIA



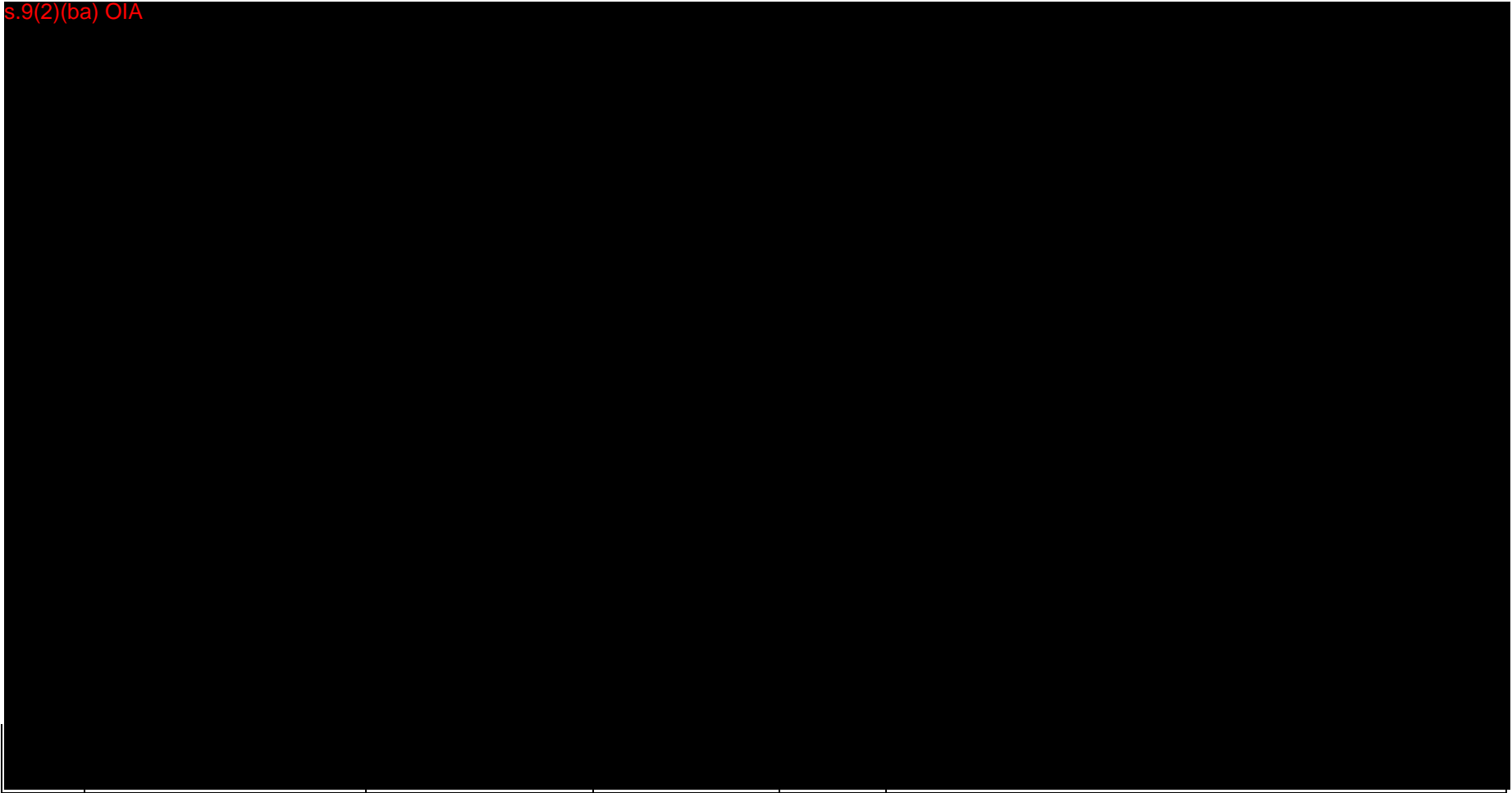
Appendix D – Monte Cecilia Social Housing Addresses in ACW

Monte Cecilia Housing Trust do not currently have any emergency housing sites. They have one transitional housing site (elsewhere) but within the ACW area, they *only* have social housing sites.



Appendix E – Proposed Kāinga Ora Social Housing Developments in ACW

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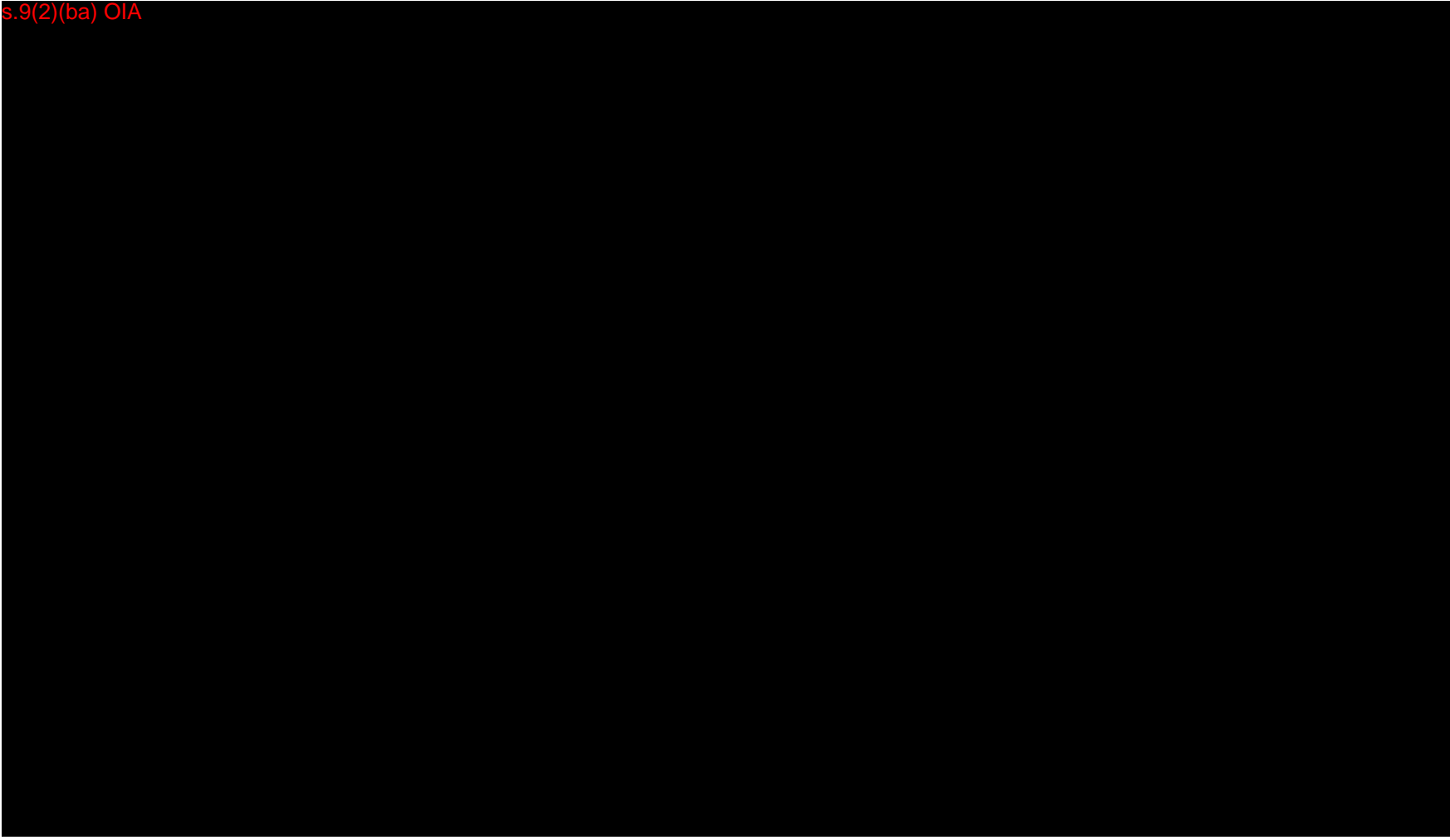


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Appendix F – Recently Completed Kāinga Ora Social Housing Developments in ACW

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s.9(2)(ba) OIA



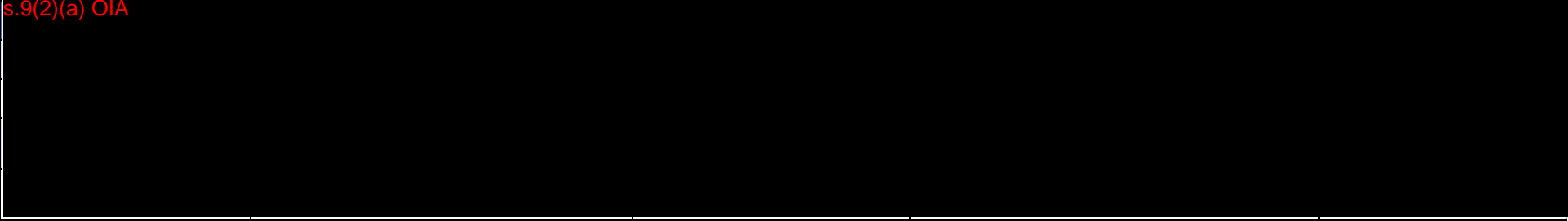
Appendix G – New and Newly Completed Kāinga Ora Builds

s.9(2)(ba) OIA



Appendix H – Kāinga Ora Contact Persons

s.9(2)(a) OIA



Appendix I – Kāinga Ora Welcome Pack for New Residents

Kāinga Ora initiative is the provision of a welcome pack when people move into their new home. This includes:

- a thermometer to gauge the temperature of the home,
- Kāinga Ora's promise to their tenants,
- ways to contact Kāinga Ora,
- information about what to do when repair jobs are needed,
- information about inspections,
- how to keep the homes warm and dry,
- safety tips for preventing fire and crime,
- expectations on their conduct with their neighbours,
- a booklet of cheap / eco-friendly hints for around the home (pest control, stain removal etc),
- information on how to control mould,
- tips to minimise power costs,
- information on how to keep children safe on driveways,
- and details for utility suppliers.

~~In Confidence~~

All In Confidence reporting and information (including data) should be dated and clearly identify the originating Government agency.

Handling Instructions

Method	Rules
Electronic transmission	IN CONFIDENCE data can be transmitted across external or public networks but the level of information contained should be assessed before using clear text. Username / Password access control and/or encryption may be advisable (with the aim of maintaining confidence in public agencies).
Manual transmission	May be carried by ordinary postal service or commercial courier firms as well as mail delivery staff in a single closed envelope. The envelope must clearly show a return address in case delivery is unsuccessful. In some cases involving privacy concerns, identifying the originating department may be inappropriate and a return PO Box alone should be used.
Storage and disposal	IN CONFIDENCE information can be secured using the normal building security and door-swipe card systems that aim to keep the public out of administrative areas of government departments. Must be disposed of by departmental arrangements.

Probabilistic Language

Probability Statement	Qualitative Statement	Percentage Probability
ALMOST CERTAIN	The event will occur in most circumstances	>95%
LIKELY	The event will probably occur in most circumstances	>65%
POSSIBLE	The event might occur some of the time	>35%
UNLIKELY	The event could occur in some circumstances	<35%
RARE	The event has remote chance of occurring	<5%

Disclaimer

The interpretations and conclusions drawn in this report are made on the balance of probability on information available at the time of preparation. The information contained herein is not evidence and is intended to provide a basis for further investigation only.

Acknowledgements

The author would like to acknowledge Hugh Devlin and Auckland City West Area Intelligence Team for their contributions to this product.

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New Zealand Police

Tasking & Coordination Insights Report

Emergency Housing in Waikato District


25 November 2022

Quarterly Focus: Emergency Housing in Waikato District

Aim: To examine the impacts of emergency housing on policing demand in Hamilton City and explore opportunities to address this ahead of an anticipated seasonal increase in family harm over summer.

1. What degree of community harm is attributable to emergency housing in Waikato District?

It is LIKELY that emergency housing has a significant impact on harm within Hamilton City.

 As of October 2022, there are more than 50 emergency housing (EH) locations present in Waikato district. The majority (approximately 40) are in Hamilton City. Between 2012 and 2018, Calls for Service (CFS) at these locations accounted for approximately 17%¹ of all CFS within a collective 100m radius surrounding them. Between 2019 to 2022 to date, CFS increased from accounting for 34% of all CFS in a collective 100m radius surrounding EH properties, to 55%. Rurally, CFS at EH locations have increased over time but with lesser impacts.^{2,3,4}

It is LIKELY that the emergency housing occupant profile reflects existing vulnerable populations.


b) Kāinga Ora demographic is echoed by EH households where 72% identify as Māori and 14% as European. Only 8% of all EH households are in full-time work, study or in receipt of superannuation.^{xvi} It is POSSIBLE that for some whānau, EH provides a degree of stability and community that has otherwise been lacking. Analysis of CFS originating from EH shows CFS demand has become increasingly spread amongst EH providers in Hamilton City, LIKELY as a result of an increase in the number of EH locations in the last two years. Given that the annual growth rate of overall EH CFS is slowing, it is POSSIBLE a 'pepper-pot' effect is positively impacting the spread of vulnerability and risk associated with the EH demographic profile.

2. What can we expect?

It is POSSIBLE the peak volume of emergency housing-generated harm has passed.

c) A decline in the annual growth rate of occurrences presented between 2020 and 2021 (the national average was only a 1% increase), and between 2021 and 2022 declined by 23% (with a national average decline of 22%). Aggregate 2022 Waikato levels are LIKELY to settle at a 16% decline on 2021's occurrences (with a 14% decline LIKELY nationally).¹³ In all Areas, CFS have seen annual increases over the previous decade. However, the rate of this annual growth has been slowing since 2020.

It is LIKELY that the disproportionate effects of emergency housing in Hamilton City are due to critical mass factors.

d) Within MSD's Waikato District, approximately 91% of EH households (774) are situated within Hamilton City attached to 40 locations.^{xvi} The ratio of households to EH locations was 12:1 in 2020 and this has increased to 19:1 in 2022. Of the 39 motel units contracted by MSD to provide EH, 19 are situated on Ulster Street, and this constitute  over half (56%) of the available motels on Ulster Street.^{xvi} Families in Waikato District spend an average of 31 consecutive weeks in EH conditions with the majority (75%) staying over three months.^{xvi} In Hamilton City Area, the combination of a vulnerable occupant profile experiencing financial and relational strain in close, temporary living conditions for at least three months and in a high-density motel location ALMOST CERTAINLY generates negative synergy which is reflected in CFS statistics.

¹ This looks at the top CFS in the collective 100m radius surrounding EH locations and counts how many of them can be attributed to just the EH locations themselves. This number is an average of this calculation between 2012 and 2018.

² Two sets of CFS data were analysed: one referring to 2012-2018 CFS, or prior to the effects derived from the 2016 Emergency Housing Special Needs Grant, and one to 2019-2022 CFS, or post-policy effects.

³ ArcGIS Pro was used to map CFS data and carry out geographical analysis which included using buffer and spatial join tools to establish the volume of CFS deriving from EH addresses and their immediate surroundings (100m). Duplicates of CFS data derived from the overlap of several 100m radiuses were accounted for in the final exported dataset where calculations were made to reduce each event into a fraction based on the number of times the event duplicated itself.

⁴ Two sets of EH locations were provided from MSD relating Hamilton City Area: one referring to EH locations as of 2020, and one as of 2022. However, only one dataset of EH locations for rural Waikato was provided, which refers to EH locations as of 2022. Thus, whilst it was possible to carry out data analysis comparing two different time snapshots for Hamilton City and assess EH locations' growth overtime, the same was not possible for rural Waikato.

It is POSSIBLE that media attention and public outcry will increase antisocial behaviour and incidents of vigilantism.

- e) While a causative link between poverty and crime is generally debated,ⁱ New Zealand and international indications of a correlation between rising living costs and increases in specific criminal behaviours⁵ has been assessed in a previous Insights Assessmentⁱⁱ as POSSIBLE to LIKELY. Following recent years which have seen an increase in strain experienced by many whānau due to the experience of Covid-19ⁱⁱⁱ and cost of living pressures (such as rising rent and mortgage costs,^{iv,xvi} petrol^v and food^{vi} price increases), unprecedented extreme activism in the form of the Wellington riots, and increasingly overt displays of law-breaking such as youth ramraids and aggravated robberies, it is POSSIBLE individuals who previously have not felt compelled to 'act' will be more inclined to engage in risky or criminal behaviour. Therefore, it is POSSIBLE a perceived or actual increase in harm being generated by EH will prompt attempts by frustrated individuals to take the law into their own hands. Notable incidents of vigilantism have occurred in recent years in relation to illegal street racing where an angry resident used a loader to attempt to scoop up a car,^{vii} and another individual discharged a firearm at street-racing vehicles.^{viii} In response to ongoing aggravated robberies and ramraids, increasing numbers of business owners purchasing weapons or seeking law changes in relation to self-defense have also been reported.^{ix, x}

3. What opportunities exist for Police and partner agencies to manage emergency housing risk?

It is POSSIBLE that consideration of Police intelligence risk factors would reduce risk during placement decision-making.

- f) Where there is a significant risk of family harm, sexual offending or high-risk drug use for EH applicant households, Police information sharing is LIKELY to enhance understanding of a household's risk profile and support placement decision-making.

It is LIKELY that there are barriers for single occupants in emergency housing to exit the system.

- g) Single adults without children are LIKELY unable to access longer-term housing options following a stay in emergency accommodation due to Kāinga Ora prioritising placements for families and child welfare. **Long-term single room placements are currently not an available option with Kāinga Ora.**^{xxii} This demographic often also present with addiction and mental health problems that are too complex for the housing system.^{xxxviii} Thus, it is LIKELY that progression towards more stable and long-term public housing is generally unachievable for this LIKELY growing occupant profile.

It is POSSIBLE that Hamilton City EH is a crime attractor for gang activity and should be treated as such.

- h) Crime attractors are locations where offenders are drawn specifically with the intention of committing a crime, in contrast to crime generators which produce offenders who succumb to the criminal opportunities they unexpectedly find available to them in a particular environment.^{xi} While forms of relational harm such as family violence, disorder, and breach-of-the-peace incidents are arguably the result of the environment (EH locations as crime generators), it is POSSIBLE that more serious, unreported activity is the result of gang members being attracted to EH locations to carry out their illegal activities within a community within which they already have some established criminal links. Unreported behaviour that is POSSIBLY occurring in Hamilton EH locations includes gang intimidation, rape, drug dealing, and prostitution.^{xii, xiii, xiv, xv}

It is LIKELY that integrating Police location and temporal risk information with private security placement will enhance MSD deployment-to-risk decision-making.

- i) Of the six locations that were identified as having a security presence, only the number one ranked EH location for CFS, **s.9(2)(g) OIA** is in the top ten. Therefore, it is LIKELY that MSD makes security placement decisions based only on its own estimations and would benefit from Police data on high-risk locations, days and times to maximise the benefit of this intervention.

⁵ These include: the higher likelihood of Maori being both victims and offenders of crime, living in state housing, being unemployed, and living in deprived areas; the emergence of middle-class shoplifting a rise in youth homelessness, and youth-driven ram-raid, theft, and aggravated robbery offending.ⁱⁱ

1. What degree of community harm is attributable to emergency housing in Waikato District?

It is LIKELY that emergency housing has a significant impact on harm within Hamilton City.



As of October 2022, there are more than 50 EH locations present in Waikato district (see Appendix 1). The majority (approximately 40) are in Hamilton City and highly concentrated on Ulster Street. Analysis of calls for service (CFS) in Hamilton over the past decade⁶ reveals a shifting pattern in harmful behaviour occurring at these locations. Prior to the introduction of the Emergency Housing Special Needs Grant in July 2016, and up until 2018 (henceforth referred to as the 'pre-policy period')⁷, the top 50% of CFS at Hamilton EH locations⁸, which were still functioning as motels, were made up of random harm behaviour (Suspicious Activity, Theft, and Burglary) and group-related harm (Family Harm and Disorder) in line with expectations of the traditional use of these premises. CFS at these Hamilton locations during the pre-policy period also accounted for approximately 17%⁹ of all CFS within a collective 100m radius surrounding them.

2. Between 2019 to 2022¹⁰, CFS increased from accounting for 34% of all CFS in a collective 100m radius surrounding Hamilton EH properties, to 55%. A noticeable shift in random harm behaviour (Suspicious Activity, Theft, and Burglary) is also observable during this timeframe; by 2021, the top 50% of CFS at Hamilton EH locations had condensed to just four codes indicative of group-related harm (Family Harm and Disorder), with the addition of Non-Speech-Emergency-Calls and Breach-of-the-Peace incidents, and a decline in random harm behaviour (Suspicious Activity, Theft, and Burglary). In the collective 100m radius surrounding Hamilton EH locations, family harm ranked the top CFS code and EH locations' contribution to this increased from 23% on average in the pre-policy period to 82% in 2022.
3. Rurally, CFS at EH locations have increased over time but with lesser impacts. In Waikato East during the pre-policy period, CFS at EH locations contributed an average of 7% to the collective 100m radius, this has increased by 16% (to a total of 22%) in the four years to 2022. In Waikato West, the pre-policy EH location contribution to the collective 100m radius was 19% and increased by 8% (to 27%) in the four years to 2022¹¹. In comparison, CFS in Hamilton City have increased by 33% (to 50%) between the pre-policy period and the four years to 2022.
4. Occurrences at **all** commercial motel locations¹² in Waikato District per 1,000 people consistently averaged around 1.1 between 2015 and 2018.¹³ This is currently at 2.0 in 2022¹⁴, which is an 82% increase. In contrast, for Waikato District as a whole, all occurrences per 1,000 people have only increased 7% over a similar timeframe.¹⁵ This indicates that the harm associated with a population at higher risk of victimisation and offending (EH) has increased at a rate more rapidly than the District population. This is LIKELY to have a significant impact on harm within Hamilton City where 91% of Waikato's EH properties are located.^{xvi}

It is LIKELY that the emergency housing occupant profile reflects existing vulnerable populations.

5. Of those households currently on the public housing register (1,902), 67% identify as Māori and 15% as European.^{xvi} **Kāinga Ora housing register** modal applicant age groups are 20-29 (30%) and 30-39 year-olds (30%).^{xvi} This

⁶ 2012 – 2022 to date

⁷ The years 2012 - 2018 have been grouped and assessed as the 'pre-policy period'. Although the policy was introduced in 2016, an observable impact is not noticeable in CFS data until 2019 by which time most of the identified EH locations had their EH services up and running.

⁸ This is an average between 2012 and 2018.

⁹ This looks at the top CFS in the collective 100m radius surrounding EH locations and counts how many of them can be attributed to just the EH locations themselves. This number is an average of this calculation between 2012 and 2018.

¹⁰ References throughout this report always imply 2022 to date (approximately October/November).

¹¹ In fact, it grew an average of 13% in the 2019-2021 period, and reduced by 5% in the 2021-2022 period.

¹² This is not just specific EH locations but all motel location types. This analysis allows comparisons between cities in NZ and provides larger totals which are more appropriate for generating population estimates.

¹³ A NIA Occurrences search was used to examine aggregate trends for occurrences at 'commercial motel' scene types for 2012 to 2022. Population totals (and estimates) converted to Police boundaries based on Statistics NZ data were then used to calculate a per capita 1,000 estimate. These were only available from 2014.

¹⁴ Down from a peak of 2.7 in 2021.

¹⁵ Occurrences per 1,000 people between 2018 and 2021 rather than 2022 to date.

demographic is echoed by EH households where 72% identify as Māori and 14% as European with the same modal age ranges. Only 8% of all EH households are in full-time work, study or in receipt of superannuation.^{xvi}

6. Approximately 46% of households are categorized as families with children. Wrap-around support services are available through MSD's Flexible Funding Assistance Programme to assist EH occupants with school enrolment and attendance, General Practitioner enrolment, financial capability, and counselling. In Hamilton, these services are contracted out to **Te Runanga o Kirikiriroa, Te Kōhao Health**, and Mātauranga Ake Central Kids.¹⁶ Funded tuition for science, maths, and English is available to support children with learning barriers three times a week at Aaron Court Motor Inn. Te Huarahi Hōu, an afterschool programme at Whitiara School, is also available twice a week for Whitiara students living in EH¹⁷ and Pukete Neighbourhood House Holiday Programme has been exclusively provided for EH children since the beginning of 2021. This includes a bus funded by Te Whatu Ora Waikato to transport children to and from the holiday programme and to off-site activities.^{xvi}
7. It is POSSIBLE for some whānau, EH provides a degree of stability and community that has otherwise been lacking. In Rotorua, some occupants have indicated that their support structures now depend on motel living. For many who have lived in these communities for over a year, some do not want to leave as they have built community bonds with their neighbours and mind each others' children. The thought of leaving the environment is 'scary'.^{xxii}
8. Analysis of CFS originating from EH shows CFS demand has become increasingly spread amongst EH providers in Hamilton City, LIKELY as a result of an increase in the number of EH locations in the last two years. Only four locations registered 5% or more of CFS demand in 2022 (totaling 21% of CFS) compared to an average of 7.5 locations between 2016 and 2019 at the 5% threshold generating an average of 55% of CFS. Given that the annual growth rate of overall Hamilton EH CFS is slowing, it is POSSIBLE a 'pepper-pot' effect is positively impacting the spread of vulnerability and risk associated with the EH demographic profile.

2. What can we expect?

It is POSSIBLE the peak volume of emergency housing-generated harm has passed.

9. Occurrences at commercial motel locations experienced an increase in most districts in 2019 with peaks in 2020. Between 2018 and 2020 occurrences grew by an annual average of 28% in all locations, compared to 8% in the years prior between 2015 and 2018. Waikato District has experienced the greatest rate increase in occurrences at motels (169%)¹⁸ across all districts and all years between 2015 and 2022. However, a decline in the annual growth rate of occurrences presented between 2020 and 2021¹⁹ (the national average was only a 1% increase), and between 2021 and 2022 declined by 23% (with a national average decline of 22%). Aggregate 2022 Waikato levels are LIKELY to settle at a 16% decline on 2021's occurrences (with a 14% decline LIKELY nationally).¹³
10. In all Areas, CFS have seen annual increases over the previous decade. However, the rate of this annual growth has been slowing since 2020. In Hamilton City and rurally, a notable average growth rate jump of 28% between the pre-policy and policy-introduction years occurred. However, the table below shows this growth reduced significantly in the last two years.

	Hamilton City	Waikato East	Waikato West	Waikato District
Pre-Policy EH Average CFS Growth	24%	55%	5%	28%
2019-2020 EH Average CFS Growth	91%	90%	35%	72%
2021-2022 EH Average CFS Growth	11%	6%	2%	6%

¹⁶ Collectively these services have 15 Full Time Equivalent staff to provide support although it is unknown whether this is exclusively to emergency housing occupants.

¹⁷ There are currently 48 plus a further 11 living in transitional housing.

¹⁸ This is the increase in occurrences between 2015 and 2022 to date. Bay of Plenty was second with 117%, followed by Eastern with 102%. The national average was 65%.

¹⁹ Likely due to Covid-19.

11. There are currently 1,902 households on the public housing register²⁰ for Hamilton City²¹ and the modal length of wait time is over two years (30% of households). Over 60% of applicants have been waiting longer than 12 months for a placement.²² However, the number of applicants on the national housing register also appears to have peaked with a recent decline in applications for the September 2022 quarter being the first observed in almost eight years.^{xvii} Hamilton City applicant growth has averaged 83 per quarter between June 2017 and June 2022, with peak growth of 147 in the June 2019 fiscal year, but recently reported an unprecedented²³ decline of 126 for the June to September 2022 quarter. Likewise, Waikato East²⁴ and West have averaged 16 and 17 per quarter between June 2017 and June 2022 respectively, with peaks of 23²⁵ and 29²⁶, and unprecedented declines of 36 and 39 in the most recent quarter.^{xviii}
12. It is POSSIBLE some of the contributing factors to the housing crisis will have reduced impacts in the foreseeable future. An undersupply of housing, escalating house and rent prices, and increasing building supply costs^{xvi} are showing indications of slowed or reversing trends,^{xix, xx} including predictions of a housing surplus within 12 months.^{xxi} Furthermore, while discrimination towards beneficiaries by the private rental market is still prevalent, the challenge to find private rentals has LIKELY started to reduce in line with the housing market cooling.^{xxii} Furthermore, significant supply increases are LIKELY within Waikato District within the next few years. Kāinga Ora are increasing their housing stock with public housing that replaces single homes on large sections at a 1:3 (units/townhouses) ratio such as the planned re-development in Enderley.^{xxiii} However work by Kāinga Ora²⁷ and private developers is also occurring in the affordable housing market with the goal of assisting homeowners into low income-cap housing in order to free up the private rental market.^{xxii}

It is LIKELY that the disproportionate effects of emergency housing in Hamilton City are due to critical mass factors.

13. Within MSD's Waikato District, approximately 91% of EH households (774) are situated within Hamilton City attached to 40 locations.^{xvi} The ratio of households to EH locations was 12:1 in 2020 and this has increased to 19:1 in 2022. Rurally, there are only four households to one location in Waikato East and three households to one location in West.^{xvi} Furthermore, rural EH locations are geographically spread, whereas Hamilton City properties are highly concentrated and EH occupants are the dominant (or only) population residing there.
14. In 2022, the top ten EH locations in Hamilton City had an average of 25 households and generated an average of 105 CFS. A positive relationship between the average number of households and corresponding CFS can be seen in the table below. This indicates that density is LIKELY to be a key factor in the higher level of harm observed in Hamilton City.

Location Rank Group	Average Households	Average CFS ²⁸	Average Calls per Household
1 – 10	25.3	105.0	4.2
11 – 20	22.6	60.1	2.7
21 – 30	16.3	51.7	3.2
31 – 39 ²⁹	14.1	27.8	2.0

²⁰ This is managed by Kāinga Ora and is separate to Emergency Housing.

²¹ As at October 28 2022

²² As at October 28 2022

²³ Since June 2017

²⁴ Hauraki District TLA, Matamata-Piako District TLA, Thames-Coromandel District TLA, and Waipa District TLA.

²⁵ East: June 2019 – June 2020

²⁶ West: June 2018 – June 2019

²⁷ In conjunction with KiwiBuild

²⁸ Excluding all duplicates, 1U, 1V, 1W, and all 2, 3, and 4 incident codes.

²⁹ Only 39 of 41 locations were able to be assessed.

15. Waikato East EH locations demonstrate a similar ratio of an average 19.5 households generating an average of 51.8 CFS or 2.7 calls per household. Waikato West is the notable exception to this pattern with a low average number of households (3) generating disproportionately high CFS (35.7) or 11.9 per household.
16. Of the 39 motel units contracted by MSD to provide EH, 19 are situated on Ulster Street, and this constitutes over half (56%) of the available motels on Ulster Street. ^{xvi} Families in Waikato District spend an average of 31 consecutive weeks in EH conditions with the majority (75%) staying over three months. The most frequent length of stay is between six and 12 months. ^{xvi} In Hamilton City Area, the combination of a vulnerable occupant profile experiencing financial and relational strain in close, temporary living conditions for at least three months and in a high-density motel location ALMOST CERTAINLY generates negative synergy which is reflected in CFS statistics.

It is POSSIBLE that media attention and public outcry will increase antisocial behaviour and incidents of vigilantism.

17. Demand for EH is POSSIBLY greater in Waikato District than in Auckland and Bay of Plenty, ^{30,xvi,xxii} and the CFS growth rate at EH locations is slowing. Uptake from Ulster Street motels to join the EH scheme occurred early following the policy introduction and subsequently, support services have had longer to establish. In contrast, Rotorua is POSSIBLY experiencing peak effects of the EH system more recently, with a LIKELY higher EH harm rate, ³¹ and support structures struggling to catch up. ^{xxii} However, as limited detail is available to the public, media commentary is LIKELY to have a significant influence on public behavior and beliefs about EH in Waikato District due to ongoing media attention on Rotorua EH.
18. Media reports have been vocal about crime originating from, or being attracted by, EH. There have been various articles been published highlighting public concerns on the perceived increase in crime levels as a result of EH. ^{xxiii} Both Hamilton and Rotorua mayors recently addressed the media in response to serious concerns about the safety of the EH system, with the latter calling for an increase in Police capacity. ^{xxiv,xxv} It is POSSIBLE a perceived or actual increase in harm being generated by EH will prompt attempts by frustrated individuals to take the law into their own hands. Notable incidents of vigilantism have occurred in recent years in relation to illegal street racing where an angry resident used a loader to attempt to scoop up a car, ^{xxvi} and another individual fired a gun at street-racing vehicles. ^{xxvii} In response to ongoing aggravated robberies and ramraids, increasing numbers of business owners purchasing weapons or seeking law changes in relation to self-defense have also been reported. ^{xxviii, xxix}
19. While a causative link between poverty and crime is generally debated, ^{xxx} New Zealand and international indications of a correlation between rising living costs and increases in specific criminal behaviours ³² has been assessed in a previous Insights Assessment ⁱⁱ as POSSIBLE to LIKELY. Following recent years which have seen an increase in strain experienced by many whānau due to the experience of Covid-19 ^{xxxi} and cost of living pressures (such as rising rent and mortgage costs, ^{xxxii, xvi} petrol ^v and food ^{xxxiii} price increases), unprecedented extreme activism in the form of the Wellington riots, and increasingly overt displays of law-breaking such as youth ramraids and aggravated robberies, it is POSSIBLE individuals who previously have not felt compelled to 'act' will be more inclined to engage in risky or criminal behaviour.

3. What opportunities exist for Police and partner agencies to manage emergency housing risk?

It is POSSIBLE that consideration of Police intelligence risk factors would reduce risk during placement decision-making.

20. Emergency housing is an available option for prison releases or offenders on bail as a last resort. ^{xxxiv} Where such individuals are considered high risk, the EH placement is managed by Corrections. Medium risk individuals are managed by MSD with Corrections input as to where the individual is placed, and low risk individuals are managed by MSD. ^{xxxv}

³⁰ Estimated applications per 1,000 people.

³¹ Bay of Plenty occurrences at motels per 1,000 people has been consistently higher than Waikato (and Auckland) even prior to emergency housing since at least 2015, and is currently the national leader with 5.0 occurrences per 1,000 people in 2021. In contrast, Waikato District ranks six out of the 12 Districts and had a rate of 2.7 in 2021.

³² These include: the higher likelihood of Maori being both victims and offenders of crime, living in state housing, being unemployed, and living in deprived areas; the emergence of middle-class shoplifting a rise in youth homelessness, and youth-driven ram-raid, theft, and aggravated robbery offending. ⁱⁱ

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Kathryn Michie
Date: Tuesday, 6 February 2024 4:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kathryn Michie

Organisation name:

Agent's full name:

Email address: kathryn.michie@gmail.com

Contact phone number:

Postal address:
21 Booralee Ave
Botany Downs
Auckland 2010

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19

Property address:

Map or maps: Map 10

46.2

Other provisions:

Sir Barry Curtis Park

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:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (if this affects you).

ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife.

INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is!).

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

46.1

Submission date: 6 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Yin Fai Li
Date: Tuesday, 6 February 2024 11:15:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yin Fai Li

Organisation name:

Agent's full name:

Email address: drhl017@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18 and 19

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:

Being a suburb with a lot of young families, the area pertaining to the proposed plan change (map 18 and 19) will increase the load on the nearby Ormiston school, which I understand according to a family member working there that school roll has exploded over the years, with some classroom has close to 100 pupils at the beginning of the school term. I do not know about Ormiston junior and senior college but would assume the same unless proven otherwise. I also understand that local schools are facing a mini-exodus of teachers moving overseas, hence I have serious doubt on how the school can cope with more pupils, despite addition of new teaching hardware such as the new classroom block of Ormiston Junior college.

Secondly the proposed change will increase the pressure on road side parking, which is an ongoing issues because of the high population density of the area and people love to park their cars outside of their garages. The area are full of cars parking on driveways blocking footpath, park too close to an intersection and obstructing the vision of drivers (check out intersection of Collier Drive and Kerrykeel Drive, or drive there in the morning of a school day), or street side cars reduce the road down to 1 lane, or simply parking on council lawn.

Thirdly the proposed change will reduce the green space and park of the area, which is highly utilised by local kids.

I oppose to the plan change as it is, as I doubt that the current supporting infrastructures and services can cope with more high density residential area.

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

47.1

Submission date: 6 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Jiaheng Mao
Date: Wednesday, 7 February 2024 4:30:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jiaheng Mao

Organisation name:

Agent's full name:

Email address: nicolasmao93@gmail.com

Contact phone number:

Postal address:
21 brookview drive
flatbush
auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: map18 & 19

Other provisions:

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

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

The reason for my or our views are:

I already signed a combined submission, we don't agree the changes.

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

48.1

Submission date: 7 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Jingyu Bai
Date: Wednesday, 7 February 2024 10:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jingyu Bai

Organisation name:

Agent's full name:

Email address: fred.bjy@gmail.com

Contact phone number:

Postal address:
50 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation zone to residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

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:
My property is right next to the walkway highlighted on the map 19. This plan change #96 will bring extreme impact to our life, lack of privacy, lack of sun, specially the noise during construction which will disturb my families.
Therefore, to protect our residential area, I strongly decline the plan change #96.

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

49.1

Submission date: 7 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

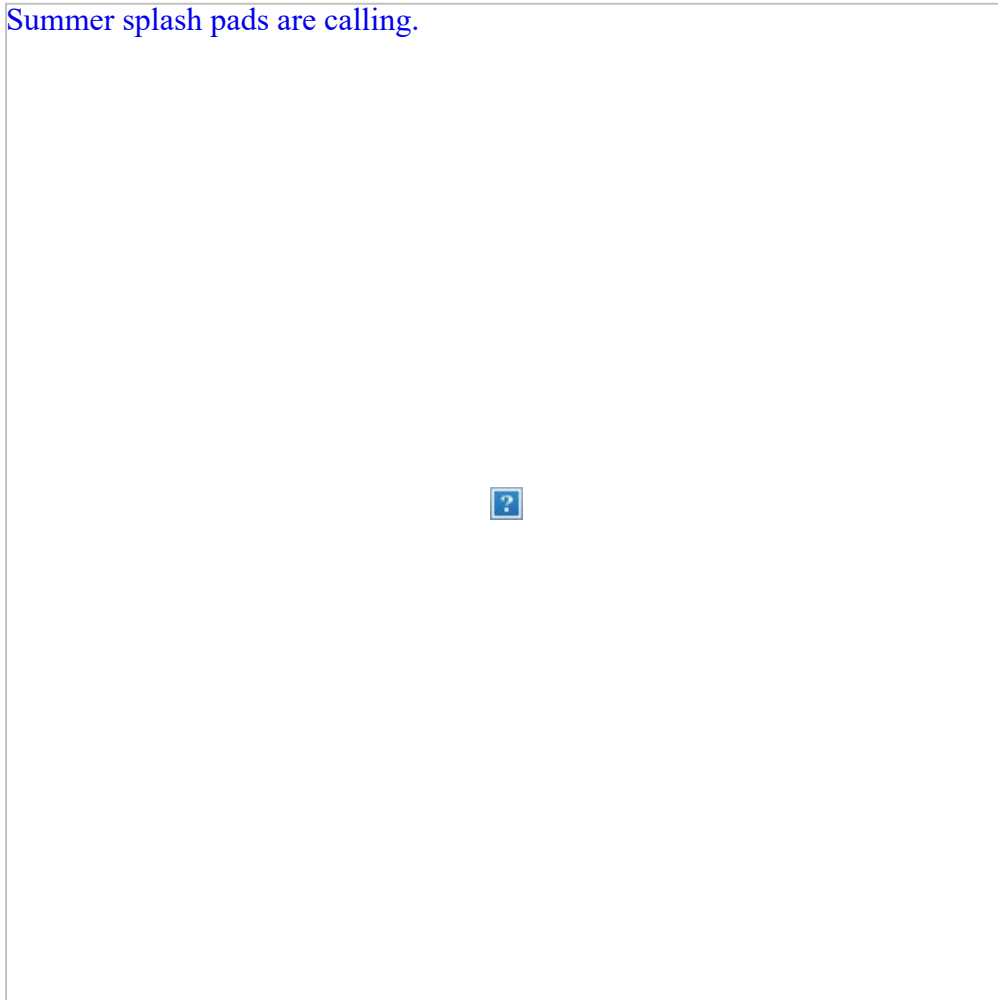
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Laarni Ferrer Aquino
Date: Wednesday, 7 February 2024 11:00:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Laarni Ferrer Aquino

Organisation name:

Agent's full name:

Email address: laarni.aquino@yahoo.com

Contact phone number: 0211522154

Postal address:

8 Rorida Lane

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Proposed Zone Change from "Open Space - Sport and Active Recreation Zone" to "Residential - Terraced Housing and Apartment Zone"

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:

The reason we bought this property was because we love the open space view where can see the park and the walkway right next to the property. With the proposed change, this will take away the very reason we bought this property which makes me feel deceived as this was the property selling point (pitch in by the home consultant).

We wish to decline the proposed plan because of the following:

- Lose property value
- Lose park view and walkway
- Lack of privacy
- Creates more congestion than it already is
- Disruption/ Inconvenience during construction

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

50.1

Submission date: 7 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

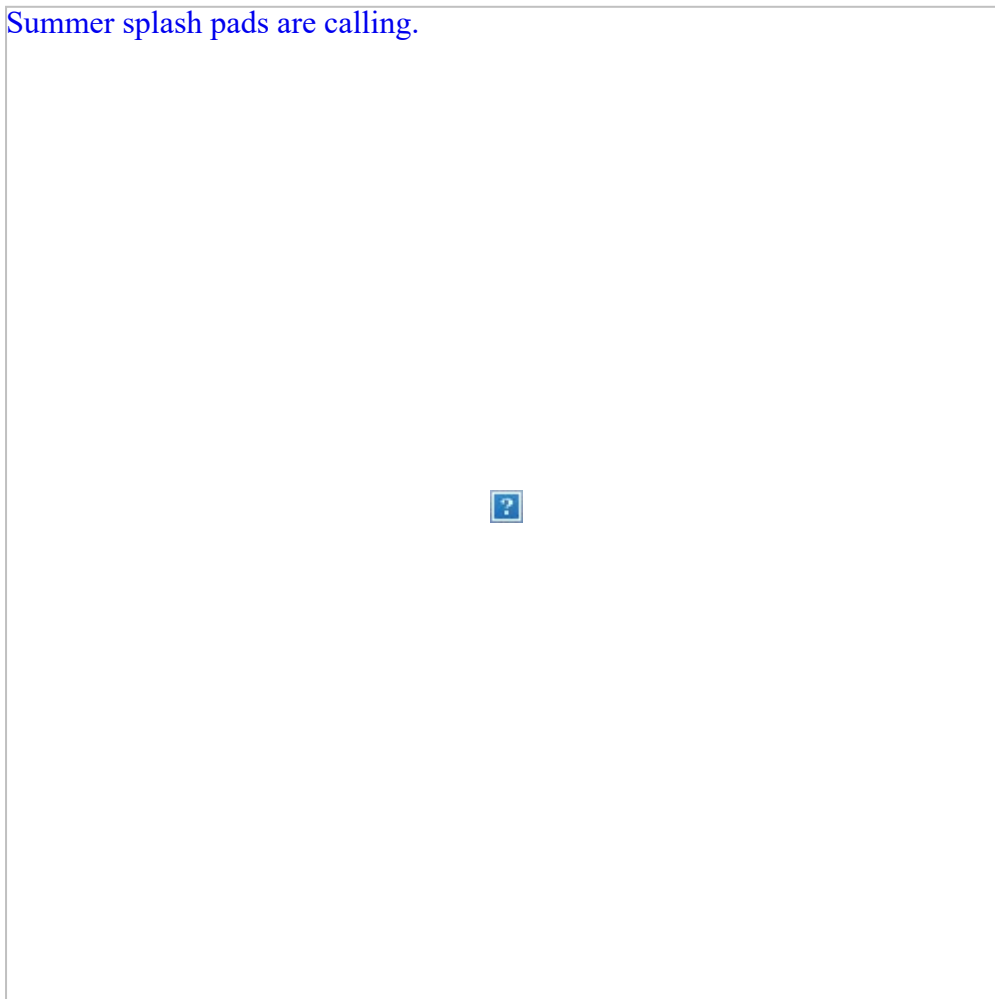
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - AIHUA HOU
Date: Thursday, 8 February 2024 11:45:53 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: AIHUA HOU

Organisation name:

Agent's full name:

Email address: wittynz@hotmail.com

Contact phone number: 0276172086

Postal address:
58 Whimbrel Rd
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation Zone to Residential -Terraced Housing and Apartment Building Zone.

Property address: 58 Whimbrel Rd, Flat Bush

Map or maps: Map 19

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:
Native Trees, Bushes and Grasses, environment are impacted by the Terraced Houses of Apartments. Those native trees and natural rainwater run off area are also going to be impacted a lot. Our property is next to the walkway, the plan change will cause my property lose privacy, sunshine, view, also lose the value of my property.

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

51.1

Submission date: 8 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Sarah Jane Hazell
Date: Thursday, 8 February 2024 5:15:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Jane Hazell

Organisation name:

Agent's full name:

Email address: sjhazell@hotmail.com

Contact phone number: 0211471498

Postal address:
23 Brookview Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18 & 19

Other provisions:

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

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

The reason for my or our views are:

We request the planning Technician's NOT to execute the proposed plans for Map 18 & 19 . We are supporting the current zoning - Open Space- Sport and Active recreation Zone. for both 56 Brookview Drive Flat Bush and 66 Flat Bush School Rd, Flat Bush. The designated Map 18 is an extension to Barry Curtis park and adjoining reserve, its a logical spot for playground or a green area or a swimming pool / community centre which was promised to us way back 2010-11. We already have clutter of housing development in the suburb which is causing heavy traffic, parking issues and above all safety issues. Additional housing will further escalate stress on public services eg., Water, drainage and destroy the reserve and trees. Please save the environment.

I or we seek the following decision by council: Decline the plan change | 52.1

Submission date: 8 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Sarah Jane Hazell
Date: Thursday, 8 February 2024 7:15:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Jane Hazell

Organisation name:

Agent's full name: Vijay Wadhwa

Email address: sjhazell@hotmail.co.uk

Contact phone number: 0211471498

Postal address:
23 Brookview Drive
Flat Bush
Flat Bush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18 &19

Other provisions:

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

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

The reason for my or our views are:

We support the current plan as Open Space - Sport and Active Recreational zone for Map 18 & 19 relating . I am filing this again as I typed the wrong email address.

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

Submission date: 8 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - lai khuen chong
Date: Friday, 9 February 2024 5:16:01 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: lai khuen chong

Organisation name:

Agent's full name: lai khuen chong

Email address: lai_khuen85@yahoo.com

Contact phone number:

Postal address:
33 donegal park drive
Flatbush
Flatbush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: map 18 and map 19

Other provisions:

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

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

The reason for my or our views are:
we need more green spaces here instead of houses

I or we seek the following decision by council: Decline the plan change | 53.1

Submission date: 9 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Helsham Martsters
Date: Sunday, 11 February 2024 4:45:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helsham Martsters
Organisation name:
Agent's full name:
Email address: Helshammarsters@gmail.com
Contact phone number:
Postal address:
34 whimbrel Road
Auckland
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from open space - sport and recreational zone to residential - Terraced Housing and Apartment Building Zones.

Property address: 66 flat bush school road

Map or maps: Map 19

Other provisions:
I oppose to the proposed residential build adjacent to my parents home. This will affect the value of their property, the view and sunlight. It will reduce our privacy, remove the well loved walkway and increase traffic.

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:
Decline.

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

54.1

Submission date: 11 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Kylie Ormond
Date: Sunday, 11 February 2024 5:00:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kylie Ormond

Organisation name:

Agent's full name:

Email address: k.ormond@hotmail.com

Contact phone number:

Postal address:

2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of zone from open space - sport and activities recreation zone to residential - terraced housing and apartment building zone

Property address: 66 flat bush school road

Map or maps: Map19

Other provisions:

Too much congestion, increasing heavy traffic. Disruption during construction.

Not enough parking as is. Ticketed if not able to park near home correctly. Loss of natural area.lack of sun and view.

The environmental impact of a building in natural rainwater run off area

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

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

The reason for my or our views are:

As above

I or we seek the following decision by council: Decline the plan change | 55.1

Submission date: 11 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.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Yuan Liu
Date: Monday, 12 February 2024 10:30:43 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yuan Liu

Organisation name:

Agent's full name:

Email address: judyliu603@gmail.com

Contact phone number:

Postal address:
50 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

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:
My house is right next to the park. The change would have a significant impact on my life. First of all, it would take away our green spaces. If developers build Terraced Housing or Apartments in the bush area, the negative influence may include lack of privacy, lack of sun, lose of view, lose of the value in my property, disruption during construction, congestion of traffic, lack of parking, etc.

I or we seek the following decision by council: Decline the plan change | 56.1

Submission date: 12 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

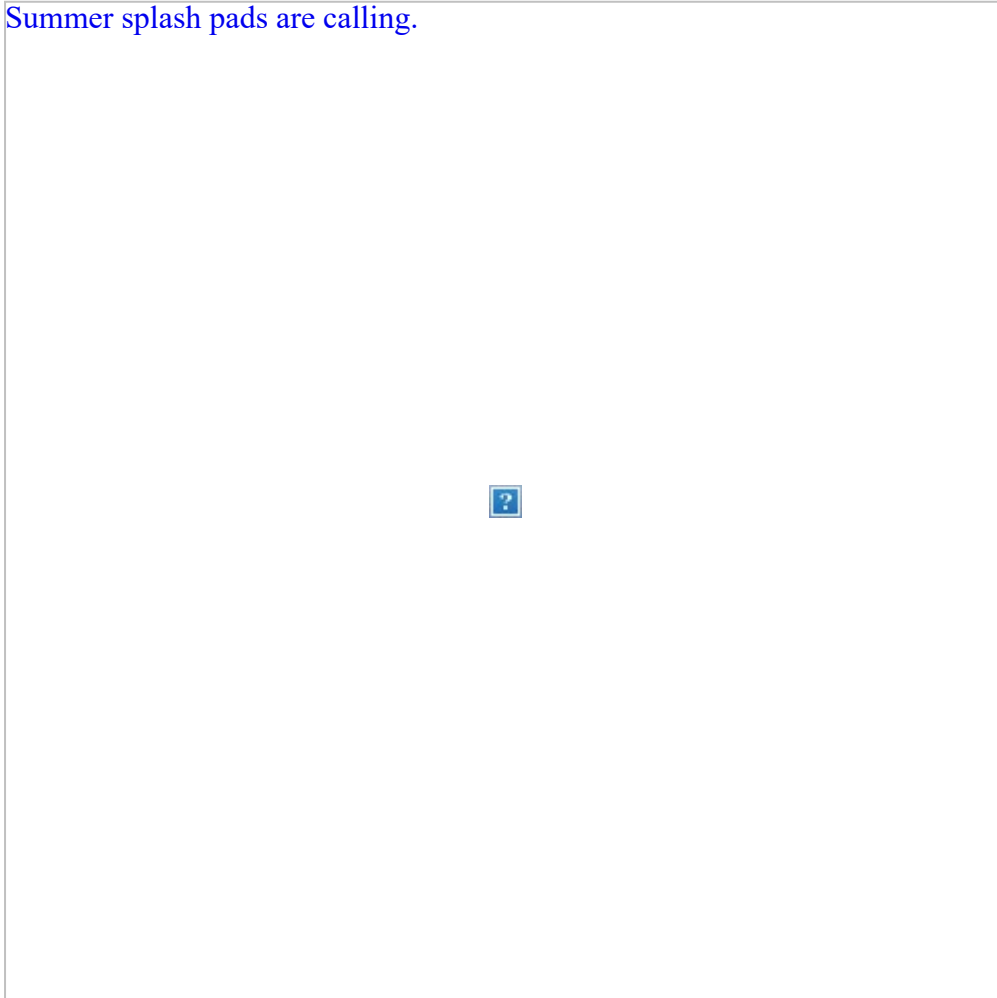
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - David Kuo
Date: Monday, 12 February 2024 5:15:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Kuo

Organisation name:

Agent's full name:

Email address: david.kuo10@gmail.com

Contact phone number: 0212170684

Postal address:
24 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Proposed Open Space and Other Rezoning Matters (2024) Plan Change

Map number: 19

Current Zone: Open Space – Sport and Active Recreation Zone

Proposed Zone: Residential – Terraced Housing and Apartment Building Zone

Property address: 24 Whimbrel Road, Flat Bush (my current residential address)

Map or maps: 66 Flat Bush School Road, Flat Bush (proposed rezoning)

Other provisions:

Change zone from Open Space to Residential

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

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

The reason for my or our views are:

First of all, as per map number 19, it is totally unreasonable to propose a change of zone from open space to residential in a CLEAR FLOOD ZONE as per Auckland Council's Flood Viewer. I do not understand this proposed plan change; our property and surrounding areas was luckily not impacted by the Jan-2023 catastrophic flooding in Auckland because this area provides a good drainage system. If this area was to be developed to residential housing, surely it would have infrastructural consequences and make our area more susceptible to flooding.

Not only that, currently our area in Whimbrel Road, Flat Bush is already extremely dense with not enough car parks for residents. I have to constantly report dangerous and illegal parking situations

to AT: vehicles parked on footpaths, vehicles parked on broken yellow lines, etc. Not much action is being done by AT; I have contacted Auckland Council before, only to be told is it an AT issue, not Auckland Council.

This dangerous and illegal parking situation has resulted in several near misses and close calls; as I am forced to walk on the road since a car is blocking the footpath, or when I am driving, I am forced to drive on the wrong side of the road. I guess this matter will only be taken seriously when an accident or fatality does happen, as I have logged several tickets with AT with not much progress. Auckland Council cannot propose to change zoning from Open Space to Residential when the infrastructure is clearly not there. More housing for the sake of more housing without a clear consideration for the infrastructure is only bound to fail – we must learn our lesson with the 2023 Auckland Anniversary flooding and the current situation.

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

57.1

Submission date: 12 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Dilshad
Date: Monday, 12 February 2024 7:30:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dilshad

Organisation name:

Agent's full name:

Email address: djdilshi@yahoo.com

Contact phone number: 021738999

Postal address:

2019

Flatbush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

rezoning areas of Barry Curtis from OPEN SPACE - Sport & Active Recreation Zone To RESIDENTIAL - Terraced Housing & Apartment Building Zone

Property address: 66 flatbush school rd, 56 brookview drive Flatbush

Map or maps: Map 18&19

Other provisions:

We residents of street 1 , 2,3,4,5,6,7,8 Cloghfin PI Flatbush heartbroken to hear that council is making such catastrophic decisions to destroy the environment of this peaceful area of Barry Curtis park.

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:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties. ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife. INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is!)

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

58.1

Submission date: 12 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

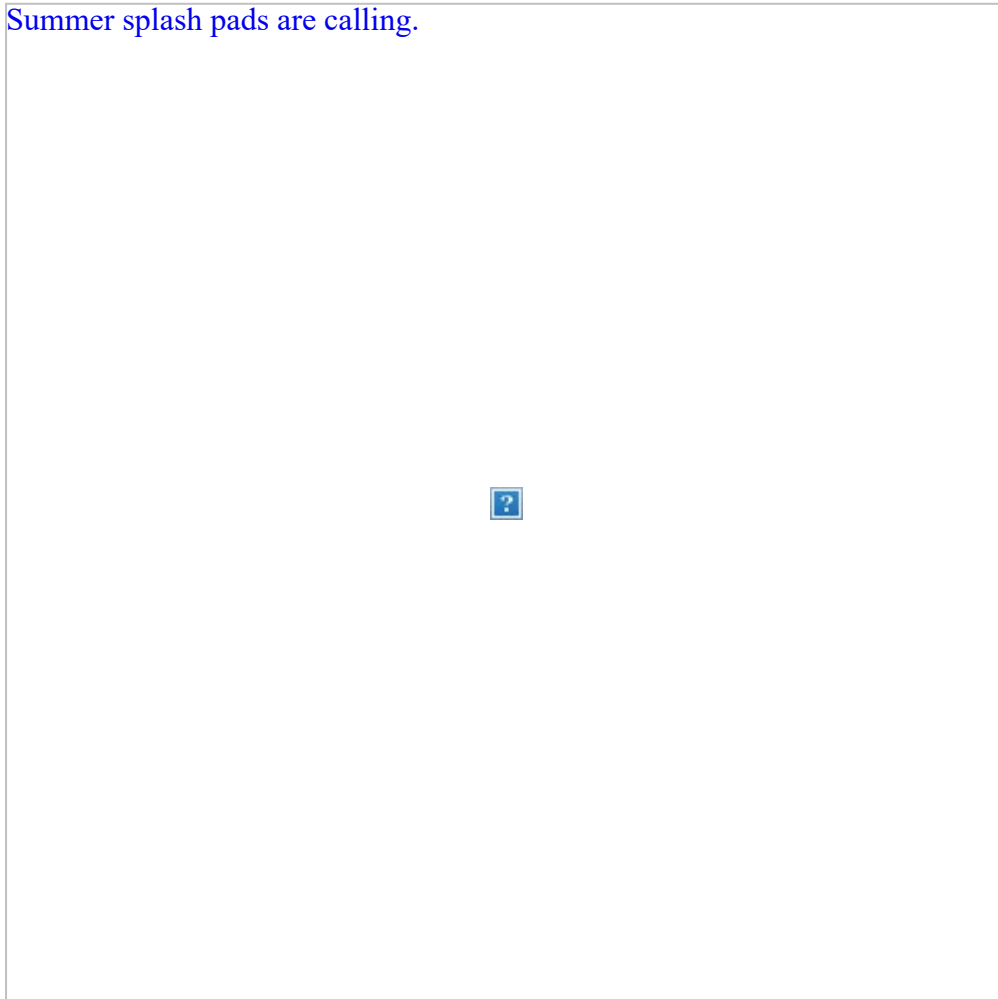
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Hira Javed Sheikh
Date: Monday, 12 February 2024 7:30:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hira Javed Sheikh

Organisation name:

Agent's full name:

Email address: ambitiousheeray@yahoo.com

Contact phone number: 020 4092 7229

Postal address:

Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18&19

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:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (), ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife. INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is!)

I or we seek the following decision by council: Decline the plan change | 59.1

Submission date: 12 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Unaysah
Date: Monday, 12 February 2024 7:45:55 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Unaysah

Organisation name:

Agent's full name:

Email address: djdilshi@hotmail.com

Contact phone number:

Postal address:

Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Terris housing

Property address:

Map or maps: Map 18&19

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:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties), ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife. INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (

I or we seek the following decision by council: Decline the plan change | 60.1

Submission date: 12 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

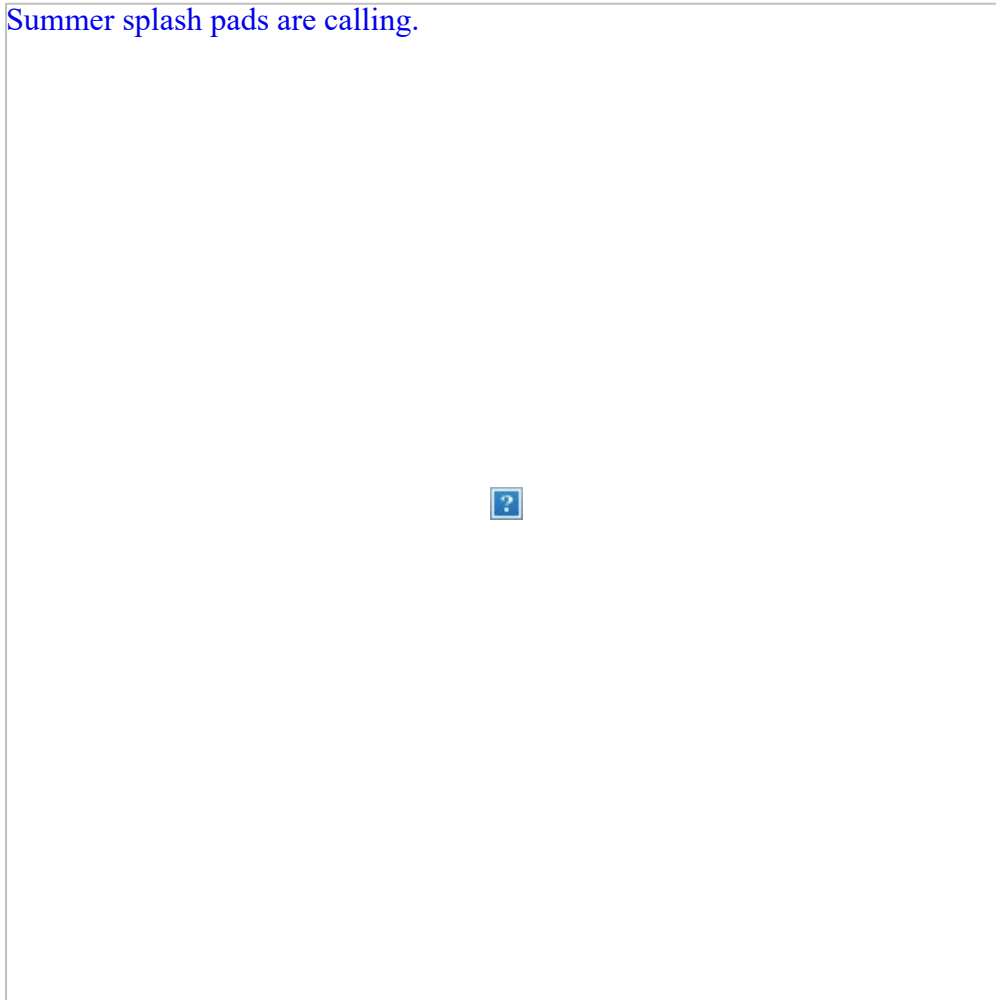
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Romaisa Dilshad
Date: Monday, 12 February 2024 7:46:01 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Romaisa Dilshad

Organisation name:

Agent's full name:

Email address: djdilshi@hotmail.com

Contact phone number:

Postal address:

Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18&19

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:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (, ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife. INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (

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

61.1

Submission date: 12 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Umaymah
Date: Monday, 12 February 2024 7:46:01 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Umaymah

Organisation name:

Agent's full name:

Email address: djdilshi@gmail.com

Contact phone number: 021738999

Postal address:

Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Terris housing in the area

Property address:

Map or maps: Map 18&19

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:
ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (), ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife. INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (

I or we seek the following decision by council: Decline the plan change | 62.1

Submission date: 12 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Rimaongo Worldy Marsters
Date: Tuesday, 13 February 2024 6:15:24 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rimaongo Worldy Marsters

Organisation name:

Agent's full name: Rima Marsters

Email address: rimamarsters8@gmail.com

Contact phone number: 0212524983

Postal address:
34 Whimbrel Road
Auckland
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 34 Whimbrel Road Flatbush Auckland

Map or maps: Council plan change 96 - map 19

Other provisions:

Building of more apartments and housing, my home will be affected as my backyard opens to the pathway, I am against any builds behind us taking away the birdlike and creatures that inhabitant there.

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:

Refer to comments above

I or we seek the following decision by council: Decline the plan change | 63.1

Submission date: 13 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Willie Marsters
Date: Tuesday, 13 February 2024 8:30:20 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Willie Marsters

Organisation name:

Agent's full name: Rima Marsters

Email address: williemarsters8@gmail.com

Contact phone number:

Postal address:
34 Whimbrel Road
Auckland
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 34 Whimbrel Road Flatbush Auckland

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:

We brought our based on the walkway, and nature at the back of my home

I or we seek the following decision by council: Decline the plan change | 64.1

Submission date: 13 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? Yes

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

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

Yes

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

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Submission**ON PUBLICLY NOTIFIED PROPOSED
PLAN CHANGE 96 TO THE AUCKLAND UNITARY
PLAN, OPERATIVE IN PART**

Under Clause 6 of the First Schedule to the Resource Management Act 1991

TO	Auckland Council
SUBMISSION ON	Proposed Plan Change 96 to the Auckland Unitary Plan – Operative in Part (2016)
NAME OF SUBMITTER	Kingseat Village Limited
NAME OF SUBMITTER'S AGENT	Harrison Grierson Consultants Limited Attention: Philip Comer

The submitter, Kingseat Village Limited (KVL), could not gain an advantage in trade competition through this submission.

KVL is not directly affected by an effect of the subject matter of the submission that —

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

SUBMISSION IN SUPPORT**1. Scope of Submission**

The specific provisions of Plan Change 96 (PC96) that this submission relates to are:

Provisions:

- Map Number 32, “1023 & 1039 Linwood Road, Papakura”, of the Proposed Open Space and Other Rezoning Matters (2024) Plan Change (PC96) to the Auckland Unitary Plan (Operative in Part);
- PC96 – Attachment 1 - Proposed Open Space and Other Rezoning Matters (2024) Spreadsheet (refer No.32);
- Proposed Plan Change 96 (PC96) Open Space and Other Rezoning Matters (2024) Section 32 Evaluation Report (specifically addressing the rezoning of 1023 & 1039 Linwood Road, Papakura); and
- Collectively, the proposal as set out in the abovementioned documents to rezone land at 1023 and 1039 Linwood Road, Papakura from Open Space – Sport and Active Recreation zone to Residential – Single House zone.

2. This submission:

Supports the provisions specified at 1. above for the following reasons:

- KVL is the owner of the land at 1023 and 1039 Linwood Road, Papakura;
- KVL associate development company Linwood Acres Limited initiated and funded a private plan change request (Plan Change 28 (PC28)) to the legacy Franklin District Plan in 2010. This plan change was adopted by the former Franklin District Council and, later, incorporated into the Proposed Auckland Unitary Plan and the Auckland Unitary Plan (Operative in Part). Linwood Acres Limited collaborated closely with the former Frankling District Council, and subsequently with Auckland Council, to identify the public open space land requirements within the PC28 Kingseat Structure Plan area to meet the long-term demands from future residents at Kingseat and in the immediately surrounding area, and KVL fully supported PC28 direction to rezone 1023 and 1039 Linwood Road for open space (active recreation) purposes.

Now that Auckland Council has confirmed that the land is no longer required for this purpose, a new zone needs to be applied to ensure that the efficient and effective utilisation of the land for appropriate activities is enabled by rezoning the land.

- c) KVL supports proposed PC96 recommendation to rezone 1023 and 1039 Linwood Road to Residential – Single House zone.
- d) In particular, and without limiting the generality of paragraphs (a)-(c) above:
- i) KVL acknowledges Auckland Council investment in open space (active recreation) provision at the Karaka Recreation Reserve (sports parks) at Karaka. Investment in these sports fields and facilities, which will serve Karaka, the Hingaia Peninsula and a wider catchment area including Kingseat, are welcomed and supported.
 - ii) KVL acknowledges also that, as a result of the Auckland Council investment at Karaka, 1023 and 1039 Linwood Road are no longer required by Auckland Council Community and Social Policy (Parks) to provide for open space (active recreation) at Kingseat;
 - iii) KVL agrees that, as 1023 and 1039 Linwood Road are no longer needed for open space (active recreation), that the land should be rezoned to ensure that it is utilised in the most efficient and effective manner for the benefit of the existing and future Kingseat Village community;
 - iv) KVL supports Auckland Council's recommendation through PC96 that 1023 and 1039 Linwood Road should be rezoned to Residential – Single House zone, noting the following:
 - a. KVL (through Linwood Acres Limited) supported the rezoning of 1023 and 1039 Linwood Road as Open Space zone under PC28 on the basis of it being purchased by Council to meet open space land demand for the future residents of Kingseat Village. Had this need not been identified through the PC28 structure planning process, Linwood Acres Limited would have sought an urban residential zone for the land.
 - b. Rezoning 1023 and 1039 Linwood Road to Residential – Single House zone, would be logical given that adjacent land is also zoned Residential – Single House zone and the land forms part of the Kingseat Precinct which anticipates urban, not rural, subdivision and development outcomes.
 - c. Rezoning 1023 and 1039 Linwood Road to Residential – Single House zone would provide additional urban residential land capable of accommodating around 90 lots/dwellings that will be located within walking/cycling distance of a new primary school and early learning centre, public open space/sports fields (on land to the east already vested with Council for open space (active recreation) purposes); and, the future Kingseat Village centre which will provide a wide range of retail, commercial and community services that will serve the day-to-day needs of residents.
 - d. Rezoning 1023 and 1039 Linwood Road to Residential – Single House zone would support additional housing at Kingseat that will contribute towards the efficient and effective funding of delivery, and use of, trunk water and wastewater infrastructure at Kingseat.
 - e. Flow Transportation Specialists Limited have assessed the traffic effects of rezoning 1023 and 1039 Linwood Road to Residential – Single House zone and conclude that the additional development enabled by the rezoning can be accommodated by the local transport network and that the existing Kingseat Precinct provisions are adequate to ensure that any development of the land would provide appropriate improvements to the local transport network to support development.
 - f. Whilst Flow Transportation Specialists Limited concluded that the rezoning would increase the level of morning peak traffic congestion on both Linwood Road and Hingaia Road, and increase pressure on the Papakura interchange, KVL view is that the additional 90 dwellings enabled by the rezoning is insignificant in the context of the growth anticipated in the wider 'northern Franklin' area.

- g. KVL is of the view that current and planned investment in the wider road network by Auckland Council and Waka Kotahi/NZTA will increase capacity over time to meet the additional demand generated by growth. This growth will not materialise overnight but will occur over the next 30 years as demand for housing grows.
- h. KVL is also of the view that the land to be rezoned at 1023 and 1039 Linwood Road will facilitate residents walking or cycling to use local amenities, thus minimising increases in local road trips; furthermore, the provision of public transport bus services at Kingseat to connect Kingseat with Karaka, Hingaia and Papakura (including the railway station at Papakura) would reduce traffic generation along Linwood Road and Hingaia Road and provide modal choice for residents. Whilst this may not be viable early on in the growth of Kingseat, critical mass should support public transport bus services in the longer term.
- i. Notwithstanding the above, KVL notes that the PC28 vision for Kingseat was for Kingseat to be a hub for the equine and horticultural industries that are prevalent in the area. Kingseat will provide local employment opportunities as a service centre to these industries with additional employment being provided in Kingseat Village Town Centre, in the business zoned area off of Kingseat Road, at the former Kingseat Hospital site, at the Glenbrook Steel Mill, and at the growth centres of Pukekohe and Waiuku. The key point being that not all traffic generated by growth at Kingseat will be commuter traffic using Linwood Road and Hingaia Road to access State Highway 1 or Papakura Town Centre. Home working, which has become the 'new normal' for many employees since Covid lockdown is likely to continue in the future and will also reduce traffic generation on the roading network.
- j. KVL agrees with Auckland Council that the National Policy Statement for Highly Productive Land does not apply to the rezoning of 1023 and 1039 Linwood Road as the land is currently zoned Open Space, not general rural or rural production.
- k. Whilst Kingseat is not currently serviced for water and wastewater, KVL has secured resource consent to take groundwater for potable water supply purposes. KVL has also lodged a resource consent application with Auckland Council to provide a community wastewater scheme incorporating a membrane bioreactor and three-stage treatment process with clean-water discharge to a constructed wetland. KVL-initiated and funded public reticulated water and wastewater infrastructure will be staged over time and capable of servicing the entire Kingseat Precinct once fully urbanised.

KVL also notes that Watercare is well advanced with its Southwest Wastewater Scheme which involves the construction of a new modern wastewater treatment plant at Glenbrook with untreated wastewater to be conveyed to this new facility from Kingseat, Clarks Beach, Glenbrook Beach and Waiuku for treatment prior to discharge (at high-tide) to the Manukau Harbour at Clarks Beach. The new wastewater treatment plant is expected to be operational by mid-2026. Furthermore, a connection to the Waikato pipeline is available to provide additional potable water supply should this be required.

KVL therefore notes the concerns raised by iwi in this regard but is of the view that there are limited to no constraints to the future servicing of Kingseat Village for both water and wastewater.

- l. KVL notes that Auckland Council has evaluated the option of rezoning 1023 and 1039 Linwood Road to a rural zone. KVL agrees with Auckland Council conclusion that this outcome would be contrary to the purpose and principles of the Kingseat Precinct, which seek to promote urbanisation within the precinct boundaries. Also, it would not promote the purpose and principles of the RMA by making the most efficient and effective use of a scarce land resource whilst supporting sustainable development outcomes.

3. **The submitter seeks the following decision from the local authority:**
- a) Retain the proposed zoning for the KVL land at 1023 and 1039 Linwood Road (Residential – Single House zone). | 65.1
 - and*
 - b) Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of KVL. | 65.2
 - or*
 - c) Such other alternative relief to satisfy the concerns of KVL. | 65.3
4. **The submitter wishes to be heard in support of this submission.**
5. **If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.**



Signature: (Philip Comer – Technical Director, Planning, Harrison Grierson, on behalf of the submitter)

Date: 13 February 2024

Address for Service of Submitter:

Harrison Grierson Consultants Limited
PO Box 5760, Victoria St West
Auckland 1142

Telephone: (09) 966 3382
Mobile: 021 662 760
Facsimile/email: p.comer@harrisingrierson.com
Contact Person: Philip Comer – Technical Director, Planning

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Cameron John Courtney
Date: Tuesday, 13 February 2024 3:30:36 pm
Attachments: [PDF For Submission.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cameron John Courtney

Organisation name:

Agent's full name:

Email address: CourtneyHomeNZ@hotmail.com

Contact phone number: 027 4633215

Postal address:

18 Rorida Lane

Flat Bush

Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush, Auckland

Map or maps: Map 19

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:

When we purchased our home from Fletcher Building in late 2019 (moved in June 2020) we were advised that the area immediately behind our property would never be built on, and indeed the very well made walkway (concrete with drinking fountains, lighting etc) was a new addition and part of the agreement for our development to be approved. Each of the houses build along our road and the adjoining road as part of the development approved actually has a gate that leads directly to the pathway on the edge of Barry Curtis Park.

We have now learned that there is a plan change which is being proposed to change the zoning of land immediately backing onto our property to Residential -Terraced Housing and Apartment Building Zone - which we strongly oppose.

Even if currently, there is no intent to build immediately on this land - having the zoning change opens up this possibility in the future without the need for consultation with those most impacted.

Firstly, the pathway is frequently used by locals using the park as it runs along the boundary of Barry Curtis Park and acts as an extension to the John Walker Promenade meaning they can have a safe and efficient way to navigate. There are very few areas around Flat Bush where children can safely learn to ride bikes for example. Removing this pathway and building further on this land removes the navigation around the perimeter of the park, and reduces the safe accessibility for our children and elderly.

Secondly, the area covered by Map 19 - not only covers the pathway but also is the extension of a wide culvert which is feed by other culverts ranging all the way up to close to Redoubt Road, in the recent times we have been relieved that this is in place to reduce the impact of recent storms we have all witnessed. Intensifying this area with future housing, and removing the natural ability for the environment to disperse and use any excess rainwater will simply move the problem further downstream to others.

Thirdly, the culvert/ gully has established native trees and flora as well as being the home to native birds and other fauna - removing this to build further housing is not only impacting ourselves but will have a negative environmental impact.

Fourthly, Parking and congestion in our area is incredibly with most housing now having 1 parking space on their property and thus many cars end up parked on curbing, footpaths or 100's of metres down the road. Bring additional housing to this very tight narrow strip not only with further increase this issue, but at the same time will remove one of the only areas (pathway) that can be navigated safely away from cars (as we currently can not even rely on footpaths with cars blocking them).

Furthermore, this small area of bush and the pathway may not seem like much on a map but it aesthetically makes a huge impact to the area, the park and sports field have this nice backdrop which breaks up the edge of Barry Curtis and separates it from the very intensive housing. Removing this native bush boundary with completely also remove the feeling and negatively impact the atmosphere of the park.

Lastly, personally the consideration of this zone change from Open Space - Sport and Active Recreation to Residential - Terraced Housing and Apartment Building Zone is extremely stressful for the residents that own or live on property immediately adjacent to the area covered by Map 19. When we bought our homes of Fletcher Building we were advised that the land was owned by the council and was part of Barry Curtis Park and could never be built on or developed - for us, like many others this was the selling point and the actual reason we purchased our homes. Immediately, should the zoning be changed to allow for future building we will lose significant value in our properties (which are all only 3 - 4 years old). To us this is at best a broken promise made (or at worst a deceitful practice) to capitalise on hard working ratepayers.

I have enclosed a PDF showing actual photos and aerial view of the area of Map 19 - as I find the council provided maps really do not do justice to how impactful and negative further housing would be to impressive and rare great space with have with Barry Curtis Park.

IF a zoning change needs to happen because the current zone of "Open Space - Sport and Active Recreation" does not make sense (because it is bush and a walkway rather than sports fields) then I suggest it is changed to "Open Space - Informal Recreation" to better reflect its usage.

Thank you for your time to consider this submission and I truly hope logic, reason, common sense and integrity will prevail.

I or we seek the following decision by council: Decline the plan change | 66.1

Submission date: 13 February 2024

Supporting documents
PDF For Submission.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

[Summer splash pads are calling.](#)



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Proposed Rezoning by Auckland Council

Council Plan Change 96 – Map 19

Address: 66 Flat Bush School Road, Flat Bush

Proposed Zone Change **From:** Open Space – Sport and Active Recreation Zone

Proposed Zone Change **To:** Residential – Terraced Housing and Apartment Zone

Pictures of Area Impacted by the proposed zone change to allow for building of Terraced Housing or Apartments.



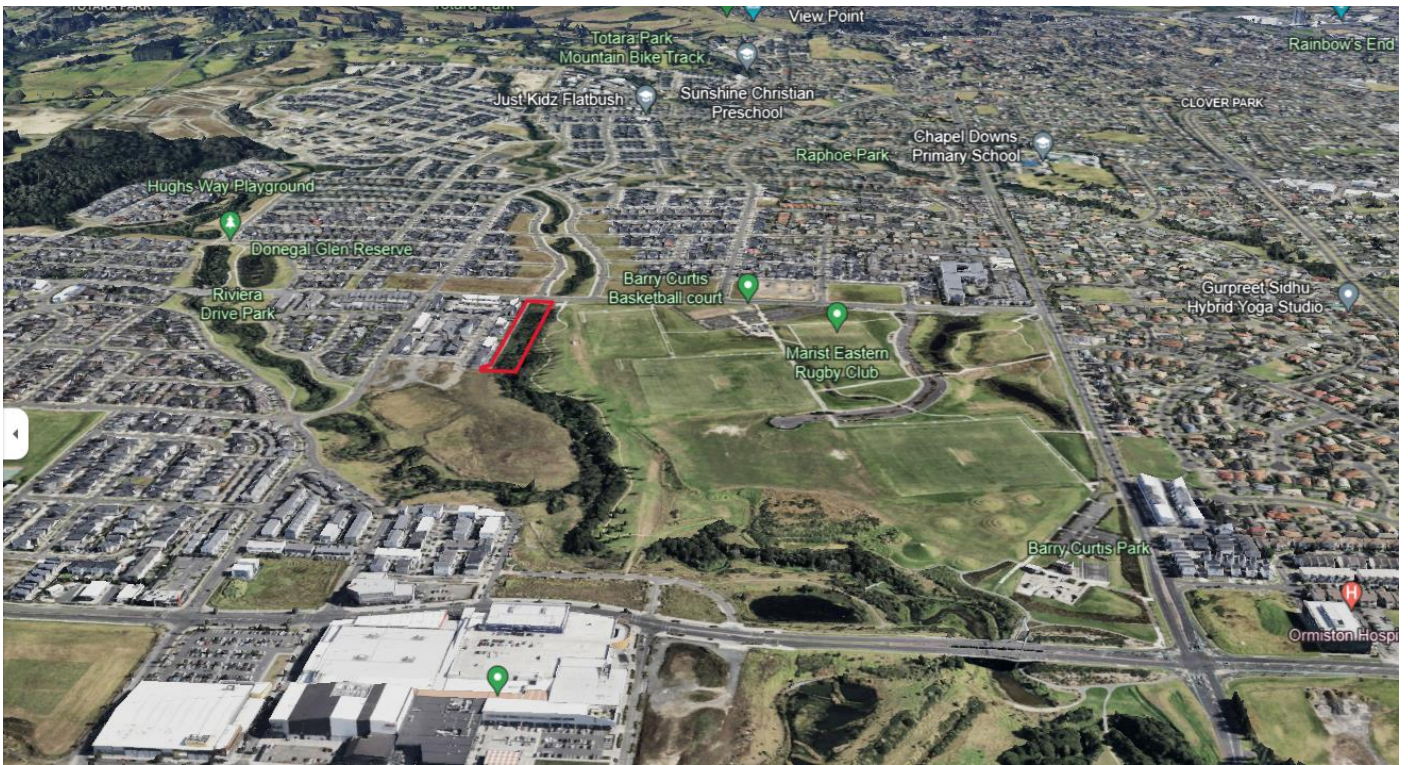
New Walkway from Flat Bush school road towards Ormiston Town Centre



Native Trees, Bushes and Grasses could be replaced by Terraced Houses or Apartments







From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Muy Teang Taing
Date: Tuesday, 13 February 2024 9:45:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Muy Teang Taing

Organisation name:

Agent's full name:

Email address: mt.taing@gmail.com

Contact phone number: 0220246785

Postal address:

Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of zone from open space-sport and active recreation zone to residential-terraced housing and apartment building zone

Property address: 66 Flat Bush School Rd

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:

The walkway behind our home is filled with great native bush and trees and provides us privacy from people visiting the park. It is very nice to have some greenery and it creates a good atmosphere.

If you were to build in that area, this will create a lack of privacy for our home and all the homes that are closest to that walkway. High rise apartments will block sunlight and also will impact our privacy again. This area is enjoyed not only by the residents who live next to the walkway but by all those who visit the park.

This could also negatively impact our home value and also our neighbours too which is very bad. We are all hardworking people who do their best to contribute positively to society. It is not fair that our home value should depreciate because of this project. Our neighbours have all come to a consensus that we don't want this proposal to go ahead at all.

We love where we live and we don't want to have to sell for this reason.

Our area is already quite congested with traffic and lack of street parking as it is. If the build goes ahead and there are more residents, this issue will become even worse.

That proposed development area is also a flood zone and helps to keep our homes safe when there is flooding. If we don't have that stormwater drain area, in extreme weather events like the Auckland cyclones in Jan 2023, our homes would be flooded which will impact us financially and mentally too and cause a lot of stress.

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

67.1

Submission date: 13 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Ankit singh
Date: Tuesday, 13 February 2024 10:00:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ankit singh

Organisation name:

Agent's full name:

Email address: singh.92.ankit@gmail.com

Contact phone number: 0272109986

Postal address:
3 Kilcadden Drive
Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
PC96 - Map 18 and 19

Property address: Barry Curtis Park

Map or maps: 18 and 19

Other provisions:

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

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

The reason for my or our views are:

I oppose the plan to rezone parts of Barry Curtis Park as Flatbush area requires natural drain. We have learnt from Auckland Floods and Cyclone Gabriel how devastating it could be if we dont preserve green space that as Natueal drains. Flat busg currently has very little green space compared to other greener suburbs due to the amount of development its observing without allowing for natural drain and flood plains. I hope we can avoid this rezoning to ensure all the residents get to enjoy Barry Curtis Park as a central reserve with no threats of ecological devastation

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

68.1

Submission date: 13 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Jharana Ghimire
Date: Wednesday, 14 February 2024 7:15:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jharana Ghimire

Organisation name:

Agent's full name:

Email address: jharana.ghimire@outlook.com

Contact phone number: 0221038841

Postal address:
8 Paterae lane
2019 Auckland
Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of land use
Open green space to residential use.
We want our green space not residential

Property address: Barry Curtis Park- 66 Flatbush School Road and 56 Brookview Drive

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
We want our open space

I or we seek the following decision by council: Decline the plan change | 69.1

Submission date: 14 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Shawn Anand
Date: Thursday, 15 February 2024 3:15:33 pm
Attachments: [stream.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shawn Anand

Organisation name:

Agent's full name: SHAWN ANAND

Email address: shawnanand1@gmail.com

Contact phone number: 021 795 448

Postal address:
shawnanand1@gmail.com
Auckland
Auckland 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
PC96- Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19 - REZONE AREAS OF FLATBUSH

Property address:

Map or maps: MAP 19

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:
Dear Auckland Council

I am writing to express my strong opposition to the proposed rezoning of land in our community for the development of housing . As a resident who values our parks, natural areas, and community spaces, I am deeply concerned about the potential impacts of this rezoning on our neighborhood.

The proposed rezoning could mark the beginning of a concerning trend of shrinking our parks and natural areas to make way for housing developments. While I understand the need for more housing in Auckland, I believe that such development should occur in open areas rather than encroaching upon our parks and recreational spaces.

The area earmarked for rezoning includes vital community assets such as the public walkway off Flatbush School Road, which is used by many residents for biking, walking, and other recreational activities. Additionally, the proposed rezoning threatens established bush and trees that support a diverse range of wildlife, including birdlife.

There are several reasons why I oppose this rezoning:

1. Converting open and pathed spaces into residential developments diminishes the quality of life for residents and decreases the value of surrounding properties.
2. Environmental Impact: The cutting of established trees and bush areas will have a detrimental effect on local wildlife and biodiversity.
3. Infrastructure Impact: The proposed development will lead to increased traffic congestion and exacerbate existing parking issues in the area. There are already daily fights with residents across Flat Bush given there is limited parking and narrow roads in our community.
4. Trust: Residents have a reasonable expectation that areas zoned as open space will remain as such. Rezoning these areas for housing undermines the trust between residents and local authorities. Resident also paid a premium for these properties
5. Floodwater Stream: It's crucial to consider the presence of a floodwater stream running through the area earmarked for rezoning. This stream plays a vital role in managing stormwater and preventing flooding, which has been a significant issue in other parts of Auckland. Building over this stream could disrupt its natural flow and exacerbate flood risks, putting our community, their houses, and families at greater risk of harm.

Furthermore, residents and surrounding streets will be significantly affected by this rezoning, including potential decreases in property value, loss of privacy, and reduced sunlight.

In light of these concerns, I urge the Auckland Council to reconsider the proposed rezoning and explore alternative options for housing development that do not involve encroaching upon our parks and natural areas. I also request transparent and inclusive community consultation throughout this process to ensure that the voices of residents are heard and considered.

Thank you for your attention to this matter. I look forward to your response and to working together to find a solution that benefits our community while preserving our precious green spaces.

Regards
Shawn Anand

Flat Bush Resident

I or we seek the following decision by council: Decline the plan change | 70.1

Submission date: 15 February 2024

Supporting documents
stream.pdf

Attend a hearing

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

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

Declaration

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

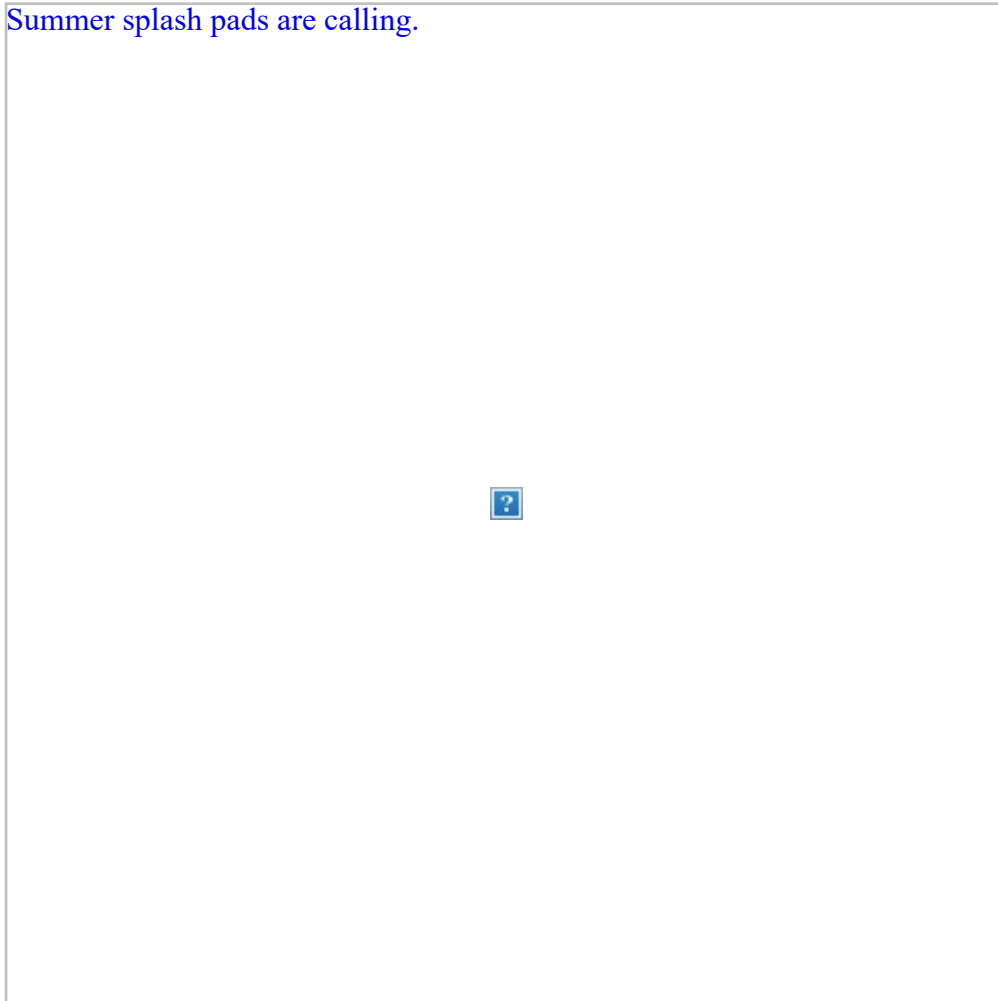
Are you directly affected by an effect of the subject matter of this submission that:

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

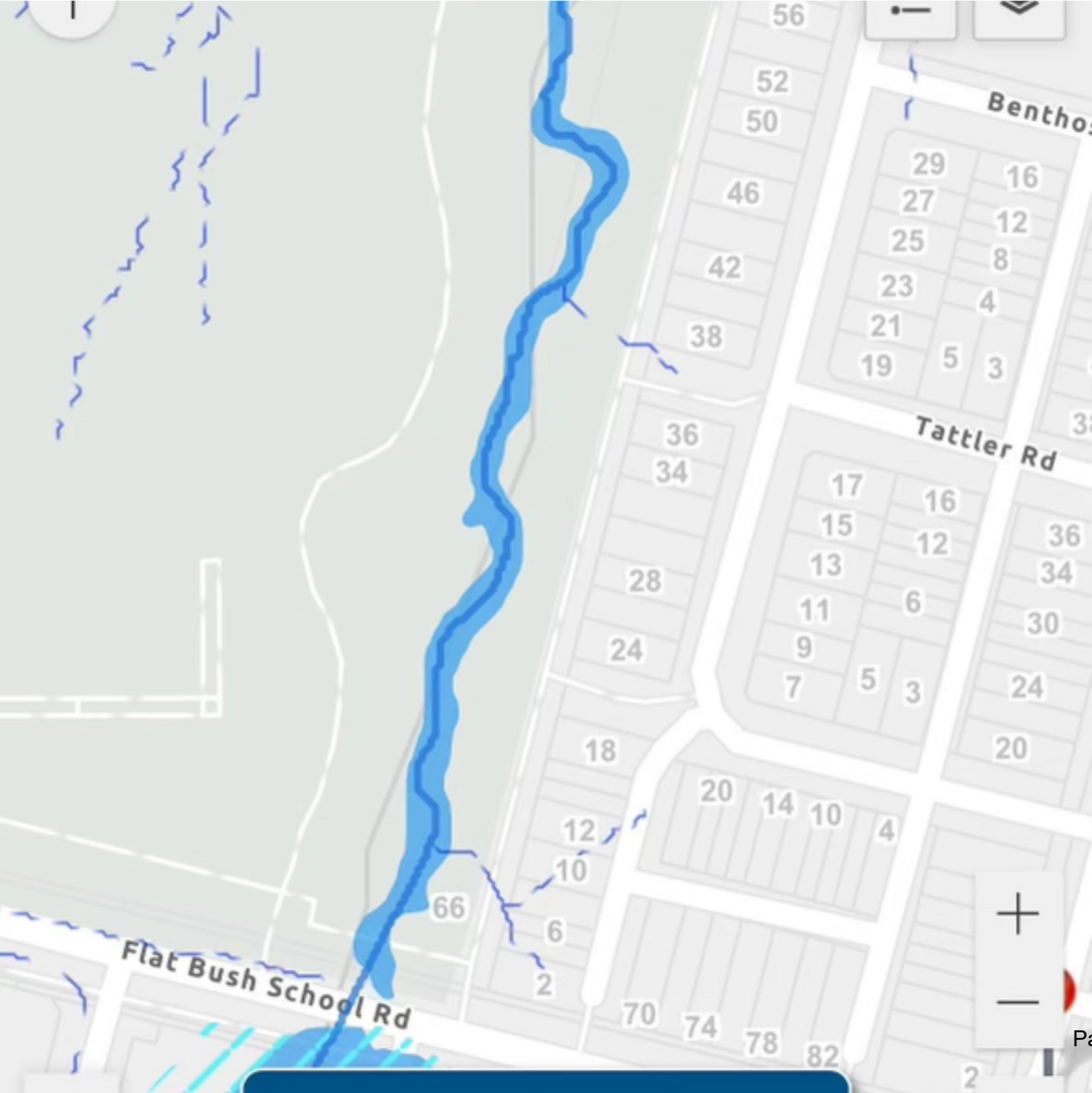
No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Shobna Anand
Date: Thursday, 15 February 2024 3:30:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shobna Anand
Organisation name:
Agent's full name: Shobna ANAND
Email address: shobnaanand12@gmail.com
Contact phone number: 02102555194
Postal address:
shobnaanand12@gmail.com
Auckland
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19
Property address: Flat Bush
Map or maps: Whimbrel, Rorida, Brookview and surrounds
Other provisions:

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

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

The reason for my or our views are:
I am writing to express my strong opposition to the proposed rezoning of land in our community for the development of terrace houses or apartments.

Our community values our parks, natural areas, and community spaces, I am deeply concerned about the potential impacts of this rezoning on our neighborhood.

The proposed rezoning could mark the beginning of a concerning trend of shrinking our parks and natural areas to make way for housing developments

I am very worried about

Floodwater and stream issues.

It's crucial to consider the presence of a floodwater stream running through the area earmarked for rezoning. This stream plays a vital role in managing stormwater and preventing flooding, which has been a significant issue in other parts of Auckland. Building over this stream could disrupt its natural flow and exacerbate flood risks, putting our community, their houses, and families at greater risk of harm.

Furthermore converting open and pathed spaces into residential developments diminishes the quality of life for residents and decreases the value of surrounding properties. We already have almost no space to park or walk. Most of Flatbush is covered in cars on both the footpath, roads, and grass.

The proposed development will lead to increased traffic congestion and exacerbate existing parking issues in the area.

Residents also trusted the council when they purchased properties in this area and it is now fast becoming a concrete block of back to back houses.

Furthermore, residents on and surrounding streets will be significantly affected by this rezoning, including potential decreases in property value, loss of privacy, and reduced sunlight.

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

71.1

Submission date: 15 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - HEMANT ANAND
Date: Thursday, 15 February 2024 3:45:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: HEMANT ANAND

Organisation name:

Agent's full name:

Email address: anandh@anz.com

Contact phone number: 0224368671

Postal address:

Flat Bush
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19

Other provisions:

Rezoning areas of Flat Bush

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

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

The reason for my or our views are:

I am writing to strongly oppose the proposed rezoning of land in our community for terrace houses or apartments. This rezoning threatens our parks, natural areas, and community spaces.

The proposed development would encroach upon vital community assets, including public walkways and established wildlife habitats. It would also exacerbate traffic congestion, parking issues, and decrease property values.

Moreover, the rezoning plan neglects the importance of preserving a floodwater stream, vital for managing stormwater and preventing flooding in our area.

I urge the Auckland Council to reconsider this rezoning proposal and explore alternative options for housing development that do not sacrifice our parks and natural areas.

Resident are extremely unhappy and disturbed with the proposed changes. Please do not take away our green space. There is already a very big issue in Flatbush as there is no places for parking, there is horrible traffic given narrow roading and large houses with 6-8 cars in each house. Please help us make things better not worse.

Thank you for your attention to this matter. I look forward to your response and meaningful community consultation.

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

72.1

Submission date: 15 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Pusha Gargi Singh
Date: Thursday, 15 February 2024 3:45:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pusha Gargi Singh

Organisation name:

Agent's full name:

Email address: pushsingh787@gmail.com

Contact phone number: 02102376643

Postal address:
Flat Bush School Road
Flat Bush
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19

Property address:

Map or maps: Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19

Other provisions:
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024) MAP 19
Flat Bush changes

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:
am writing to strongly oppose the proposed rezoning of land in our community for the following reasons

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (if this affects you).
ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife.
INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is)

Please do not make things worse for us.

Regards,
Pushpa

I or we seek the following decision by council: Decline the plan change | 73.1

Submission date: 15 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Leanne Taurere
Date: Friday, 16 February 2024 1:15:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leanne Taurere

Organisation name:

Agent's full name:

Email address: ltaurere@icloud.com

Contact phone number:

Postal address:
24 Macnean Drive
East Tamaki Heights
Auckland 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Changing green belt area of Sir Barry Curtis Park to terraced housing

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:
Over crowding, over loading on existing utilities and resources and traffic. Keep more green areas and open spaces

I or we seek the following decision by council: Decline the plan change | 74.1

Submission date: 16 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Karishma
Date: Friday, 16 February 2024 1:15:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karishma

Organisation name:

Agent's full name:

Email address: karishma.kasabia@yahoo.co.nz

Contact phone number:

Postal address:
2019

2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Extension of greenery and walkway to residential near Barry Curtis park

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:

We use this pathway to head to the parks for my kids to play.

I or we seek the following decision by council: Decline the plan change | 75.1

Submission date: 16 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - yuki mang
Date: Friday, 16 February 2024 1:15:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: yuki mang
Organisation name:
Agent's full name:
Email address: yukimcy@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
park user/ residential
Property address: 1 Tomtit Lane
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:
plan will be Taking away open and pathed spaces community (bike, scooter, walking), decreases in values to surrounding properties .

ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife.

INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is!).

I or we seek the following decision by council: Decline the plan change | 76.1

Submission date: 16 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Karla Sorensen
Date: Friday, 16 February 2024 1:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karla Sorensen

Organisation name:

Agent's full name:

Email address: k.sorensen89@gmail.com

Contact phone number:

Postal address:

2105

Manurewa

Auckland 2105

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Do not change this land zone. We need to leave the small amount of bush left as bush and free land.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Too many houses! A fire tuck can't even to to some houses in botany as the roads are too small.

I or we seek the following decision by council: Decline the plan change | 77.1

Submission date: 16 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Lothar van Middelaar
Date: Friday, 16 February 2024 2:45:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lothar van Middelaar

Organisation name:

Agent's full name:

Email address: lotharvm@gmail.com

Contact phone number:

Postal address:
P.O. Box 217132
Botany Junction 2165
Botany Junction
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: Whimbrel Road, Flat Bush

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:

Park edge should be preserved. You ar shrinking the park to provide for a row of terraced home that will shade the existing home who purchased thinking they had park edge properties. It's not fair that now the park shrinks and they are become internal properties. Council should be liable for property value change if this goes ahead.

I or we seek the following decision by council: Decline the plan change | 78.1

Submission date: 16 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

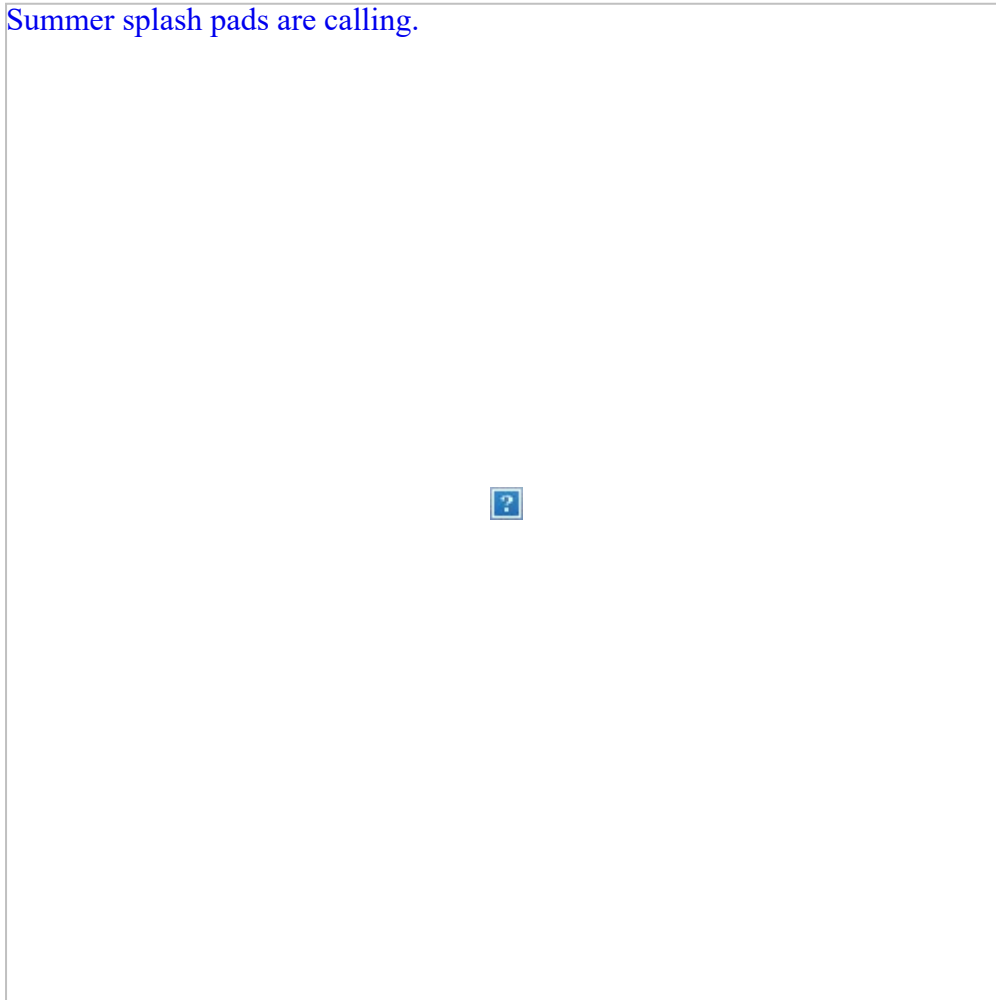
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Helen Puatolo
Date: Friday, 16 February 2024 3:15:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen Puatolo

Organisation name: N/A

Agent's full name: N/A

Email address: helenp97@icloud.com

Contact phone number:

Postal address:

2019

Clover Park

Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Auckland Council's plan to rezone areas of bush and new walkways on the edge of Barry Curtis from OPEN SPACE - Sport & Active Recreation Zone To RESIDENTIAL - Terraced Housing & Apartment Building Zone!

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties (if this affects you).

ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife.

INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues (it's diabolical around there as is!).

TRUST - when you buy / reside near a park and its' zoned as Open Space - you don't expect that area/park to be turned into Terraced Houses and Apartment Buildings (different if it was always zoned for that and there is heaps of local land which is which is "deadland" & ex farmland and

zoned for residential already.).

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

79.1

Submission date: 16 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Samrata Narayan
Date: Friday, 16 February 2024 3:15:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Samrata Narayan

Organisation name:

Agent's full name:

Email address: samrata7@hotmail.com

Contact phone number: 0211482777

Postal address:

Flat Bush

Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18 and Map 19

Other provisions:

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

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

The reason for my or our views are:

I am writing to express my strong opposition to the proposed rezoning of land in our community for the development of the area. I am a local resident who values this space immensely and I am deeply concerned about the potential impacts of this rezoning in our community.

Flat Bush already struggles with congestion, zero parking, daily arguments and fights between people as there is no where to go given the dense housing, zero parking and limited green space in this areas

There are several reasons why I oppose this rezoning:

Environmental Impact: The cutting of established trees and bush areas will have a detrimental effect on local wildlife and biodiversity.

Infrastructure Impact The proposed development will lead to increased traffic congestion and exacerbate existing parking issues in the area.

Floodwater Stream:** It's crucial to consider the presence of a floodwater stream running through the area earmarked for rezoning. This stream plays a vital role in managing stormwater and preventing flooding, which has been a significant issue in other parts of Auckland. Building over this stream could disrupt its natural flow and exacerbate flood risks, putting our community, their houses, and families at greater risk of harm.

Please do not proceed with this as there will be adverse effects to us all.

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

80.1

Submission date: 16 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.



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Feras Dawood
Date: Friday, 16 February 2024 3:30:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Feras Dawood

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
66 Matarangi Roaf
East Tamaki
Auckland 2013

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: As identified in proposal

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:
Rezoning will impact on the park reserve

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

81.1

Submission date: 16 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Cara Crichton
Date: Friday, 16 February 2024 4:15:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cara Crichton

Organisation name:

Agent's full name:

Email address: cara.crmlh@gmail.com

Contact phone number:

Postal address:

Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: Barry Curtis park

Map or maps: 18 and 19

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:

Decline the use of park space for housing. This area is important as it holds native plants and green area which is important for maintaining green spaces and other important functions such as flood mitigation.

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

82.1

Submission date: 16 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.

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15 February 2024

Project Number: 4030.22

Unitary Plan
Auckland Council
Private Bag 92 300,
AUCKLAND 1142

Attention: Planning Technician

By Email: unitaryplan@aucklandcouncil.govt.nz

Dear Sir/Madam

SUBMISSION ON PLAN CHANGE 96 – OPEN SPACE AND OTHER REZONING MATTERS (2024)

Summerset Villages (Milldale) Limited own the 6-hectare site at 50 Waiwai Drive, Upper Orewa (Lot 5501 DP 571130) and are in the process of giving effect to resource consent LUC60380659 for a comprehensive care retirement village. Some of the retirement village units have been recently completed.

Plan Change 96

Plan Change 96 proposes to rezone the northern portion of the site at 50 Waiwai Drive, Upper Orewa to Residential – Mixed Housing Urban Zone, to correct the zoning anomaly and to reflect the land's private ownership and residential use. The proposed zoning is identified in **Figure 2** below.

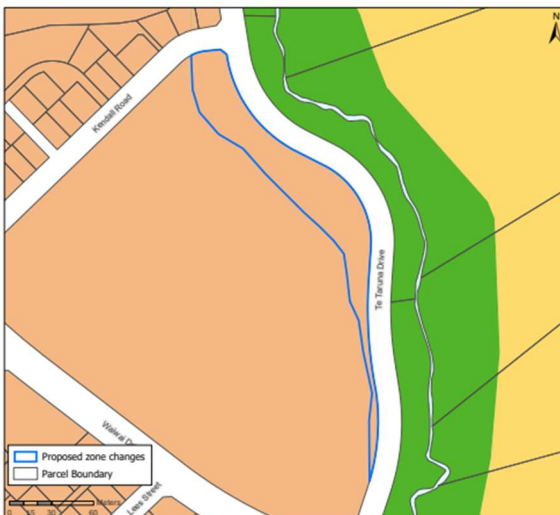
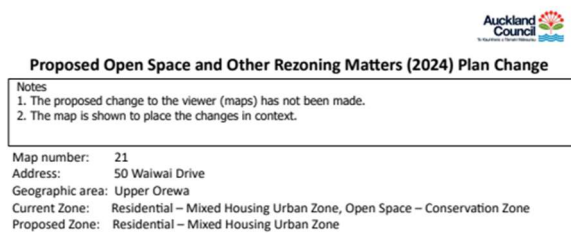


Figure 1: Plan Change 96 – Zoning Map 21

This change in zoning is **supported** by Summerset (Milldale) Limited. Further details are provided in the attached submission.

Summerset would be pleased to discuss its submission further. To this extent, if there are any queries, please do not hesitate to contact the undersigned on 09 354 4166 or 021 619 571.

Yours faithfully

SCOTT WILKINSON PLANNING

A handwritten signature in black ink, appearing to be 'AW', with a long horizontal flourish extending to the right.

Andrew Wilkinson
Planning Consultant

let-acsub-01-vv

PROPOSED PRIVATE PLAN CHANGE 96 – OPEN SPACE AND OTHER REZONING MATTERS (2024)

1 SUBMITTER DETAILS

Submission by:

Summerset Villages (Milldale) Limited

Owner of Summerset Milldale at 50 Waiwai Drive, Upper Orewa.

Agent and Address for Service for Submission

Andrew Wilkinson

Scott Wilkinson Planning

PO Box 37-359

Parnell

Auckland

Email: andrew@scottwilkinson.co.nz

Phone: (09) 354 4166 or Mobile: 021 619 571

2 SUBMITTER LOCATION AND BACKGROUND

Summerset Villages (Milldale) Limited is currently constructing a new comprehensive care retirement village at 50 Waiwai Drive, Upper Orewa. The location of the Summerset Village is identified in **Figure 1**.

3 SUBMISSION

3.1 ZONING

The Summerset Villages (Milldale) Limited site at 50 Waiwai Drive, Upper Orewa is predominantly zoned Residential - Mixed Housing Urban Zone. However, the northern boundary of the site is zoned Open Space – Conservation Zone. Refer to the zoning plan provided in **Figure 1**.

The Open Space – Conservation Zone portion of the site does not reflect the subdivision undertaken that created the site, nor its private ownership and consented use.

Plan Change 96 proposes to rezone the northern portion of the site at 50 Waiwai Drive, Upper Orewa to Residential – Mixed Housing Urban Zone, to correct the zoning anomaly and to reflect the land's private ownership and residential use. The proposed zoning is identified in **Figure 2** below. This change in zoning is **supported** by Summerset Villages (Milldale) Limited.

It is noted that the zoning change proposed will lead to the avoidance of the land being split-zoned. This will assist to give Summerset greater certainty as to the planning requirements that are applicable for the entirety of the village and will establish the easier administration of the planning requirements for both the Council and Summerset.

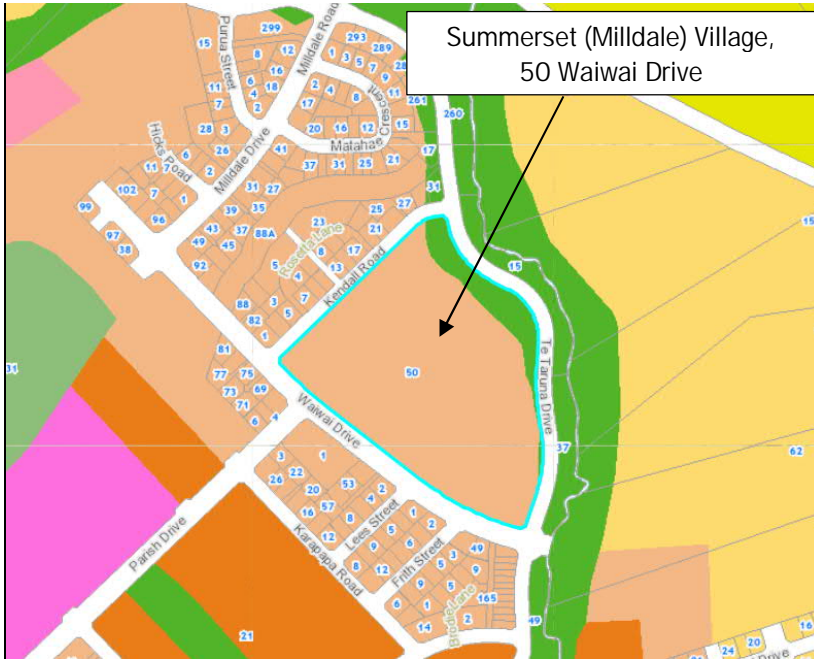


Figure 1: Operative Zoning Map



Proposed Open Space and Other Rezoning Matters (2024) Plan Change

Notes
 1. The proposed change to the viewer (maps) has not been made.
 2. The map is shown to place the changes in context.

Map number: 21
 Address: 50 Waiwai Drive
 Geographic area: Upper Orewa
 Current Zone: Residential – Mixed Housing Urban Zone, Open Space – Conservation Zone
 Proposed Zone: Residential – Mixed Housing Urban Zone

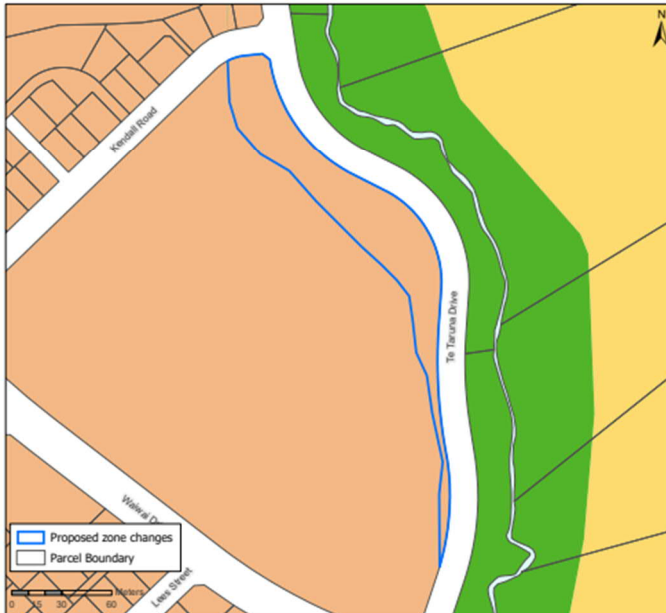


Figure 2: Plan Change 96 – Zoning Map 21

4 RELIEF SOUGHT

The submitter seeks the following relief:

1. That the zoning of Residential - Mixed Housing Urban Zone be confirmed for entirety of the Summerset Village (Milldale) site at 50 Waiwai Drive, Upper Orewa. 83.1

OR

2. Such other relief that will meet the concerns of the Submitter. | 83.2

AND

3. Such consequential relief necessary to give effect to this submission. | 83.3

5 OTHER

Summerset Villages (Milldale) Limited will not gain an advantage in trade competition through this submission.

Summerset Villages (Milldale) Limited is directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

Summerset Villages (Milldale) Limited wish to be heard in support of its submission.

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



Oliver Boyd

National Development Manager

Duly authorised for and on behalf of

Summerset Villages (Milldale) Limited

Date: 15 February 2024

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Ayush Chand
Date: Friday, 16 February 2024 5:00:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ayush Chand

Organisation name:

Agent's full name: Ayush Chand

Email address: ayushchand023@gmail.com

Contact phone number: 021 243 1033

Postal address:
ayushchand023@gmail.com
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Map 18 + Map 19

Property address:

Map or maps: Map 18 + Map 19

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 will take away recreational and walking areas that we adore in our community . There is also limited space around this area and native trees and wildlife.

Furthermore there is a water stream that goes through this and can affect future floods.

It's crucial to consider the presence of a floodwater stream running through the area earmarked for rezoning. This stream plays a vital role in managing stormwater and preventing flooding, which has been a significant issue in other parts of Auckland. Building over this stream could disrupt its natural flow and exacerbate flood risks, putting our community, their houses, and families at greater risk of harm.

The proposed development will lead to increased traffic congestion and exacerbate existing parking issues in the area.

I or we seek the following decision by council: Decline the plan change | 84.1

Submission date: 16 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

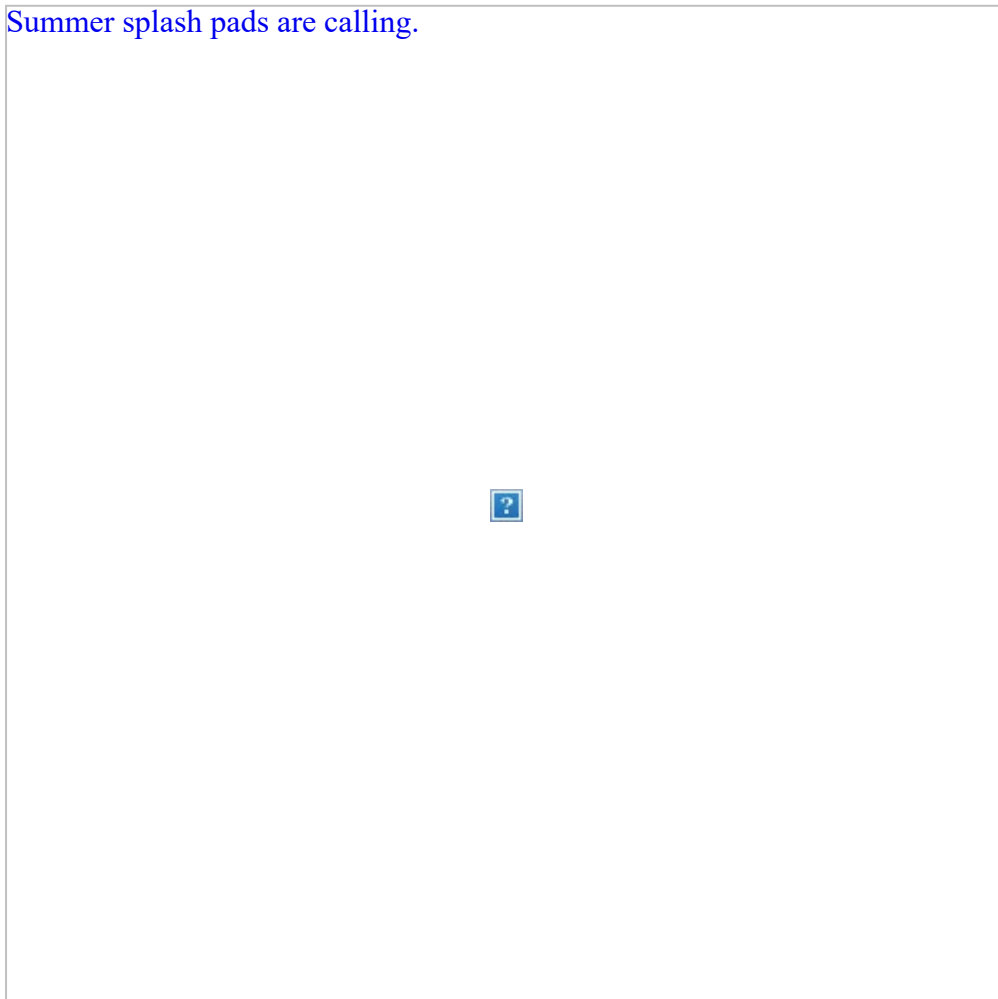
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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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 96 - Susan Jill Holtshousen
Date: Friday, 16 February 2024 5:15:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Jill Holtshousen

Organisation name: N/A

Agent's full name: N/A

Email address: sueholtshousen@gmail.com

Contact phone number:

Postal address:
38 O'halloran Road
Howick
Manukau City 2014

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
TeOning of Open Spaces

Property address: All open spaces and Parks in The Manukau and Auckland region

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:

Over the recent years the special character our suburban areas has changed. Housing density has increased and the lack of relevant infrastructure that can cope and sustain with this reversal of standards is clearly evident. Parking facility, drainage schools, healthcare providers, small sections because of housing density impinges on family life and places where. Children can play

I or we seek the following decision by council: Decline the plan change | 85.1

Submission date: 16 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Alan Chen
Date: Friday, 16 February 2024 6:15:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alan Chen
Organisation name:
Agent's full name:
Email address: cokeleaf@hotmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Barry Curtis Park

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:

We oppose the rezoning on barry curtis park land from public open space park to residential housing. The park is a popular and distinguishing landmark or Flat Bush and Ormiston.

It is not right to destroy the native trees and reduce the size of the park. There are enough town houses in the area already.

I or we seek the following decision by council: Decline the plan change | 86.1

Submission date: 16 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Sonia Chen
Date: Friday, 16 February 2024 7:15:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sonia Chen

Organisation name:

Agent's full name:

Email address: sn6806@gmail.com

Contact phone number:

Postal address:
38 Brookview Drive

AUCKLAND

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 66 Flat Bush School, Flat Bush

Map or maps: 19

Other provisions:

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

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

The reason for my or our views are:

We live near the proposed affected area. The proposal to change the area into residential/terrace housing zone is likely to have a significant impact on the surrounding community amenity, as well as increasing pressure on parking and infrastructure.

The affected area is a peaceful green walkway leading to the park, and is widely used and enjoyed by residents. The area is also already surrounded by dense terrace housing. Turning the walkway into more houses will markedly decrease the community feel and amenity value of the area.

Parking is also a big issue - houses here are usually built with 1 or no car parks. Neighbours or visitors often resort to parking on people's driveways. We have had to constantly monitor our driveway because of this. Allowing more terrace housing will exacerbate the problem.

We also bought in this area having loved the closeness of it to the walkway. Turning it into sense housing is completely unexpected and we would have made a different buying decision if we knew

this was the case.

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

87.1

Submission date: 16 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Kathie Matamua
Date: Saturday, 17 February 2024 10:15:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kathie Matamua

Organisation name:

Agent's full name:

Email address: kathiejm@xtra.co.nz

Contact phone number:

Postal address:

2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

PC 96 open space and other rezoning matters 2024

Property address: Barry Curtis Park

Map or maps:

Other provisions:

Community green spaces should remain free of any building that is not for community recreational activities for our community.

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

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

The reason for my or our views are:

I frequent these community spaces events and family gatherings I do not want to witness them being minimised by councils impinging on their current green spaces for profiteering. I do not want to see this occurring in other green spaces like Totara Park, Botanical Gardens and the like.

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

88.1

Submission date: 17 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - So Fun Wu Wong
Date: Saturday, 17 February 2024 1:15:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: So Fun Wu Wong

Organisation name:

Agent's full name:

Email address: 323.alice.wu@gmail.com

Contact phone number:

Postal address:
56 Whimbrel Road
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space- Sport and Active Recreation Zone to Residential- Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

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:
Further congestion of traffic and lack of parking due to additional residents if the rezoning were to happen. Lose of public walkway and loss of nature area that contains well established trees.

I or we seek the following decision by council: Decline the plan change | 89.1

Submission date: 17 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Munasheel Chandra
Date: Saturday, 17 February 2024 1:15:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Munasheel Chandra

Organisation name:

Agent's full name:

Email address: munasheel.chandra@hotmail.co.nz

Contact phone number:

Postal address:

Flat Bush
Manukau 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: MAP 19

Other provisions:

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

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

The reason for my or our views are:

We need Green Spaces, Walkways, the Environment and general quality of the spaces belonging to our community

I or we seek the following decision by council: Decline the plan change | 90.1

Submission date: 17 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? Yes

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - shanshan cao
Date: Saturday, 17 February 2024 2:00:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: shanshan cao

Organisation name:

Agent's full name:

Email address: shanshan.cao.cs@gmail.com

Contact phone number: 0221213428

Postal address:
172 long george drive
flat bush
auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Map number: 19

Address: 66 Flat Bush School Road, Flat Bush

Geographic area: Flat Bush

Current Zone: Open Space – Sport and Active Recreation Zone

Proposed Zone: Residential – Terraced Housing and Apartment Building Zone

Property address:

Map or maps: Map number: 19

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:

in that area, there are already more than 5 developments happening now. the road and green area are getting less and less. the traffic is so much worse than in other areas. people can not turn right because there are not enough traffic lights on the road.

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

Details of amendments: keep more open space and green area for people. upgrade traffic items first.

91.1

Submission date: 17 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

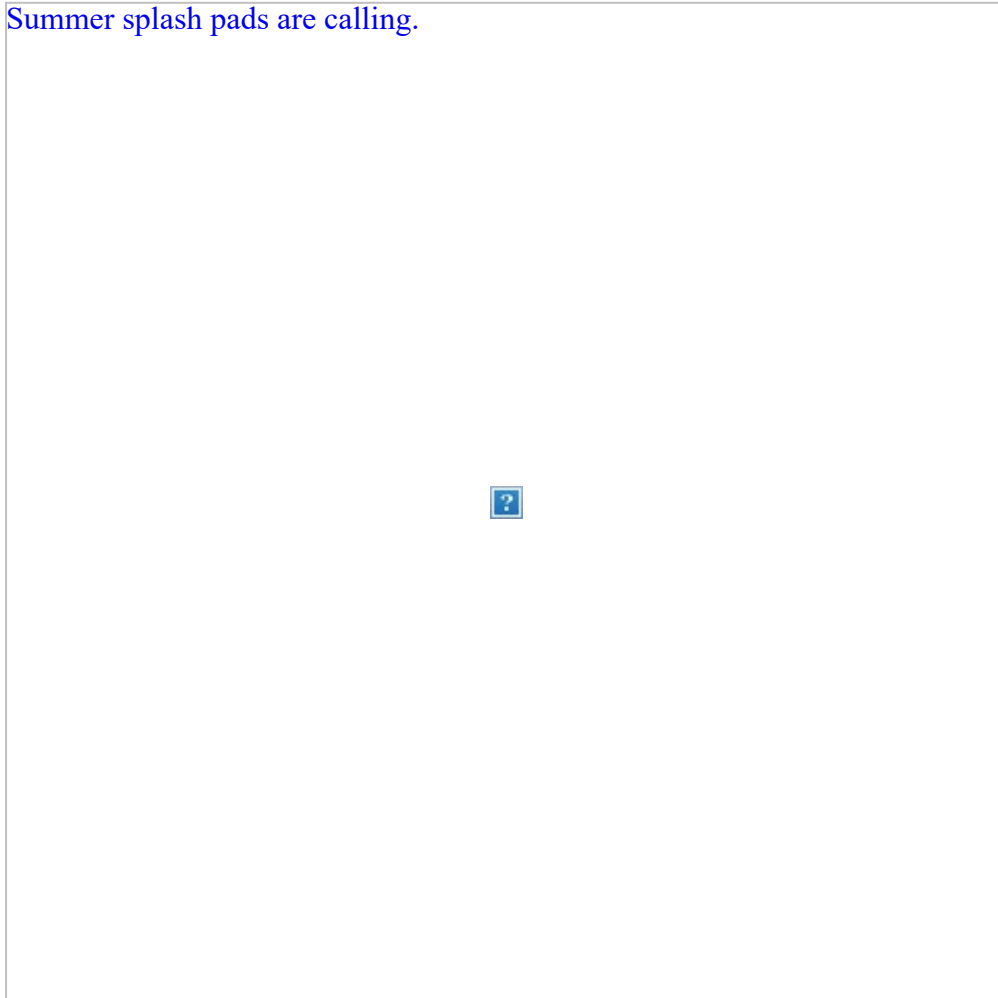
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Amanda Carter
Date: Saturday, 17 February 2024 5:30:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amanda Carter

Organisation name:

Agent's full name:

Email address: amanda.carter@mac.com

Contact phone number:

Postal address:
7 Dunkirk Terrace
Auckland
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 7 Dunkirk Tce

Map or maps: 23

Other provisions:
Rezoning of area from Residential to Open Space and Recreation

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

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

The reason for my or our views are:
Happy for the area to become dedicated Parks and Recreation

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

92.1

Details of amendments:

Submission date: 17 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.](#)



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Xiu Ping Song
Date: Saturday, 17 February 2024 5:31:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xiu Ping Song

Organisation name:

Agent's full name:

Email address: xiuping1832245@outlook.com

Contact phone number:

Postal address:
9 Dunkirk Terrace
Auckland
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 9 Dunkirk Tce

Map or maps: 23

Other provisions:
Rezoning of area from Residential to Open Space and Recreation

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

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

The reason for my or our views are:
Prefer all the areas at the rear of my property remain parkland.

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

93.1

Details of amendments:

Submission date: 17 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Bobo Leung
Date: Sunday, 18 February 2024 8:30:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bobo Leung
Organisation name:
Agent's full name:
Email address: leung_bobo@hotmail.com
Contact phone number:
Postal address:
2013
Auckland 2013

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Keep the greens

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:
Keep the greens

I or we seek the following decision by council: Decline the plan change | 94.1

Submission date: 18 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? 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Patrick Leung
Date: Sunday, 18 February 2024 7:15:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Patrick Leung
Organisation name:
Agent's full name:
Email address: patrickeung@hotmail.com
Contact phone number: 0212170781
Postal address:
36 Riviera Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
plan 96
Property address:
Map or maps: Map 18
Other provisions:
We want 56 Brookview drive to be open space - Play ground Or green area
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
We want 56 Brookview drive to be open space - Play ground Or green area
I or we seek the following decision by council: Decline the plan change | 95.1
Submission date: 18 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.

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16 February 2024

The Auckland Council,

Subject: Plan Change 96- Open Space and Other Rezoning Matters (2024)

Locations: 56 Brookview Drive, Flat Bush and 66 Flat Bush School Road, Flat Bush.
Council's Proposal to change: Open space – Sport and Active Recreation Zone to Terraced Housing and Apartment Building Zone.

Hi there,

My name is Yuva Adhikary, the vice president of the Flat Bush Ratepayers and Residents Association Inc. (FBARRA). I live in Flat Bush. I am a retired Civil Engineer with over 45 years of experience in NZ and Australia. I specialise in Water Sensitive Urban Design (WSUD). I was involved in the drainage design works for the Flat Bush development which included providing stormwater design support to the Flat Bush Structure Plan in the early 2000s, designing about 20 stormwater management ponds and reviewing drainage design works for the legacy Manukau City Council. I was also involved as the stormwater design leader with GHD and Isthmus Group when Barry Curtis Park was developed, five stormwater ponds were built in BC at that time.

On behalf of FBARRA Inc., I oppose the Council's plan to change the Open space – Sport and Active Recreation Zone of the above-mentioned two sites to Terraced Housing and Apartment Building Zone due to the following reasons:

96.1

- 1 Flat Bush Township is already highly intensified, when completed it will be home to about 40,000 people. Barry Curtis Park is the only open space and recreational site in FB of a reasonable size for sports, social events, doing exercises and the space for children to play. With the increasing population, locals need more open spaces, not less. BC Park has the potential to develop into a place to have local and national sports and community events. Reducing its open space as planned by the Council will reduce opportunities for local communities to organise events and enjoy life- a loss of enjoyment.
- 2 Due to climate change, temperature is expected to increase in the future resulting in "Heat Islands", a microclimatic temperature effect that is seriously harmful to the elderly and young children. These two sites are suitable for creating urban forests that can reduce "Heat Island Effects " and provide comfort to the residents of that area. One way to adapt to climate change is to have towns in urban forests.
- 3 These two sites lie along the bank of a stream that flows through Barry Curtis Park. A riparian corridor can be established on these sites to provide shade to the stream, enhance its ecology and improve the local environment. When BC Park is fully developed, this green corridor will act as a curtain between residential areas and sports fields to dampen noise effects.

While building more houses is required in Auckland to address the housing problem, equally important is to consider the environmental benefits that green spaces can provide such as reducing the heat effects, lowering air pollution and providing habitats for flora and fauna – a positive outcome for all. Converting existing open

spaces to terrace housing will lose these environmental benefits- this is the reason for my submission to oppose plan change.

I would like to be heard about my submission.

Thank you.

A handwritten signature in black ink, appearing to read 'Yuva Adhikary', with a stylized flourish at the end.

Yuva Adhikary

Vice President - Flat Bush Ratepayers and Residents Association Inc.

Email: yuva53@hotmail.com

Telephone: 027 22 33 485

From: [Y A](#)
To: [Unitary Plan](#)
Subject: Plan Change 96- Open Space and Other Rezoning Matters (2024) - FBRRA's Feedback
Date: Sunday, 18 February 2024 4:33:00 pm
Attachments: [Plan Change 96 - Feedback of FBRRA Inc..pdf](#)

Plan Change 96- Open Space and Other Rezoning Matters (2024) Locations: 56 Brookview Drive, Flat Bush and 66 Flat Bush School Road, Flat Bush. Council's Proposal to change: Open space – Sport and Active Recreation Zone to Terraced Housing and Apartment Building Zone.

Hi there ,

My name is Yuva Adhikary, the vice president of the Flat Bush Ratepayers and Residents Association Inc. (FBRRA). I live in Flat Bush. I am a retired Civil Engineer with over 45 years of experience in NZ and Australia.

On behalf of the FBRRA Inc., I oppose the Council's plan to change the Open space – Sport and Active Recreation Zone of the above-mentioned two sites to Terraced Housing and Apartment Building Zone due to the reasons highlighted in my attached submission.

I would like to be heard about my submission.

Regards,

Yuva Adhikary
Vice President- Flat Bush Ratepayers and Residents Association Inc.
Email: yuva53@hotmail.com
Mobile: 027 22 33 485

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Tony Ip
Date: Sunday, 18 February 2024 7:30:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tony Ip

Organisation name:

Agent's full name:

Email address: tony1985@gmail.com

Contact phone number:

Postal address:
16 Oakhurst Avenue
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18, 19

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 existing zoning for the areas highlighted by map 18 and 19 is for open space/sport active recreation zone, and I do not agree with rezoning them to be for residential/apartment building zone.

This will increase the burden on the existing schools in zone (where there has already been a increases in the number of children per teacher over the past few years).

The area marked for rezoning in map 18 also contains quite a lot of actual plants and shrubbery, which would be a shame to see removed.

The area marked for rezoning in map 19 is not well maintained despite the fact it's marked for sport and recreation, and is currently overgrown with weeds, it would be better to have the area tidied up and have a childrens playground instead.

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

97.1

Details of amendments: Keep the zones marked in 18 and 19 as open space/sports and active recreation zone, and maintain the area in 19 better, maybe even build a kids playground there.

Submission date: 18 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Cecilia Wat
Date: Monday, 19 February 2024 12:45:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cecilia Wat

Organisation name:

Agent's full name:

Email address: ceciwatss@gmail.com

Contact phone number:

Postal address:

Totara Park
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18 & 19

Other provisions:

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

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

The reason for my or our views are:

I believe the areas planned to be rezoned should be kept as recreational use. The population in Flat Bush and surrounding suburbs are growing significantly. There are lots of new houses / apartments already. However, the current recreational facilities are far behind the needs. Instead of converting that area to residential use, it is rather to keep it as recreational use, such as adding a public pool / playground.

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

98.1

Submission date: 19 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

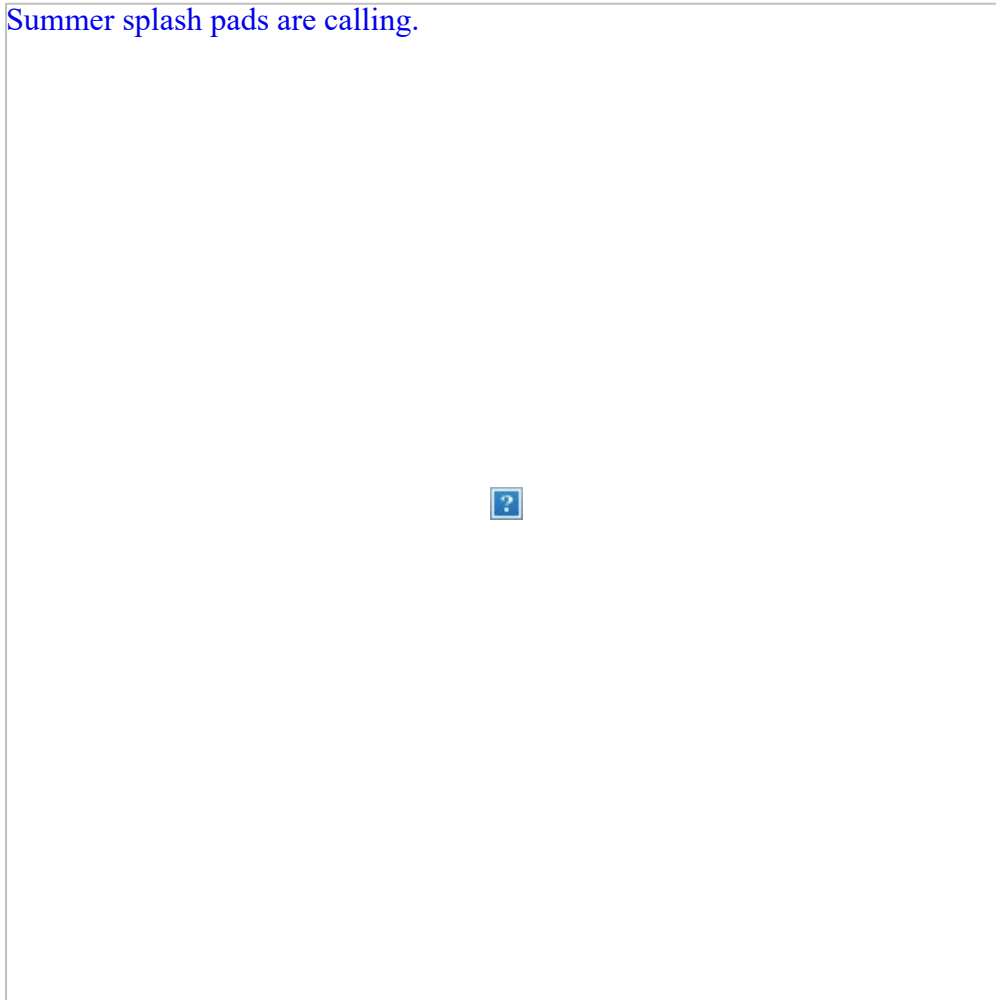
Are you directly affected by an effect of the subject matter of this submission that:

- 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Deborah Simmons
Date: Monday, 19 February 2024 6:31:04 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Deborah Simmons

Organisation name:

Agent's full name:

Email address: deborah.simmons91@gmail.com

Contact phone number:

Postal address:
28 Whimbrel Rd
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 66 Flat Bush School Road

Map or maps: 19

Other provisions:
do not re zone this land into residential

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

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

The reason for my or our views are:
The area planned for rezoning is already a heavily trafficked footpath used by a huge amount of residents each day including dog walkers, children learning to ride bikes and elderly members of the community who may not feel safe walking on a more open footpath.

The area has only recently been built (2020) so to pull up the footpath, damaging wildlife and native plants in the creek and park area directly next to it, seems to be counterintuitive to the councils plan to save money.

I or we seek the following decision by council: Decline the plan change | 99.1

Submission date: 19 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Brian Lee
Date: Monday, 19 February 2024 11:16:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brian Lee
Organisation name:
Agent's full name:
Email address: leebrian91@gmail.com
Contact phone number: 0212888266
Postal address:
26 Whimbrel Rd
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: 18 & 19

Other provisions:

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

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

The reason for my or our views are:

I live in 26 Whimbrel Rd. I bought direct from Fletcher Living in 2019 due to the peaceful greenery, bushes and quiet promenade footpath behind our house as we planned to grow a family here. Now we have a 2 year old daughter. We oppose Map 18 & Map 19 (with more stronger opposition of Map 19) as this directly violates our reason for buying this property. Same with many other from this neighbourhood with young families all oppose these changes.

I or we seek the following decision by council: Decline the plan change | 100.1

Submission date: 19 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Hyunsu kim
Date: Monday, 19 February 2024 12:16:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hyunsu kim

Organisation name:

Agent's full name:

Email address: su8686@hotmail.com

Contact phone number:

Postal address:
su8686@hotmail.com
30 Whimbrel Road
Flat Bush 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced Housing and Apartment Building Zone.

Property address: 66 Flat Bush School, Flat Bush

Map or maps: Map19

Other provisions:

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

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

The reason for my or our views are:
We bought 30 Whimbrel Road, Main reason because we do have walkway to enter House/Park/Street Car Park easier and dont need to pass neighbour gates so not nervous both of us.

We have Street Car park Zone on Flat Bush School Rd for our house locations (Fluvial Ln, Paterae Ln, Magnetite Ln, Whimbrel Rd)
If you remove this walkway, a lot of people gonna walk around get Whimbrel Road and you all knows how many house/people this Road. This gonna make people stressful to walk to Car park Zone and Berry Park as well.
Every neighbour bought this location because close to Park and easy entre and easy to go Car Park locations.
This house Zone dont have much Car Park spaces, that' why they made walk way to let us

peacefully use Street Car Park without pass neighbour gates.

I, HyunSu Kim Decline the plan Change please

I or we seek the following decision by council: Approve the plan change without any amendments | 101.1

Details of amendments:

Submission date: 19 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.

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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) Nicholas May

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

Address for service of Submitter

20 Acmena Lane, Pakuranga, Auckland 2010

Telephone: Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: _____

(continue on a separate sheet if necessary)

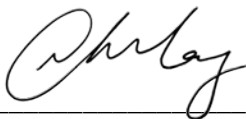
I seek the following decision by Council:

- Accept the proposed plan change / variation | 102.1
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

I wish to be heard in support of my submission

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

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



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

02/20/2024
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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Jie's Holdings Limited
Date: Tuesday, 20 February 2024 1:00:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jie's Holdings Limited

Organisation name:

Agent's full name: Michael Savage, Barrister for the submitter

Email address: michael.savage@parkchambers.co.nz

Contact phone number: 0274528255

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

The submission relates to the Map showing the changes to the company's property at 497 Fitzgerald Road, Drury (Map 2)

Property address: 497 Fitzgerald Road, Drury Lot1 DP 21906

Map or maps: Map 2

Other provisions:
see reasons below.

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

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

The reason for my or our views are:

The plan change and subsequent communications with Council confirm that the reason for the change to the property is because the AUP map incorrectly shows an Open Space zone dividing this private property, effectively the dividing Light Industry zone and Future Urban zone identified on the property.

Accordingly PC96 removes the Open Space zone from the property and realigns the zone and precinct boundary, rezoning the Open Space land as Light Industry.

103.2

That is not opposed by the submitter, although there are questions arising as a consequence of the rezoning. The first is an observation that the changed zoning and new boundary does not align with a cadastral boundary, that being the approach advocated by PC96. Instead it produces a mid-site zone boundary between the Light Industry and Future Urban zones.

103.3

It may be the case that the OS zone dividing the site resulted in the Future Urban zone being applied to the smaller portion of the site, given the presence of that zone on the opposite side of Fitzgerald Road. Given the removal of the OS zone, that justification for the split zone and in particular a Future Urban zone, disappears.

103.4

Next, the Drury South precinct in the AUP identifies a realignment of the "northern stream", with that realignment coinciding with the location of the Open Space zone proposed to be removed from the submitters property by PC96. Earthworks on the adjacent property to the east of the property are seemingly consistent with that stream alignment. PC96 is silent as to any possible implications for the wide Precinct.

103.5

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

103.1

Details of amendments: See comments above.

Submission date: 20 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - David Simmons
Date: Tuesday, 20 February 2024 8:45:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Simmons

Organisation name:

Agent's full name:

Email address: davidsimmons43@hotmail.com

Contact phone number: 0211709234

Postal address:
32 edwards court
Pukekohe
Pukekohe 2120

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
It was originally set up for sports rooms

Property address: 81 Franklin road pukekohe

Map or maps:

Other provisions:
As you are trying to squeeze house into small areas
As it is part of the flood zones

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's not in the best interest of our neighborhood to ram more houses in a confind spac

I or we seek the following decision by council: Decline the plan change | 104.1

Submission date: 20 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.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Dylan parker
Date: Tuesday, 20 February 2024 10:45:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dylan parker

Organisation name:

Agent's full name:

Email address: dbparker14@gmail.com

Contact phone number:

Postal address:
28 Edwards court
Pukekohe
Auckland 2120

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 81 Franklin road Pukekohe

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 no need for housing to be in this area due to it already becoming a busy road to get to leisure facilities and an already problematic road that has been affected buy the placement of an enormous roundabout and the decline of council maintenance around the immediate area.

I or we seek the following decision by council: Decline the plan change | 105.1

Submission date: 20 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.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Yulia Dimock
Date: Wednesday, 21 February 2024 10:45:13 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yulia Dimock

Organisation name:

Agent's full name:

Email address: yudinayulia@yahoo.co.nz

Contact phone number:

Postal address:

22 Baird Street

Howick

Auckland 2014

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Rezone land to correct zoning errors and anomalies, including (for example) privately owned land that is incorrectly zoned as open space, and realigning zone and/or precinct boundaries with cadastral boundaries;

Property address: 66 Flat Bush School Road and 56 Brookview Drive

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

we need green spaces and walkways, it will reduce residents quality of life

I or we seek the following decision by council: Decline the plan change | 106.1

Submission date: 21 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.](#)



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SUBMISSION ON PROPOSED PLAN CHANGE 96 (OPEN SPACE PLAN CHANGE AND OTHER REZONING
MATTERS) OF THE RESOURCE MANAGEMENT ACT 1991

To: **Auckland Council**

Attention: John Duguid, Manager – Plans & Places

By email: unitaryplan@aucklandcouncil.govt.nz

Name of Submitter: Fletcher Residential Limited (**Fletcher**)

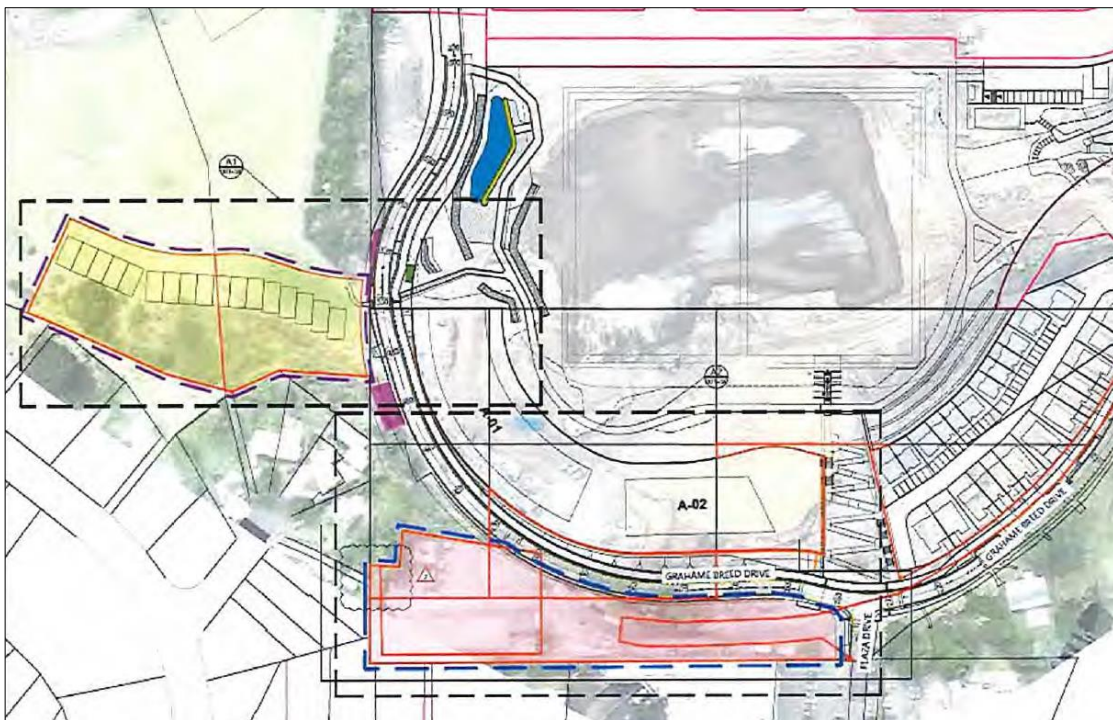
1. This is a submission on Public Plan Change 96 (**PC96**) to the Auckland Unitary Plan – Operative in Part (**the Unitary Plan**) on behalf of Fletcher Residential Limited. PC96 was public notified by Auckland Council on 25 January 2024.
2. Fletcher could not gain an advantage in trade competition through this submission.

Introduction

3. Fletcher owns the properties at 995 Mt Eden Road, 30 Grahame Breed Drive as well as various other lots at Grahame Breed Drive, being land related to the former Winstone Aggregate Quarry at Three Kings.
4. Fletcher is undertaking the progressive development of the former quarry. As part of that redevelopment process, Fletcher has previously progressed and obtained a private plan change to the Auckland Council District Plan – Isthmus Section (Plan Change 372), and subsequently worked with Auckland Council to roll the content of that plan change into the Auckland Unitary Plan (Operative in Part) (**Unitary Plan**).

Within the above regulatory context, Fletcher has obtained and implemented a number of enabling resource consents, and subsequently, has progressed a number of apartment and terrace housing developments along the Mt Eden Road and Grahame Breed Drive frontages of the former quarry and within the riu (the quarry floor) to various extents.

5. Two land exchanges between Fletcher and Auckland Council are being progressed as part of the wider development, resulting from a collaborative approach between the parties involving integrated planning for both Fletcher and Council owned land.
6. The first land exchange involved the transfer of land for development to Fletcher, in return for two sports fields and other reserve land within the riū. The land subject to that exchange is not relevant to PC96 or this submission.
7. The second land exchange is of direct relevance to this submission. The image below forms part of the Land Exchange Agreement, which involves the transfer of land in and around the former Auckland Council Depot Site (red shading below) to Fletcher in return for Fletcher land (yellow shading below) which borders Three Kings Reserve.



8. The red shaded area is henceforth referred to as **“former Council Depot Land Exchange area”**.

Scope of submission

9. This submission relates to PC96 insofar as it relates to land in and around Fletcher’s Three Kings Quarry development, including in particular the former Council Depot Land Exchange area. For completeness, PC96 Map 12 (30 Grahame Breed Drive) as notified has a slightly smaller footprint than the former Council Depot Land Exchange area. This matter is expanded on below.

The submission is:

10. Fletcher supports the stated intent of PC96, which is summarised below as being to:
 - (a) Rezone land recently vested or acquired by Auckland Council to Open Space
 - (b) Rezone land to correct zoning errors and anomalies, including privately owned land that is incorrectly zoned as open space
 - (c) Rezone land to better reflect the current or future intended use and or development; and
 - (d) Rezone land to reflect ownership changes between Kainga Ora and Auckland Council in the Ōwairaka and Onehunga areas **and Fletcher Residential Limited and Auckland Council in the Mount Roskill area and / or to enable approved land disposal** (emphasis added).
11. Notwithstanding the above, Fletcher opposes PC96 in its current form, specifically Map 12 (30 Grahame Breed Drive), for the reasons set out below.
12. Fletcher has identified two errors made on proposed Map 12, which relates to 11(d) above and specifically to the former Council Depot Land Exchange area, being:
 - (a) The land area identified as “Proposed zone changes” on Map 12 has an operative zoning of Business – Town Centre Zone under the Unitary Plan. This is proposed to be rezoned Open Space – Informal Recreation Zone under PC96, as detailed below.

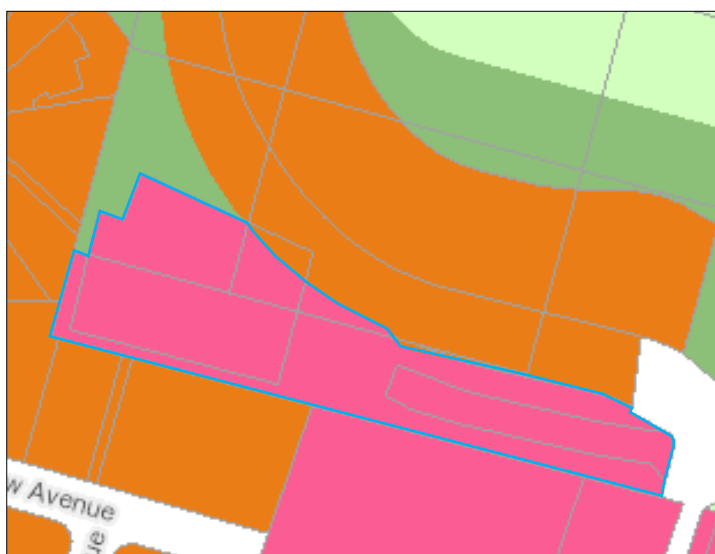


Figure 1: Operative Zoning under the Unitary Plan - 30 Grahame Breed Drive, Mount Roskill

Source: <https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer>



Figure 2: Proposed Zoning under PC96 – 30 Grahame Breed Drive, Mount Roskill

Source: Map 12, PC96

Fletcher submits that all of the land identified as “Proposed zone changes” on Map 12 should be corrected to retain its operative Business – Town Centre Zone notation. The previous stub road (that has now been stopped) has taken on the Business – Town Centre Zone notation applied to the adjoining land. The retention of the operative zoning importantly reflects the status of the former Council Depot Land Exchange area under the Land Exchange Agreement. PC96 Map 12 as notified is an error and inconsistent with the intent of the Land Exchange.

- (b) There is a small rectangular area at the western end of the former Council Depot Land Exchange area which is also part of the Land Exchange but has been excluded from PC96 (as identified in **Figure 3** below). That area is currently within the Open Space – Informal Recreation Zone, however, all land parcels included in the Land Exchange have already had Minister of Conservation approval for the exchange of the land.

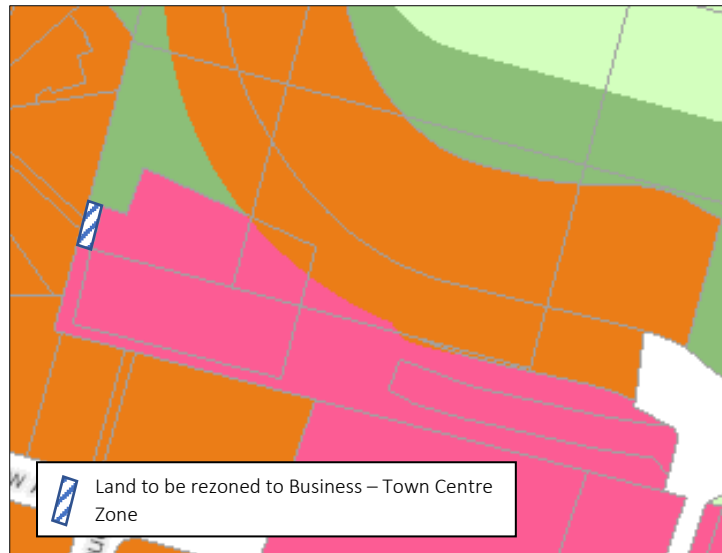


Figure 3: Land with the former Council Depot Land Exchange area but excluded from PC96

Source: Base map <https://unitaryplanmaps.aucklandcouncil.govt.nz/upviewer>

Fletcher understands that this small parcel was to also to be rezoned to Business – Town Centre Zone in order to provide a contiguous development site out of the land exchange process, and requests that this parcel be rezoned accordingly now through PC96.

Decision Requested

13. Fletcher seeks the following relief on PC96:

- (a) That PC96 is modified to accurately reflect the status of the former Council Depot Land Exchange area as a future development site, by: 107.1
 - i. Deleting the proposed Open Space – Informal Recreation Zone notation from the area identified on Map 12 as “Proposed zone changes” and retaining the operative Business – Town Centre Zone notation across that land; and
 - ii. Rezoning the small rectangular area identified in **Figure 3** of this submission from Open Space – Informal Recreation Zone to Business – Town Centre Zone; and 107.2

- (b) Any such further relief or other consequential amendments as considered appropriate and necessary to address the concerns set out above. 107.3

Reasons for relief sought

14. The reasons for this submission are to ensure that PC96:
- (a) Will give effect to the objectives and policies of the NPS-UD
 - (b) Is consistent with the sustainable management of natural and physical resources and the purpose and principles of the RMA
 - (c) Will meet the reasonably foreseeable needs of future generations; and
 - (d) Is consistent with sound resource management practice; and
 - (e) Will represent the most appropriate way to achieve the objectives of the Unitary Plan.
 - (f) Is consistent with the intent of the Land Exchange Agreement between Council and Fletcher relating to the former Council Depot Land Exchange area.

Appearance at hearing

15. The Submitter wishes to be heard in support of its submission.
16. If others make a similar submission, the Submitter will consider presenting a joint case with them at any hearing.

DATED at this day of 21 February 2024



Ross Cooper

Tattico

For and on behalf of Fletcher Residential Limited

Electronic address for service of Submitter: ross.cooper@tattico.co.nz

c/- Tattico

PO Box 91562, Victoria Street, Auckland 1142

Telephone: +6421 740 410

22 February 2024

Auckland Council

Attn: Planning Technician

Via email: unitaryplan@aucklandcouncil.govt.nz

Submission on Proposed Plan Change 96: Open Space and Other Rezoning Matters (PC96)

Name of Submitter: Maurice Road Holdings Limited (“MRHL”)

Introduction

1. MRHL makes this submission on the Proposed Plan Change 96 (“PC96”) in accordance with clause 6(1) of the first schedule of the Resource Management Act (“RMA”) 1991. Of particular relevance to this submission, PC96 seeks to rezone land to correct zoning errors and anomalies.
2. MRHL could not gain an advantage in trade competition through this submission.
3. MRHL is directly affected by the effects of the subject matters of the submission that –
 - a. Adversely affects the environment; and
 - b. Do not relate to trade competition or the effects of trade competition.
4. MRHL wishes to be heard in support of their submission.
5. If any other submitters make a similar submission, MRHL would consider presenting a joint case with them at the hearing

Overview of Maurice Road Holdings Limited site

6. MRHL has an interest in PC96 that is greater than the interest of the general public. MRHL has a landholding with an area of approximately 1.3ha at 2-8 Maurice Road, Penrose (the “site”) that would be directly affected by PC96.
7. Part of the site was previously used by KiwiRail for railway activities. The designation (Designation 6304) was recently removed from the site under s182 of the RMA.

Scope of Submission

8. This submission relates specifically to the proposed re-zoning of portion of the site from ‘road’ to ‘Business – Light Industry Zone’ as shown on Map 14 of the proposed plan change maps.
9. MRHL supports the proposed re-zoning of the portion of the site as it aligns with the zoning of the rest of the site and reflects the existing industrial use.

Relief Sought

10. MRHL seeks for the plan change to be approved as it has been notified.

108.1

Address for Service:

Barker & Associates Limited
Attn: Pamela Santos
PO Box 1986
Shortland Street
Auckland 1140
Contact Number: 021 306 026
Email: pamelas@barker.co.nz

Copied to:

Andrew Muller, Maurice Road Holdings Limited
Andrew@tramcent.co.nz

**RESOURCE MANAGEMENT ACT 1991
SUBMISSION ON PLAN CHANGE 96
TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART)**

To: Auckland Council,
Attention: Tony Reidy, Senior Policy Planner
Email: Tony.Reidy@aucklandcouncil.govt.nz
unitaryplan@aucklandcouncil.govt.nz

PUKEKOHE RUGBY FOOTBALL CLUB INCORPORATED (“Pukekohe Rugby Club”) makes the following submission in relation to Plan Change 96 (“**PC96**”) Open Space and Other Rezoning Matters (2024) to the Auckland Unitary Plan (Operative in Part) (“**AUP**”).

Introduction

1. Pukekohe Rugby Club owns land at 81 Franklin Road, Pukekohe, legally described as Lot 1 DP 87998, with a site area of 3705m². The club established clubrooms on the land in 1980 and commenced playing on the nearby Colin Lawrie Reserve the same year.
2. In 2014 Pukekohe Rugby club leased their offsite senior clubrooms on Franklin Road to Waters Funeral Directors to support the development of new clubrooms at Colin Lawrie Fields. When the funeral director premise was established, the site was zoned ‘Recreation’ under the former Franklin District Plan and was deemed a Permitted Activity. The activity complied with the performance standards listed in Clause 34.4 of the Franklin District Plan. This activity currently operates under existing use rights.
3. The funeral director ten-year lease is up for renewal next year and they have a right to renew for another 10 years.
4. The Rugby club also has a lease agreement for the adjacent childcare centre to utilise their car parking spaces.
5. At the time of the development of the AUP, sites with the Recreation Zone under the Franklin District Plan were assessed to determine which of the five AUP Open Space zones were appropriate. Given the scale and complexity of the AUP project, we

understand that legacy District Plan recreation/open space zones were not fully assessed for appropriateness for all sites.

6. Pukekohe Rugby Club did not participate in the AUP submission and hearing process and in 2021 Pukekohe Rugby Club realised the constraints of the AUP assigned Open Space – Informal Recreation zoning to future use aspirations of 81 Franklin Road. Any potential development on the site aligned with the current commercial use requires an uncertain, difficult and costly Non-Complying resource consent application process.
7. In 2021, Pukekohe Rugby Club made a submission on Plan Change 60 (“PC60”), advising that Pukekohe Rugby Club owned 81 Franklin Road has been incorrectly zoned Open Space- Informal Recreation in the AUP and there was an opportunity within that Plan Change to rezone the land to better reflect the current and future use of land and improve the functionality of the AUP. The PC60 decision rejected the request on the grounds that the submission was considered “out of scope”. However, the s42a hearing report validated the zoning issue of 81 Franklin Road through following stated opinion:

“Submission 88.1 raises a valid open space zoning issue but the zoning of 81 Franklin Road, Pukekohe was never part of the plan change and can’t be added to it as it is out of scope. This issue can be included in the subsequent open space plan change which will likely be prepared and publicly notified in 2022.”

8. Following this determination, Pukekohe Rugby Club emailed the Council requesting that 81 Franklin Road be included in a subsequent Open Space Plan Change. The Club also submitted that prior to the notification of the subsequent plan change, they would like to work with the Council to determine an appropriate zoning for the site. Unfortunately, that request for consultation was not adopted and prior to the notification of PC96 on 25 January 2024, Pukekohe Rugby Club had not had the opportunity to discuss the proposed zoning with Auckland Council. The Club has subsequently met with the Council, prior to drafting this submission.

Scope

9. Pukekohe Rugby Club is interested in PC96 changes to the zoning of 81 Franklin Road, Pukekohe from Open Space – Informal Recreation to Residential – Mixed Housing Suburban.

Reasons for submission

10. Pukekohe Rugby Club:
 - (a) Generally, supports the purpose of PC96, particularly insofar as it identifies that 81 Franklin Road has an incorrect and inappropriate Open Space zoning in the AUP;
 - (b) Opposes the rezoning of the Pukekohe Rugby Club Land from Open Space- Informal Recreation to Residential – Mixed Housing Suburban Zone :
 - (c) Requests a zoning of Business- Mixed Use is applied to 81 Franklin Road, Pukekohe.
11. The Submitters will be directly and potentially adversely affected by PC96.
12. The Submitters are not trade competitors for the purpose of the Resource Management Act 1991 (“RMA”).
13. The reasons for the submission are as follows:
 - (a) Pukekohe Rugby Club agrees that 81 Franklin Road was incorrectly zoned open space through the preparation of the AUP. Zoning does not reflect its environmental qualities, current nor future use.
 - (b) Pukekohe Rugby Club are of the opinion that the proposed Residential Mixed Housing Suburban zone also does not reflect the current use and wider context of Franklin Road.

- (c) Franklin Road is not residential in character but rather is a focal point for the community's social needs.
- (d) The western side of the road is defined by the railway line.
- (e) The site accommodates the existing funeral director's premise and adjacent is an established childcare centre. They share the car parking resource.
- (f) As you travel up Franklin Road towards Stadium Drive you pass the Hot Rod Club and Pukekohe Squash Club, both of which are owned by the respective clubs rather than Auckland Council.
- (g) Reserve areas, that follow streams, adjoin all these facilities, and provide a green corridor buffer from the residential properties to the east. Within the Auckland Council Pukekohe-Paerate Paths Plan, December 2018 the adjacent public reserve areas are identified as "priority route 4" for shared path/trail.
- (h) Franklin Road and the referenced reserves are lined with mature trees.
- (i) The closest residential properties are located to the east and have frontage to Edwards Court and Prospect Terrace. These properties are screened from Franklin Road by established vegetation within the intervening reserves.
- (j) The top half of the road, closer to the town centre, features Franklin Road Recreation Centre and Pools, which then leads onto playing fields and the Stadium. These facilities are subject to a "Major Recreation Facility" Special Purpose Zone. Opposite these facilities the land is zoned Business- Mixed Use and features a church, commercial businesses, and the District Court.
- (k) Please refer to the zoning map and site photographs provided as Attachment 1.
- (l) Franklin Road connects and is a transition from Pukekohe's Town Centre to the north-eastern established residential area. The road has a collector road status and is popular for pedestrians and cyclists as well as vehicles. Its lower end is defined by a roundabout connecting residential areas to the north and east and a small pocket of industrial land to the west of the railway. Pedestrian safety

improvements are planned at this roundabout to improve pedestrian accessibility.

- (m) The existing open space and proposed residential zoning is a hindrance to an efficient use and development of natural and physical resources on this site, which is convenient to the town centre, the established residential areas and various community and recreation facilities.
- (n) The existing and proposed zoning will cause unnecessary delays and costs associated with the resource consent process required to use and develop the site. There is also uncertainty as to whether such resource consent could be supported by the Council given the corresponding zone policy framework.
- (o) Under the currently Open Space – Informal Recreation zoning permitted activities on the land are restricted to informal recreation activities, associated public amenities and accessory buildings, gardens, conservation planting etc. While this zone is relevant to adjoining riparian areas it is irrelevant to the existing use of the site.
- (p) The current commercial use, funeral director's premise requires consent as a Non-Complying activity. Meeting the RMA s104D threshold tests for Non-Complying activities, is considered challenging given the underlying policy framework, which seeks to maintain open and spacious character, informal recreation uses and limit buildings and exclusive use activities.
- (q) The proposed rezoning to Mixed Housing Suburban, will potentially permit up to three dwellings on the 3705m² site with some provision for home occupation activities and subject to compliance with the standards. Again, the current use, funeral director's premise is a Non-Complying commercial service within this Residential Zone.
- (r) Pukekohe is a growing satellite town, with substantial residential development currently occurring on the eastern edges of the town. Rather than just contribute medium density residential capacity, Pukekohe Rugby Club considers a better outcome would be to adopt a zoning that safeguards the existing established community commercial service and provides flexibility in the future for the land

to adapt to meet the changing needs of the community and contribute to well-functioning urban environment.

- (s) As a consequence, as notified PC96:
 - (i) Would not most efficiently, effectively and appropriately enable the AUP to promote the sustainable management of natural and physical resources and otherwise give effect to Part 2 of the RMA;
 - (ii) Would not most efficiently, effectively and appropriately enable the AUP to give effect to the objectives, policies and other provisions in the relevant planning instruments. Therefore, undermining the functionality and integrity of the AUP; and
 - (iii) Would not warrant being upheld in terms of section 32 of the RMA.

- (t) It is considered that an alternative zone would better achieve the purpose of the RMA, the National Policy Statement for Urban Development 2020 and be consistent with the Auckland Regional Policy Statement.

- (u) Pukekohe Rugby Club considers that Business-Mixed Use Zone to be a more appropriate zone as it:
 - (i) would contribute to a well-functioning urban environment, which has good accessibility and mix between housing, jobs, community services, natural spaces and open space,
 - (ii) enhance the planning outcomes for the region by enabling growth and intensification within the Rural Urban Boundary and contribute to a compact urban form.
 - (iii) better reflects the character and amenity of Franklin Road enabling it to continue to provide a transition between the residential and town centre,
 - (iv) Meets an objective of the Plan Change to correct open space zoning errors or anomalies to better reflect the current use of the site,
 - (v) Would reduce the need for and costs of resource consents (in both money and time) “further down the line”,

- (v) The attached s32AA report evaluates the rezoning of 81 Franklin Road to Business- Mixed Use Zone (Attachment 2).

Relief sought

12. Pukekohe Rugby Club seeks the following relief:

- (a) That PC96 is confirmed insofar as it results in the rezoning of 81 Franklin Road from Open Space – Informal Recreation subject to the site being rezoned to **Business: Mixed Use** rather than the proposed **Residential: Mixed Housing Suburban**.

109.1

- (b) Such further, other or consequential relief as is considered appropriate or necessary to address the concerns expressed in this submission.

109.2

13. Pukekohe Rugby Club wishes to be heard in support of this submission.

If other parties make a similar submission, Pukekohe Rugby Club would consider presenting a joint case with them at any hearing.

DATED 23 February 2024

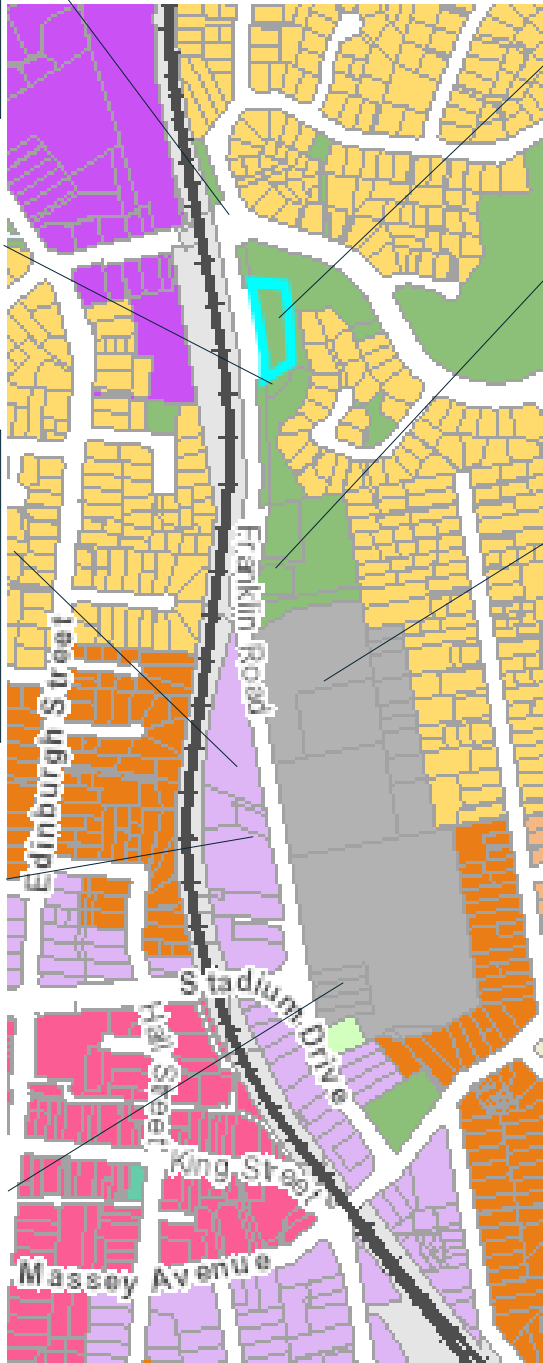


Patrick Twomey
President

PUKEKOHE RUGBY FOOTBALL CLUB INCORPORATED

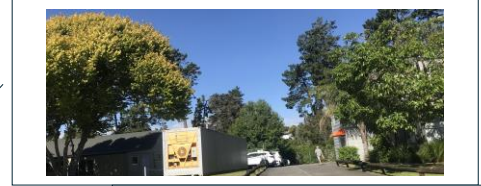
ADDRESS FOR SERVICE: Hodgson Planning Consultants Limited, 11 Martyn Street, PO Box 97,
Pukekohe Telephone: (09) 235-3252 Attention Monique Kimber,
monique@hpcplanning.co.nz

Attachment 1- Context Analysis



- Residential**
 - Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone
 - Residential - Terrace Housing and Apartment Buildings Zone
- Business**
 - Business - City Centre Zone
 - Business - Metropolitan Centre Zone
 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone
 - Business - General Business Zone
 - Business - Business Park Zone
 - Business - Heavy Industry Zone
 - Business - Light Industry Zone
- Open space**
 - Open Space - Conservation Zone
 - Open Space - Informal Recreation Zone
 - Open Space - Sport and Active Recreation Zone
 - Open Space - Civic Spaces Zone
 - Open Space - Community Zone
 - Water (H)

Auckland Unitary Plan: Zoning Map



Attachment 2:**Section 32AA Evaluation**

22 February 2024

Scope of this Section 32AA Analysis

This s32AA specifically evaluates whether the change to rezone 81 Franklin Road, Pukekohe to Residential- Mixed Housing Suburban is the most appropriate way of achieving the objectives of the proposal and whether the request of Pukekohe Rugby Club to rezone Business - Mixed Use Zone is more appropriate.

Assessment of the Pukekohe Rugby Club Submission against the Objectives of the Plan Change and the purpose of the proposal

For the proposed changes, the evaluation under section 32(1)(b) relates to the relevant objectives of the Plan Change and the purpose of the proposal.

Plan Change 96 objectives are:

1. *Ensure that newly vested or acquired open spaces are protected, used and developed in a manner that reflects their environmental qualities, and function (or intended use and development);*
2. *Correct open space zoning errors or anomalies (these include realigning zone boundaries with new cadastral boundaries and rezoning privately owned land that is incorrectly zoned as open space);*
3. *Better reflect either the current or intended future use and development of land;*
4. *Enable the disposal of surplus land (typically open space) and/or to facilitate Kainga Ora/Auckland Council land swaps/redevelopment to improve the quality of open space*

Objectives 2 and 3 are relevant to this submission noting that part of the rationale for the plan change is that:

“Errors and zoning anomalies also potentially impact on the efficiency and effectiveness of the policies, rules, methods of the AUP. These errors and anomalies do not appropriately give effect to relevant objectives and policies. This in turn impacts on the functionality and integrity of the AUP”.

Open Space- Informal Recreation Zoning is considered an anomaly given that most land zoned as open space in the AUP is vested in the Council or is owned by the Crown. 81 Franklin Road is owned by The Pukekohe Rugby Football Club Incorporated.

The land is not subject to the Reserves Act.

The Informal Recreation Zone is typically used for a “*variety of outdoor informal recreation activities and community uses, such as walking, running, cycling, relaxing, playing and enjoying the environment*”. Such qualities do not align with the current attributes of 81 Franklin Road.

The current use of the land is a funeral director premise, which falls within the AUP definition of “commercial service”.

Change is required to better reflect the current and future use and development of 81 Franklin Road.

The Business - Mixed Use Zone meets the objectives to correct the zoning anomaly and reflect the current use of the land and provision for future land use.

The Business - Mixed Use zone permits commercial services.

The location, scale and form of the site provides for the communities needs and acts as a transition area between residential areas and the town centre, which are qualities characteristic of the Business- Mixed Use Zone.

Land at the southern end of the road has a Business Mixed Use Zoning. The Business-Mixed Use zone is consistent with the wider site context and the intended business hierarchy in the AUP.

Achieving the purpose of the RMA

Section 5 of the RMA identifies the purpose of the Act as being the **sustainable management** of natural and physical resources. In achieving the purpose of the Act, all persons shall:

- a. recognise and provide for the matters of national importance under Section 6;*
- b. have particular regard to the other matters set out under Section 7; and*
- c. take into account the principles of the Treaty of Waitangi.*

The most appropriate method to manage the protection, use and development of open space resources, is the issue being addressed by the Plan Change.

In this case it has been identified that the site’s open space zoning is an error/anomaly. Consideration is to be given to a better method to manage the use, development and protection of the sites resources to provide for the social, economic, and cultural well-being and health and safety of people.

Rezoning the land to better reflect the current use of the site and future land use achieves the efficient use and development of natural and physical resources.

The proposed Business- Mixed Use zoning will meet the urban growth and form objectives and policies of the Auckland Regional Policy Statement, and therefore meets the purpose of the RMA.

A Business-Mixed use Zone on this conveniently located site will contribute to a quality compact urban form and support the efficient supply of land for commercial, social or residential activities.

The zone will support the continued use of the site as a funeral director premise, providing for the well-being of people and the community.

The zoning respects the hierarchy of centres and will enable Franklin Road to continue to be a community focal point.

Future use and development can be appropriately managed and controlled by way of existing and proposed provisions within the AUP so that natural and physical resources are sustained to meet potential future generation needs, life-supporting capacities are protected, and adverse effects of activities on the environment are avoided, remedied or mitigated to be acceptable overall.

The consent requirement for new buildings within the Business-Mixed Use zone will ensure a quality-built environment that relates to its surroundings.

Section 6 of the RMA sets out a number of matters of national importance which need to be recognised and provided for in achieving the purpose of the RMA. The existing provisions of the AUP address these matters of national importance including the management of significant risks from natural hazards and provision of riparian yards. The site is not subject to outstanding natural features or landscapes nor items of heritage and cultural significance.

Section 7 of the RMA identifies a number of “other matters” to be given particular regard by Council. The proposed zone will enable the efficient use and development of natural and physical resources through the facilitation of a compatible mix of commercial, community and residential activities. Regarding the effects of climate change, the zoning promotes reduction in travel time through being convenient to both established residential areas and the town centre.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. There are no known issues which conflict with the principles of the Treaty of Waitangi.

Appropriateness of the Plan Change Provisions

Assessment of Alternative Zoning Options

In considering the request from Pukekohe Rugby Club, a range of options were assessed to determine the most appropriate zoning relative to the stated objectives of PC96 to *correct zoning anomalies and better reflect current or intended future use*.

Option 2: Change the zoning to the proposed Residential- Mixed Housing Suburban -Proposed by Plan Change 96

PC96 as notified proposes a Residential- Mixes Housing Suburban zone, which is consistent with the residential land on the other side of the adjoining reserve areas. This residential zone is designed to allow a higher density and greater density of housing types to accommodate population growth. This option will partly address the zoning error/anomaly issues but does not reflect the current use.

The cost-benefit assessment to rezone 81 Franklin Road to Residential- Mixed Housing Suburban is as follows:

Option 2	
Costs	Benefits
<p><u>Environmental</u></p> <p>The zoning does not align with the current land use undermining the character of the road and uncertain community expectations on the use and development of the site.</p> <p>Limited range of activities provided for resulting in an underutilization of the site.</p> <p>Inappropriate objectives, policies and standards will apply to the use and development of the land.</p> <p><u>Economic</u></p> <p>There are time and financial costs of undertaking a plan change.</p> <p>Lower density of development compared to Option 3 which will not provide the same economic return.</p>	<p><u>Environmental</u></p> <p>Deliver more housing supply within walking distance to existing community facilities and local services.</p> <p><u>Economic</u></p> <p>Potential to stimulate economic growth through construction.</p> <p><u>Social</u></p> <p>Reduced potential conflict with residential zoned properties on the other side of the reserve.</p> <p><u>Cultural</u></p> <p>None identified</p>

<p><u>Social</u></p> <p>Inability to efficiently use the site to best cater for the needs of the community. Less opportunity for community and business activity on land that is convenient to residential areas, community facilities and the town centre.</p> <p><u>Cultural</u></p> <p>None identified</p>	
Efficiency and Effectiveness	
<p>The zoning would result in an inefficient use and development of the land given the mismatch between zoning and use.</p>	

Option 3: Change the zoning to the proposed Business - Mixed Use

-Requested by Pukekohe Rugby Club

As outlined above, the Business-Mixed Use zone meets the objectives to address zoning error/anomaly and reflects the current the use. This is considered appropriate for the land and will allow the land to be effectively and efficiently used for its current purpose.

The cost-benefit assessment to rezone 81 Franklin Road to Business- Mixed Use is as follows:

Option 3:	
Costs	Benefits
<p><u>Environmental</u></p> <p>Increase development potential that could put pressure on resources. However, the existing AUP provisions seek to ensure sustainable management of resources.</p> <p><u>Social</u></p> <p>Development could change the character or affect community dynamics. However, the zone provisions seek to ensure that adverse effects on character and residential amenity are managed.</p>	<p><u>Environmental</u></p> <p>Appropriate zoning provides certainty on the reasonable use and development on the land. Enables development to be considered under the appropriate provisions of the Business-Mixed Use zone and remains subject to other applicable chapters of the AUP including E36 Natural Hazards and E8 Stormwater Diversion and Discharge to mitigate environmental effects.</p> <p>Does not detract from the Business Zone hierarchy. Encourages a mix of compatible residential and non-residential activities</p>

<p><u>Economic</u></p> <p>There are time and financial costs of undertaking a plan change.</p> <p><u>Cultural</u></p> <p>None identified</p>	<p>while managing any reverse sensitivity effects.</p> <p>The zone provisions require development to achieve a high level of amenity.</p> <p><u>Economic</u></p> <p>Greater development opportunities, which would provide both economic growth and employment or residential development.</p> <p>Efficiencies in correcting the anomaly as part of a pending bundled plan change.</p> <p>Minimises the time and cost of resource consents further down the line.</p> <p><u>Social</u></p> <p>The zone provides a range of activities that could conveniently meet local needs. This provides the opportunity to further enhance Franklin Road as a community focal point.</p> <p><u>Cultural</u></p> <p>None identified.</p>
<p>Efficiency and Effectiveness</p>	
<p>Efficient and effective in terms of aligning with the current use of the land. The rezoning will provide clear expectations on use and development. It would enable efficient use of the resource and efficiencies in resource consent processes and contribute to achieve the Auckland Regional Policy Statement urban growth objectives and policies.</p>	

Discounted Options

Industrial zones were discounted given the nature and form of those zones and the characteristics of the receiving environment.

Given the sites location adjacent to existing open space zoned properties, near residential areas and separated from the town centre, higher order Business zones including Town Centre Zone were also deemed inappropriate.



The provisions of the neighbourhood centre zone were reviewed given the residential interface, but that zone did not permit the existing funeral director premise/commercial service.

Other Residential Zones and Open Space zones were discounted given the plan change objective to reflect the current or future use of the land.

Risk of acting or not acting

There are significant risks in not acting or rezoning to a lesser appropriate zone. If the provisions are not amended the plan change will not achieve its objectives. As notified, PC96 would result in the underutilisation of the land parcel and continuation of the underlying zoning not aligning with the current use and the character of Franklin Road. A Business- Mixed Use zoning would support the growth and environmental management outcomes.

Summary for deciding on the most appropriate option (Option 3)

The evaluation provided above, including the costs-benefit, and efficiency and effectiveness assessments have shown that overall, the rezoning to Business-Mixed Use (Option 3) is the best practicable option and most appropriate way to achieve the objectives. The proposed changes would accommodate the current use of the site and future land use and enable it to continue providing for the community's social and economic needs, while managing environmental effects.

A handwritten signature in black ink, appearing to read 'M Kimber'.

Monique Kimber
Consultant Planner
Hodgson Planning Consultants Limited
monique@hpcplanning.co.nz

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR PLAN CHANGE UNDER
CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT
1991**

TO: Auckland Council

SUBMITTER: Drury South Limited

SUBMISSION ON: Proposed Plan Change 96: Proposed Open Space and Other Rezoning Matters (2024) Plan Change to the Auckland Unitary Plan ("**PC96**").

Introduction

1. Drury South Limited ("**DSL**") owns approximately 257ha of land within the Drury South Precinct and is in the process of developing its land for largely industrial purposes. Map number 2 in PC 96 intends to realign Sub Precinct and Zone boundaries in the Drury South Precinct to accord with an approved subdivision consent and applies an Open Space Informal Recreation Zone to a portion of Drury South Sub-Precinct D.
2. DSL could not gain an advantage in trade competition through this submission.
3. DSL is directly affected by PC96 as it owns land affected by PC 96.

Scope of submission

4. The submission solely relates to Map number 2 in PC 96 affecting the Drury South Precinct and in particular some mapping anomalies that are apparent on that map.

Nature of submission

5. DSL supports PC 96 subject to the correction of some mapping anomalies being corrected on Map number 2.

Reasons for submission

6. PC96, if amended to address the mapping anomalies DSL has identified:
 - (a) will promote sustainable management of resources, and therefore will achieve the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (b) will meet the reasonably foreseeable needs of future generations;
 - (c) will enable social, economic and cultural wellbeing;
 - (d) will avoid, remedy or mitigate adverse effects on the environment; and

- (e) represents the most appropriate way to achieve the objectives of the Auckland Unitary Plan, in terms of section 32 of the RMA.

Specific reasons for submission

7. Without limiting the generality of paragraph 6 above, DSL wishes to ensure that several mapping anomalies on Map number 2 in PC96 are corrected as follows:
- (a) The road boundaries of Kuku Road, Kaka Road, Kereru Road and the northern portions of Maketu Road and Jack Stevenson Road are plotted in accordance with approved scheme plan of subdivision SUB-60383451-A as attached in **Appendix 1** to this submission. | 110.2
 - (b) The isolated area of legal road shown north and south of Kuku Road near its intersection with Kaka Road and Jack Stevenson Road be zoned Light Industry; | 110.3
 - (c) The small area of Heavy Industry zone shown on the north western corner of the Jack Stevenson / Ross Stevenson Road intersection be included in the Light Industry zone; | 110.4
 - (d) The boundary of Drury South Sub-Precinct E (Heavy Industry Zone) be aligned with the eastern boundary of Jack Stevenson Road; and | 110.5
 - (e) The notation "Drury **Centre** Sub Precinct A" be corrected to read "Drury **South** Sub Precinct A". | 110.6

Decision sought

8. DSL seeks confirmation of PC96 subject to the mapping anomalies on Map number 2 identified above being corrected. | 110.1
9. DSL wishes to be heard in support of this submission.
10. If others make a similar submission consideration would be given to presenting a joint case with them at any hearing.

DRURY SOUTH LIMITED by its authorised agents Osborne Hay (South) Limited:



Signature: Greg Osborne

Date: 22 February 2024

Address for Service: Drury South Limited
C/- Greg Osborne
Osborne Hay (South) Limited
43 Maraetai Heights Road
Maraetai
AUCKLAND 2018

Telephone: +64 274900929

Email: greg@osbornehay.co.nz

- NOTES:
- 1)The information shown on this drawing is the sole purpose of supporting a subdivision consent application, under the Resource Management Act 1991 to the Auckland Council. The information must not be used for any other purpose. This is an integral part of this drawing.
 - 2)Areas and measurements are SUBJECT TO SURVEY.
 - 3)JOAL - Jointly Owned Access Lot
 - 4)Lots 154, 155 and 156 are to be Vested on Deposit in Lieu of a Reserve in Auckland Council.
 - 5)Lots 213 - 220 are Roads to be Vested in Auckland Council.
- = Precinct Boundaries - sourced from the Auckland Council GIS Database.

Auckland Council

SUB60383451-A
Approved Resource Consent Plan
14/06/2023

PREPARED FOR

Drury South Ltd

PROPOSED SUBDIVISION OF DRURY SOUTH INDUSTRIAL PRECINCT

PHASE TWO

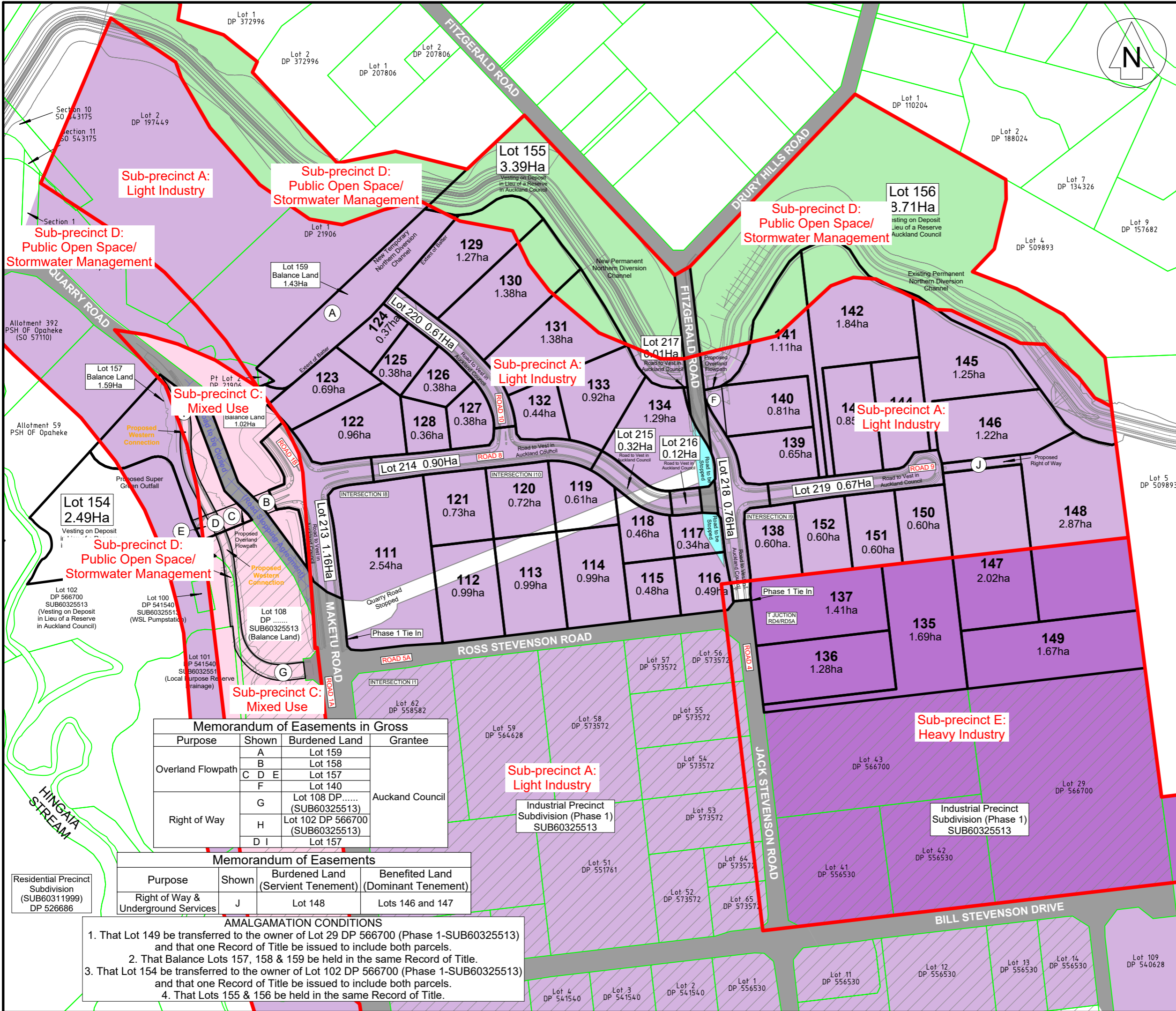
(PRECINCT OVERLAY)

SCALE 1:4500 (A3)	DATE 22 March 2023
SURVEYED	DRAWN CDP

YEOMANS
survey solutions

Yeomans Survey Solutions Limited
Unit 1C Level 1 29 Karaka St Newton
PO Box 7184 Auckland
p:(09) 309 0880 f:(09) 369 9210
e: info@yeomanssurvey.co.nz

FILE	Drawing	Rev.
7769/P2	3	K
Page 4 of 6		



Memorandum of Easements in Gross

Purpose	Shown	Burdened Land	Grantee
Overland Flowpath	A	Lot 159	Auckland Council
	B	Lot 158	
	C D E	Lot 157	
	F	Lot 140	
Right of Way	G	Lot 108 DP..... (SUB60325513)	Auckland Council
	H	Lot 102 DP 566700 (SUB60325513)	
	D I	Lot 157	


Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way & Underground Services	J	Lot 148	Lots 146 and 147

- AMALGAMATION CONDITIONS**
1. That Lot 149 be transferred to the owner of Lot 29 DP 566700 (Phase 1-SUB60325513) and that one Record of Title be issued to include both parcels.
 2. That Balance Lots 157, 158 & 159 be held in the same Record of Title.
 3. That Lot 154 be transferred to the owner of Lot 102 DP 566700 (Phase 1-SUB60325513) and that one Record of Title be issued to include both parcels.
 4. That Lots 155 & 156 be held in the same Record of Title.

R:\Jobs\7769-DRURY SOUTH LTD-QUARRY ROAD-DRURY SOUTH LTD-Phase 2-Scheme Plan Job Phase 2-Scheme Plan Mar 23 15:26:35 2023

- NOTES:
- 1)The information shown on this drawing is the sole purpose of supporting a subdivision consent application, under the Resource Management Act 1991 to the Auckland Council. The information must not be used for any other purpose. This is an integral part of this drawing.
 - 2)Areas and measurements are SUBJECT TO SURVEY.
 - 3)Lots 154, 155 and 156 are to be Vested on Deposit in Lieu of a Reserve in Auckland Council.
 - 4)Lots 213 - 220 are Roads to be Vested in Auckland Council.

Auckland Council


SUB60383451-A
 Approved Resource Consent Plan

14/06/2023

PREPARED FOR

Drury South Ltd

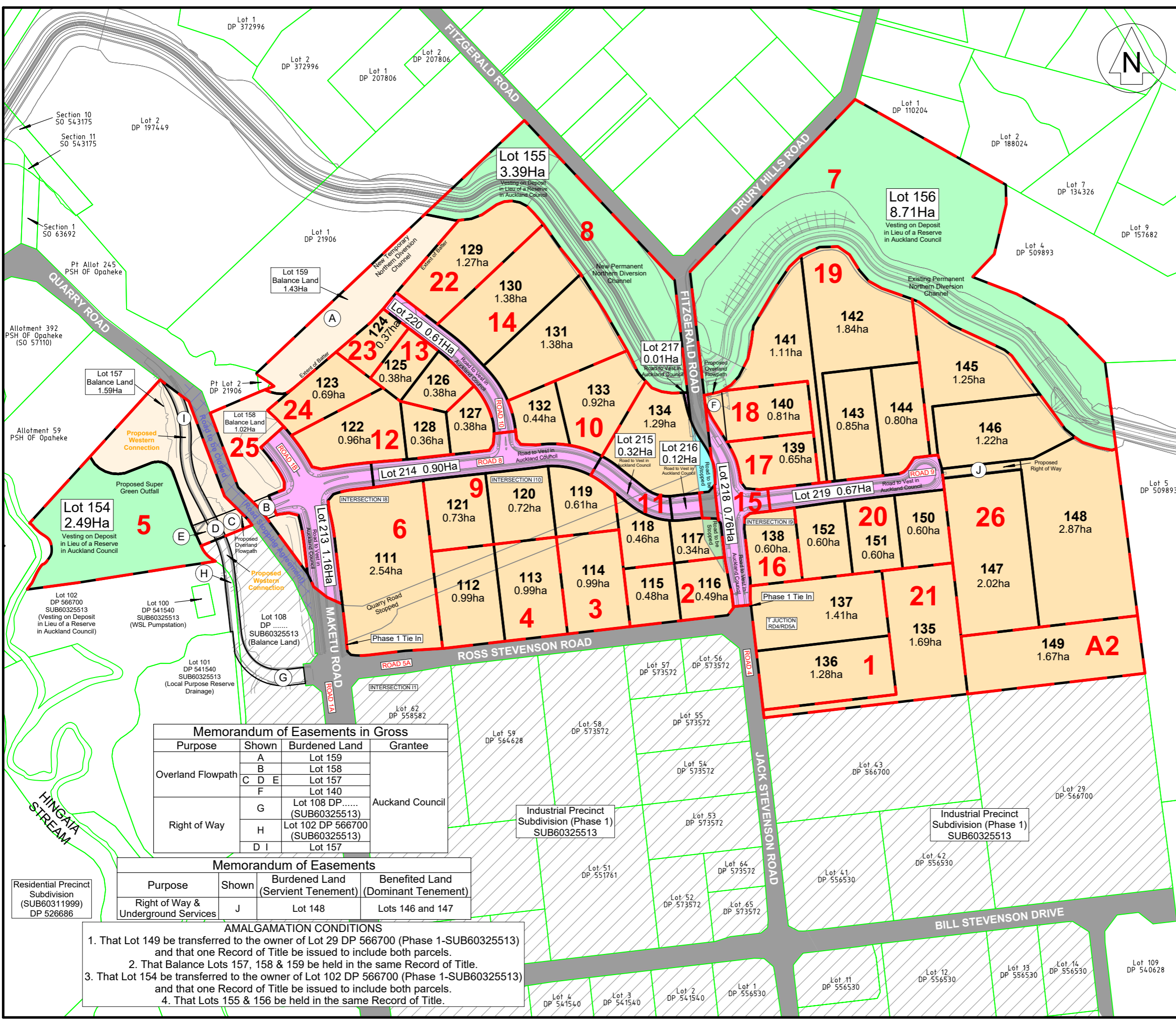
**PROPOSED SUBDIVISION
 OF DRURY SOUTH
 INDUSTRIAL PRECINCT
 PHASE TWO
 (STAGING)**

SCALE 1:4500 (A3) DATE 22 March 2023
 SURVEYED DRAWN CDP


YEOMANS
 survey solutions

Yeomans Survey Solutions Limited
 Unit 1C Level 1 29 Karaka St Newton
 PO Box 7184 Auckland
 p:(09) 309 0880 f:(09) 369 9210
 e: info@yeomanssurvey.co.nz

FILE	Drawing	Rev.
7769/P2	2	K
Page 5 of 6 Drawings		



Memorandum of Easements in Gross

Purpose	Shown	Burdened Land	Grantee
Overland Flowpath	A	Lot 159	Auckland Council
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Right of Way	G	Lot 108 DP..... (SUB60325513)	Auckland Council
	H	Lot 102 DP 566700 (SUB60325513)	
	D I	Lot 157	

Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way & Underground Services	J	Lot 148	Lots 146 and 147

- AMALGAMATION CONDITIONS**
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 2. That Balance Lots 157, 158 & 159 be held in the same Record of Title.
 3. That Lot 154 be transferred to the owner of Lot 102 DP 566700 (Phase 1-SUB60325513) and that one Record of Title be issued to include both parcels.
 4. That Lots 155 & 156 be held in the same Record of Title.

R:\Jobs\7769-DRURY SOUTH LTD-QUARRY ROAD-DRURY1201224 Scheme Plan Job Phase 2 Scheme Thu Mar 23 15:27:49 2023

- NOTES:
- 1)The information shown on this drawing is the sole purpose of supporting a subdivision consent application, under the Resource Management Act 1991 to the Auckland Council. The information must not be used for any other purpose. This is an integral part of this drawing.
 - 2)Areas and measurements are SUBJECT TO SURVEY.
 - 3)Lots 154, 155 and 156 are to be Vested on Deposit in Lieu of a Reserve in Auckland Council.
 - 4)Lots 213 - 220 are Roads to be Vested in Auckland Council.

Auckland Council
AN ACT OF PARLIAMENT

SUB60383451-A
 Approved Resource Consent Plan

14/06/2023

PREPARED FOR

Drury South Ltd

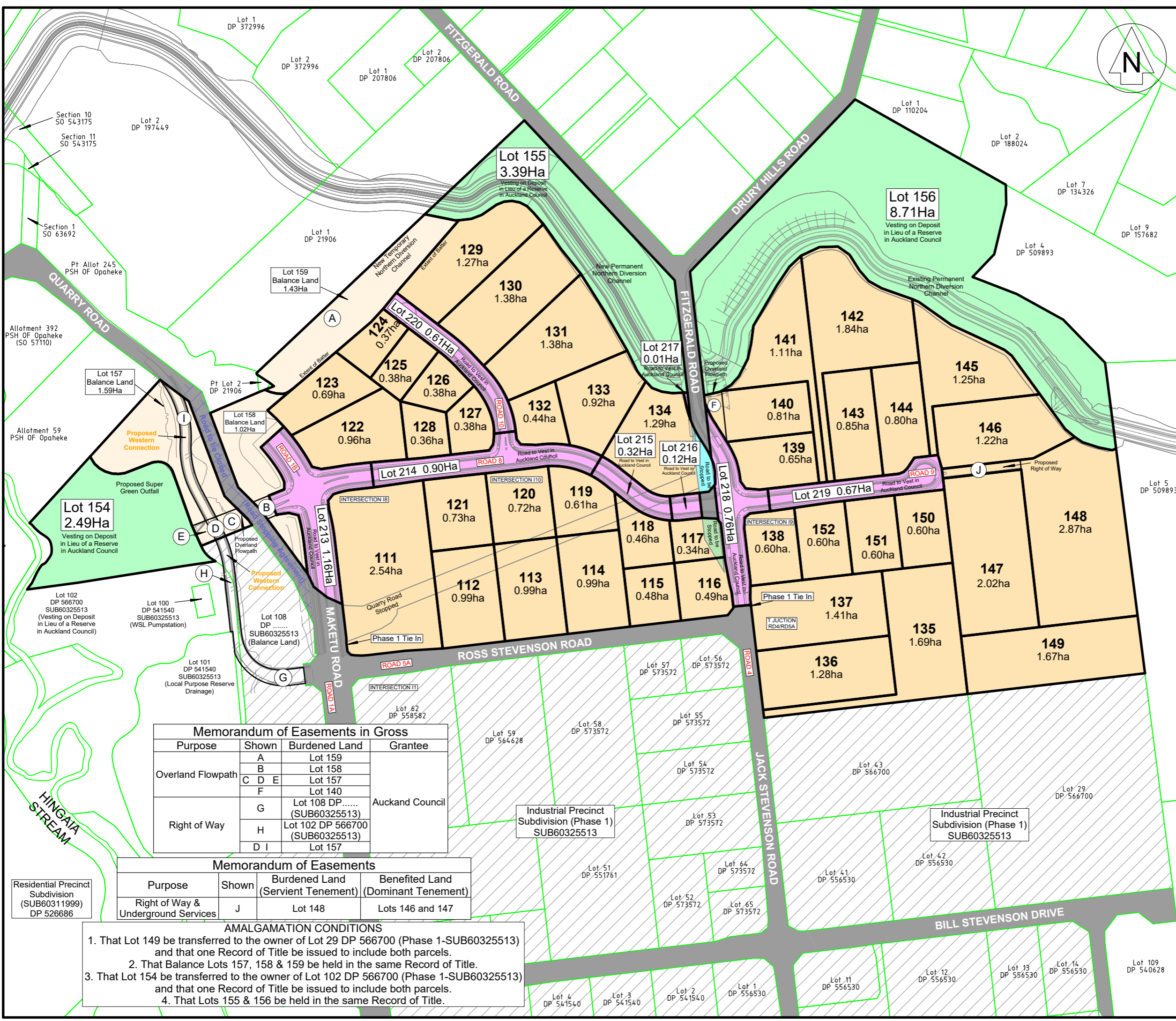
**PROPOSED SUBDIVISION
 OF DRURY SOUTH
 INDUSTRIAL PRECINCT
 PHASE TWO**

SCALE 1:4500 (A3) DATE 22 March 2023
 SURVEYED DRAWN CDP

YEOMANS
 survey solutions

Yeomans Survey Solutions Limited
 Unit 1C Level 1 29 Karaka St Newton
 PO Box 7184 Auckland
 p:(09) 309 0880 f:(09) 369 9210
 e: info@yeomanssurvey.co.nz

FILE	Drawing	Rev.
7769/P2	1	K
Page 6 of 6		



Memorandum of Easements in Gross

Purpose	Shown	Burdened Land	Grantee
Overland Flowpath	A	Lot 159	Auckland Council
	B	Lot 158	
	C D E	Lot 157	
	F	Lot 140	
	G	Lot 108 DP..... (SUB60325513)	
	H	Lot 102 DP 566700 (SUB60325513)	
Right of Way	I	Lot 157	Auckland Council
	D I	Lot 157	

Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
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 4. That Lots 155 & 156 be held in the same Record of Title.

R:\Jobs\7769-DRURY SOUTH LTD-QUARRY ROAD-DRURY1201224 Scheme Plan Job Phase 2 Scheme Thu Mar 23 15:30:07 2023

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Todd Property Flat Bush Limited
Date: Thursday, 22 February 2024 1:15:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Todd Property Flat Bush Limited

Organisation name:

Agent's full name: Hannah Edwards

Email address: hannah@formeplanning.co.nz

Contact phone number: 021922164

Postal address:
8 Commerce Street
Auckland
Auckland 1010

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Proposed THAB zoning of 56 Brookview Road, Flat Bush

Property address: 56 Brookview Road, Flat Bush

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Todd Property supports the proposed change in zoning from Open Space to THAB consistent with 1412 Flat Bush Precinct in the AUP.

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

111.1

Details of amendments:

Submission date: 22 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? Yes

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

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

Yes

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

[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: [Hannah Edwards](#)
To: [Unitary Plan](#)
Cc: [Stephen Martin](#)
Subject: [EXTERNAL] FW: Unitary Plan Publicly Notified Submission - Plan Change 96 - Todd Property Flat Bush Limited
Date: Thursday, 22 February 2024 3:29:27 pm

Caution: This is an external email. Please check email address is from a trusted sender before taking action or clicking on links.

Afternoon Unitary Plan team,

Please are we able to change the name of this submitter to Todd Property Group?

Many thanks and kind regards

Hannah

Hannah Edwards | Director | [Forme Planning Limited](#)

Mobile: 021 922 164

Address: Suite 203, Achilles House, 8 Commerce Street, Auckland 1010

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) Warren MacLennan

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

Auckland Council

Address for service of Submitter

Auckland Council, Level 16, 135 Albert Street, Private Bag 92300, Auckland 1142

Telephone: Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Refer to attached submission

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Refer to attached submission

I wish to be heard in support of my submission

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

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



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

02/21/2024
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.

Auckland Council Submission on Proposed Plan Change 96

The specific provisions that my submission relates to are:

1. Maps 1, 11 & 30
2. Map 2
3. Map 12
4. Map 12
5. Map 19

I seek the following decision by Council

1. Ensure the zoning of the following properties is consistent with the zoning of adjacent properties should proposed Plan Change 78 proceed: 112.1

Property	Map Number Under PC96	Proposed Zoning Under PC96	Proposed Zoning of Adjacent Properties Under PC78
81 Franklin Road, Pukekohe	Map 1	Residential – Mixed Housing Suburban	Residential – Mixed Housing Urban
33 Allenby Road, Panmure	Map 11	Residential – Mixed Housing Suburban	Residential – Mixed Housing Urban
Part of 1, 3 & 5 Olea Road, Onehunga	Map 30	Residential – Mixed Housing Suburban	Residential – Mixed Housing Urban

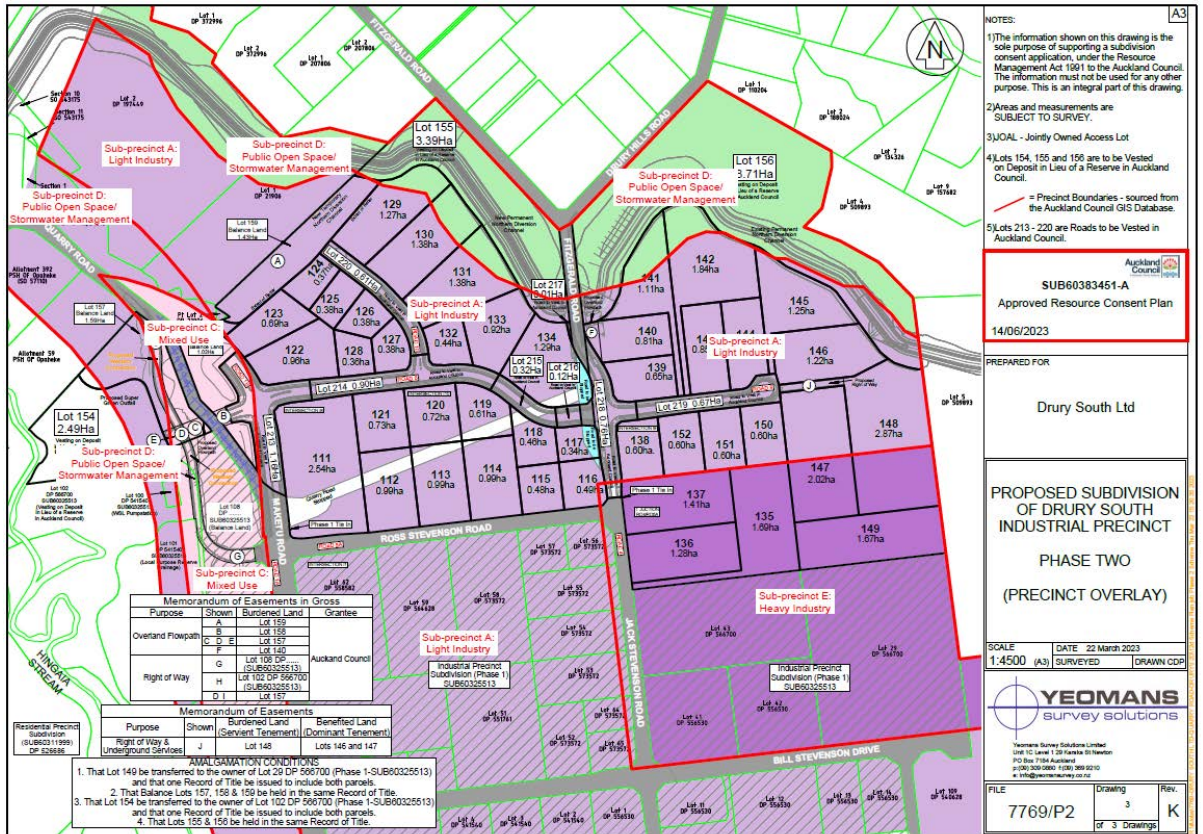
2. Ensure that the zoning (as shown on the AUP planning maps) and sub – precinct boundaries (as shown on the Drury South: Precinct Plan 1) reflect the approved resource consent plan SUB60383451 – A (see attached plan). 112.2
3. Reject the proposed rezoning of 30 Grahame Breed Drive, Mount Roskill (Map 12) to Open Space – Informal Recreation Zone and retain the Business – Town Centre Zone. 112.3
4. Rezone the small rectangular piece of land at the northwestern end of 30 Grahame Breed Drive (see attached map) from Open Space – Informal Recreation Zone to Business – Town Centre Zone 112.4
5. Retain the current open space zoning of 66 Flat Bush School Road (Map 19 under PC96), but change the zoning from Open Space – Sport and Active Recreation to Open Space – Informal Recreation. 112.5

Reasons for the Relief Sought

1. The proposed zoning of 81 Franklin Road, Pukekohe, 33 Allenby Road, Panmure and part of 1, 3 & 5 Olea Road, Onehunga is consistent with the zoning of the surrounding land under the Operative in part AUP. However, Proposed Plan Change 78 proposes to change the zoning of the surrounding land to Residential – Mixed Housing Urban. The future of PC78 is currently unknown. Should PC78 proceed, then the zoning of the abovementioned sites should be consistent with the zoning of the surrounding area under PC78.
2. As a result of the approved Resource Consent Plan SUB60383451 – A, there is a misalignment between the approved cadastral boundaries, the zoning (as shown on the AUP planning maps) and sub – precinct boundaries (as shown on the Drury South: Precinct Plan 1). The AUP Planning Maps and the Drury South: Precinct Plan 1 therefore require amendment to reflect the approved resource consent plan.
3. The current zoning of 30 Grahame Breed Drive, Mount Roskill (Map 12) as Business – Town Centre Zone is correct and no change is required. The proposed change to Open Space – Informal Recreation Zone is an error that resulted from the misinterpretation of a zone change request..
4. The small rectangular piece of land at the north western end of Grahame Breed Drive (see attached map) is part of a land swap between Auckland Council and Fletcher Residential Limited and should be zoned Business – Town Centre Zone to provide for future development.
5. 56 Brookview Drive and 66 Flat Bush School Road are part of a single Development Agreement between Auckland Council and Todd Property Group. As part of the Development Agreement, Todd have delivered Stage 1 of the development and created a balance lot of reserve that is now identified as 66 Flat Bush School Road. Todd Property Group have confirmed there are no plans to use 66 Flat Bush School Road as an access way. As such, this site can remain open space. An Open Space – Informal Recreation zoning would better reflect the sites use (as opposed to the zoning of Open Space – Sport and Active recreation) for stormwater purposes and informal recreation. This is consistent with its reserve status as Local Purpose Reserve (Drainage).

Map 2 – 539 Fitzgerald Road, Drury

Approved Resource Consent Plan – SUB60383451 – A



Map 12 - 30 Grahame Breed Drive, Mount Roskill



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - CheeKhen Gan
Date: Thursday, 22 February 2024 3:45:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: CheeKhen Gan

Organisation name: GCK Properties Ltd

Agent's full name: Mishael Logan

Email address: ken.ck.gan@gmail.com

Contact phone number: 021 115 9920

Postal address:
7 Schoombie Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
No. 19 66 Flat Bush School Road, Flat Bush. Lot 300 DP 532614.
Current Zone: Open Space – Sport and Active Recreation Zone
Proposed Zone: Residential – Terraced Housing and Apartment Building Zone

Property address: 28 Whimbrel Road, Flat Bush.

Map or maps: Map number 19 of PC96

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 property at 28 Whimbrel Road was bought at premium price because of it's location next to Barry Curtis Park and back of the house overlooking open space. If this open space is going to have terraced house and apartment built on it, it will take away the view and block sun light, it will also introduce noise and privacy issues. Furthermore, the open space is situated at storm water path not suitable for dwelling.

I or we seek the following decision by council: Decline the plan change | 113.1

Submission date: 22 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.](#)



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22 February 2024

Auckland Council

Attn: Planning Technician

Via email: unitaryplan@aucklandcouncil.govt.nz

Submission on Proposed Plan Change 96: Open Space and Other Rezoning Matters (PC96)

Name of Submitter: Foodstuffs North Island Limited (“FSNI”)

introduction

1. This is a submission on the Proposed Plan Change 96 (“**PC96**”) in accordance with clause 6(1) of the first schedule of the Resource Management Act (“RMA”) 1991.
2. FSNI could not gain an advantage in trade competition through this submission.
3. FSNI wishes to be heard in support of their submission.
4. If any other submitters make a similar submission, FSNI would consider presenting a joint case with them at the hearing

Overview of FSNI

5. FSNI is New Zealand’s largest grocery retailer with 332 stores across the North Island and serving over 2.7 million New Zealanders every week. FSNI is proudly 100% New Zealand owned and operated and employs more than 30,000 people nationwide. As active members of the community, FSNI strive to provide the best shopping experience possible for all customers.
6. FSNI supermarket brands consists of New World, Pak’nSave, Four Square, and Gilmours which operate throughout the North Island and also at the national level.

Submission

7. This submission relates specifically to the proposed re-zoning of land located at 575 Te Atatu Road, Te Atatu Peninsula from Open Space – Community Zone to Business – Town Centre Zone shown on Map 31 of the proposed plan change maps and included as **Figure 1** below.
8. FSNI supports the specific provisions as outlined above and seeks for the plan change to be accepted as it has been notified.

114.1

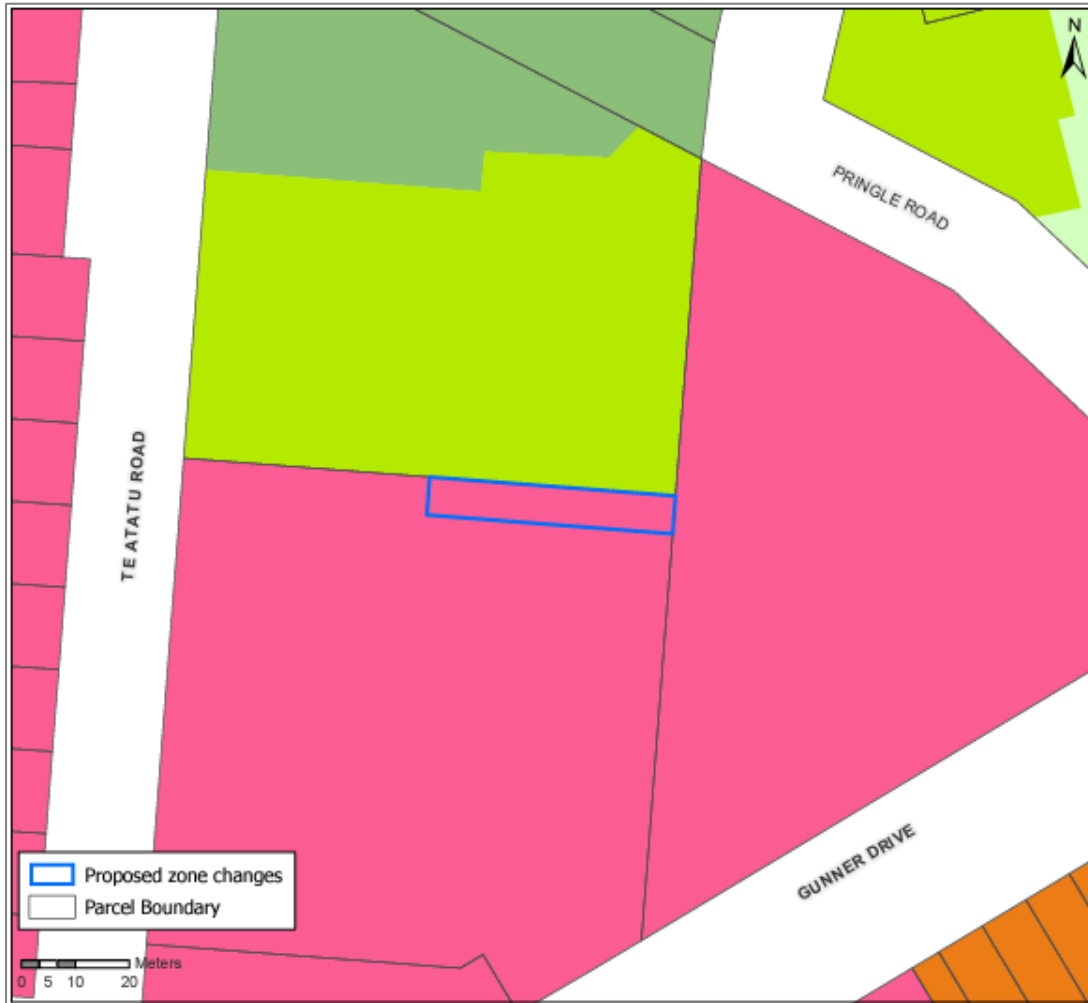


Figure 1: Proposed plan zone change area

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

Lisa Mattson

Intermediate Planner

027 205 9704 | LisaM@barker.co.nz

Matt Norwell

Director

029 850 2780 | MattN@barker.co.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Francis Waaka
Date: Thursday, 22 February 2024 5:30:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Francis Waaka
Organisation name: He Oranga Wairua Marae
Agent's full name:
Email address: Uruamomarangaake@gmail.com
Contact phone number: 021837375
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96
Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
He Oranga Wairua Marae committee wish to support the Plan Change 96 which seeks to rezone land located in Sheperds Park to Māori Special Purpose zone

Property address: Sheperds Park, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Plan Change 96 Submission

He Oranga Wairua Marae committee wish to support the Plan Change 96 which seeks to rezone land located in Sheperds Park to Māori Special Purpose zone.

Rezoning of this land to Maori Special Purpose is a logical and appropriate step to progressing the development of the new He Oranga Wairua Marae in Sheperds Park. This will promote the provision of social and cultural activities which benefit Mana Whenua and other community groups in the area. The Marae is a non profit organisation, and so providing the appropriate re zoning will assist the Marae with the progression of the Marae development through the Resource Consent process. The Rezoning of the land to Maori Special Purpose Zone will be a significant step in the development of Cultural wellbeing, social and economic benefits to the local community.

He Oranga Wairua Marae wishes to be heard with regards to this submission.

Nga Mihi
Frances Waaka
Chairperson He Oranga Marae Committee

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

115.1

Details of amendments:

Submission date: 22 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.

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From: Mark Bramley <mbramley@mpm.co.nz>
Sent: Thursday, February 22, 2024 5:30 PM
To: Tony Reidy <Tony.Reidy@aucklandcouncil.govt.nz>
Cc: 'Frances Waaka' <franceswaaka@gmail.com>; Uruamo Maranga Ake Marae (Uruamomarangaake@gmail.com) <Uruamomarangaake@gmail.com>
Subject: Plan Change 96 Submission

Kia Ora Tony

Please find below a submission on behalf of He Oranga Wairua Marae . I have made the submission on line, but to be honest I wasn't totally sure about some of the questions being asked, so for belts & braces I thought I'd copy you in on the submission below.

Many thanks.

Mark

Plan Change 96 Submission

He Oranga Wairua Marae committee wish to support the Plan Change 96 which seeks to rezone land located in Sheperds Park to Māori Special Purpose zone.

Rezoning of this land to Maori Special Purpose is a logical and appropriate step to progressing the development of the new He Oranga Wairua Marae in Sheperds Park. This will promote the provision of social and cultural activities which benefit Mana Whenua and other community groups in the area. The Marae is a non profit organisation, and so providing the appropriate re zoning will assist the Marae with the progression of the Marae development through the Resource Consent process. The Rezoning of the land to Maori Special Purpose Zone will be a significant step in the development of Cultural wellbeing, social and economic benefits to the local community.

He Oranga Wairua Marae wishes to be heard with regards to this submission.

Nga Mihi

Frances Waaka

Chairperson He Oranga Marae Committee

Kind Regards,



Mark Bramley
6 Kirk Street | Grey Lynn | PO Box 3257 | Auckland
M: +64 27 295 6117 | www.mpm.co.nz

This email along with any attachments is confidential and may be privileged. If you are not the intended recipient, please do not copy, disclose, or use the contents in any way. MPM Projects is not responsible for any changes made to this message during transmission or receipt. If the message has attachments it is recommended they are checked for defects or virus. This email message has been scanned for viruses and content has been cleared by mymailsecurity.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Dolly Joshi
Date: Thursday, 22 February 2024 7:46:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dolly Joshi

Organisation name: NA

Agent's full name: NA

Email address: physiodolly@gmail.com

Contact phone number: 0212079418

Postal address:
40 Whimbrel Road
Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of zone from open space - sports and active recreation zone to residential - terraced housing and apartment building zone.

Property address: 66 Flat Bush School Road

Map or maps: Map 19

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:

- This plan change will restrict our access to Barry Curtis park - for which we originally bought the house.
- I/We do not agree with the thought of removing the entire reserve (affecting nature) for residential purposes.
- It will lack and affect our privacy largely with a loss of view.
- It will drastically affect the freedom we have for our children to play.
- We were advised of sports/recreational zone at the time we purchased the property.
- It will drop our property prices largely affecting all the homeowners significantly.
- Disruption during construction for young babies / older adults and work from home personal.
- Health & Safety issues: effects from building construction so close to our residence affecting our quality of life.
- Increased congestion in traffic and lack of parking, which is anyways an ongoing serious concern

in the neighbourhood.

- Unfair proposal to suddenly change the residential situation without any empathy towards people's privacy and consideration.

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

116.1

Submission date: 22 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - John Whyndham Davies
Date: Friday, 23 February 2024 6:15:24 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John Whyndham Davies
 Organisation name: Whangaparāoa Hub Community Trust
 Agent's full name:
 Email address: admin@whangaparaoa.info
 Contact phone number: 0273978920
 Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 96
 Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
 Property address: 8-10 Link Crescent, Stanmore Bay
 Map or maps: Sec 2 SO 435211 Lot 101 DP 512162
 Other provisions:

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

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

The reason for my or our views are:
 The land has long been designated as a Family Centre/Community Hub location and that was formalised in the Auckland Council Town Centre Plan for Whangaparāoa adopted in 2018. On page 18 of that Plan a map shows 8 Link Crescent as, to quote "Future Location of Family Community Centre". Our Trust has advocated both prior to incorporation in 2009 and since for a Community Hub that is fit for purpose and delivers social support across the Peninsula. The current plan and location make the building when completed the only high ground location suitable for emergency management and evacuation. It is an essential asset needing formalisation as to its location, always expected both under Rodney District Council and Auckland Council to be at 8 Link Crescent.

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

117.1

Details of amendments:

Submission date: 23 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.](#)



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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)

Allyson Wood

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

Panmure Committee Action Group

Address for service of Submitter

3 McCulloch Road Panmure Auckland 1072

Telephone:

272620496

Email:

savwood@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 96

Plan Change/Variation Name

Open Space and Other Rezoning Matters (2024)

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

33 Allenby Road Panmure

Or

Map

11

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

see email attachment query on reason for reclassification and issues with access

(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 | 118.1
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

see email attachment - confirm legal boundaries and confirm public access

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

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

02/24/2024
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.

PC 96 Notice for 33 Allenby Road Panmure - Reclassification from Open Spaces to Residential Zone

The Auckland Council Unitary Plan shows both No 33 Allenby Road and the road reserve as Open Spaces. We are opposing the re-zoning and querying the apparent contradiction in the notice.

No 33 Allenby must already be zoned as residential for a house to have been built there. Google Maps and LINZ show that No. 33 Allenby Road has a separate title and should already be classified as residential, thereby invalidating the proposed Notice.

The Auckland Unitary Plan Zones seems to assume that No 33 Allenby Road as Open Spaces Informal Recreation Zone. So it seems that Auckland Council has mis-identified the site and intend to rezone the No 33 Allenby Road to the correct zone.

Physically, the whole land site at the end of Allenby Road does not indicate that it is a residential site AND a open space reserve. Looking at the No 33 Allenby Road site image 5 and 6a/b supplied, it is clear that the homeowners believe they own all the land as a brick & timber fence runs along the front boundary of No. 33 Allenby Road to the end of the land/water.

So, we ask that Auckland Council clarify the following:

- | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|
| 1. Confirm the boundaries/ownership of the all the land - 33 Allenby and the Open Space – Recreation Reserve. | | 118.2 |
| 2. Confirms that ONLY the land at 33 Allenby will be rezoned as Residential and the rest of land is left as a Open Space recreation reserve. If the Council has mis-identified the site in question, what is the rezoning for? | | 118.3 |
| 3. Based on the evidence of the LINZ maps, Google Maps and Auckland Unitary Maps in this submission, we submit that the property owner of 33 Allenby Road should remove the brick wall so that the public have access to this reserve and therefore the foreshore. | | 118.4 |

We have provided images from Auckland Unitary Plan Maps, LINZ images of title and address search, Google Maps, Google street views as evidence

Image 1 Auckland Unitary Maps – note the No 33 Allenby Road boundary in relationship to the reserve land shown.

Image 2 Google Map – showing boundaries and buildings

Image 3 Land Information NZ – title search for No 33 Allenby issued 12 November 1960

Image 4 Land Information NZ – title search for Allenby Road – Open Space Reserve-Road- Legal Title Parcel 5230417

Image 5 Image 5 Google maps – satellite image of area

Image 6a and 6b Google maps street view of No 33 Allenby Rad Front Boundary fence.

Image 1 Auckland Unitary Maps – note the No 33 Allenby Road boundary in relationship to the reserve land shown.

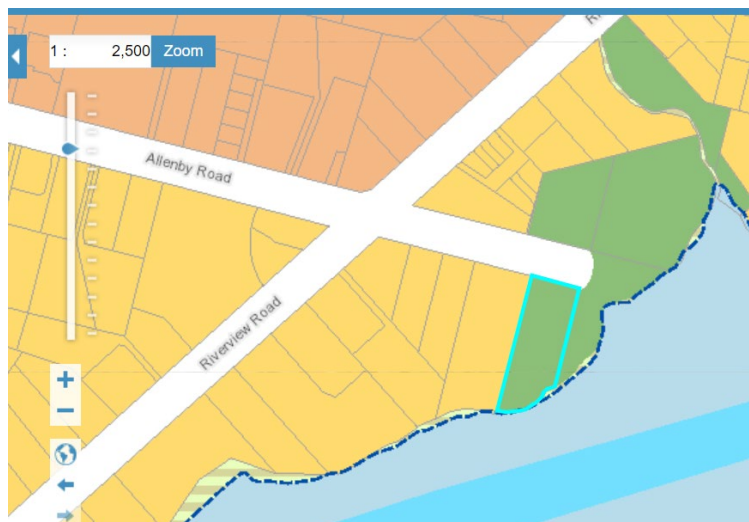


Image 2 – Google Map – showing boundaries and buildings



Image 3 - Land Information NZ – title search for No 33 Allenby issued 12 November 1960

The screenshot shows the Land Record Search website interface. At the top, there is a search bar with the text "Enter a place, street or address, e.g. Newlands". Below the search bar, the results for coordinates "-36.9042088998021, 174.86252952851848" are displayed, including the title "NA4D/526". A warning message states: "This summary page does not constitute a Record of Title. To obtain the Record of Title please order it below." Below this, the "Title summary NA4D/526" is shown in a table format.

Type	Freehold
Land Registration District	North Auckland
Date Issued	12 November 1960
Prior References	NA2B/890
Estate	Fee Simple
Indicative Area	1695 square metres
Legal Description	Allotment 59 Section 3 Village of Panmure

To the right of the text is a map showing the location of the property, with parcel 33 highlighted in pink. The map includes labels for "ALLENBY ROAD" and various other parcels.

Image 4 - Land Information NZ – title search for Allenby Road – Open Space Reserve-Road- Legal Title Parcel 5230417 with physical site shown

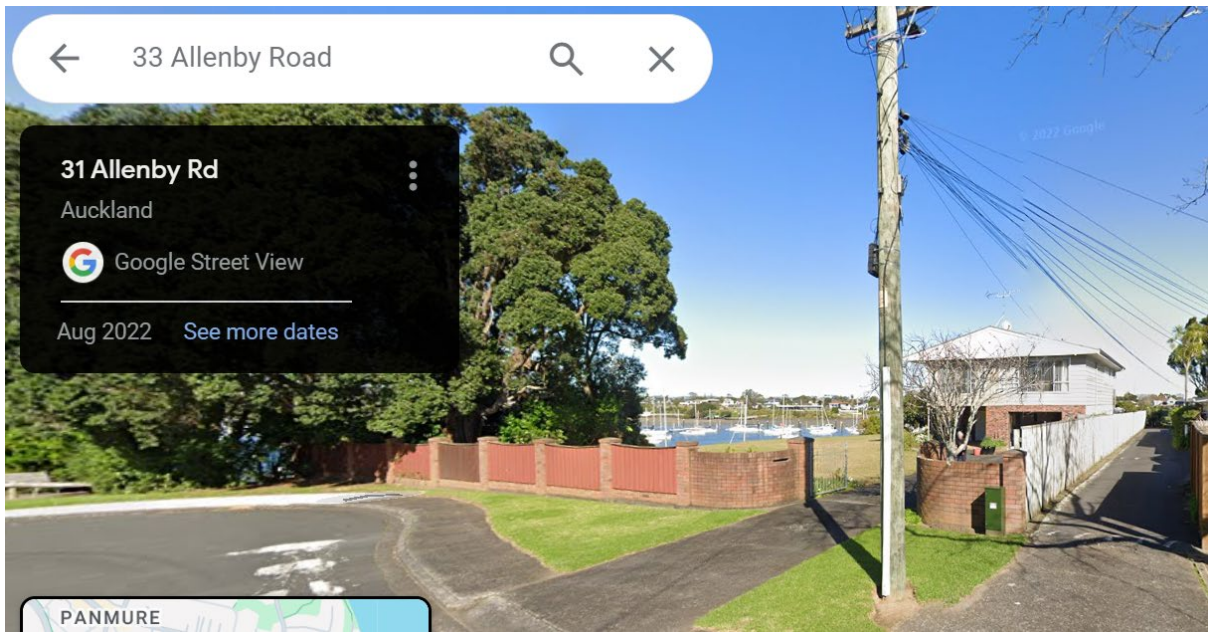
The screenshot shows the Land Record Search website interface. The search bar contains the text "Enter a place, street or address, e.g. Newlands". The results for parcel 5230417 are displayed, including the title "Parcel 5230417". A warning message states: "This parcel has no title associated with it." Below this, the "Parcel Intent" is shown as "Road". To the right of the text is a map showing the location of the property, with parcel 5230417 highlighted in pink. The map includes labels for "ALLENBY ROAD" and various other parcels.



Image 5 Google maps – satellite image of area



Images 6a and 6b of No 33 Allenby Rad Front Boundary fence.



Brick fence blocks access to the Road reserve.



Note fence line – access to the Open Space reserve land blocked.

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)

Allyson wood

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

Panmure Community Action Group

Address for service of Submitter

3 McCulloch road Panmure Auckland 1072

Telephone:

272620496

Email:

savwood@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 96

Plan Change/Variation Name

Open Space and Other Rezoning Matters (2024)

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

528 Ellerslie-Panmure Highway Mt Wellington

Or

Map

25

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:

Scale of development in a Significant Volcanic Viewshaft for the proposed zone

Flood prone and natural watercourse site

Panukau shows housing

(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. 118.5

per attached file - consider different zoning or do not re classification and retain road for a future redevelopment site

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

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

02/23/2024
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.

PC 96 528 Ellerslie Panmure Highway - Map 25

Reclassification from Road designation to Business Town City Zone

We oppose the re-zoning of this site to a Business town City Zone based on the following:

118.6

The proposed zone allows for commercial and apartment building up to 25metres. This site and the surrounding land in the Potaka Lane to Ellerslie Panmure highway wedge is covered by three (3) Regional and Local significant Volcanic Viewshafts to Maungarei – W24, W26 and W28. (See Image 2a). Furthermore, Kainga Ora’s PC78 Intensification submission has asked for a proposed Height variation to twenty-nine metres(29 metres) See Image 2b provided. For the Panmure community Maungarei provides our sense of identify/placement, allowing buildings up to twenty-nine (29) metres would diminish our community sense of place as less of our maunga will be visible.

The site is within a quality sensitive aquifer zone which can be impacted by contaminants and sewerage overflows.(See Image 3). During the construction of the Transport Centre this site housed water pumps as the water aquifer is shallow and natural springs were located in/around the Ellerslie Panmure Highway. The aquifer flows underground to Van Damme’s lagoon, Panmure Lagoon and westerly into the Onehunga aquifer network(see Research Image 5). This site is flood prone and provides natural water flow during rain events. (see Image 4a and 4b). Furthermore, the site and the surrounding land is part of volcanic basalt flows, so requires Geotech and environmental consents, so would not be a cost-effective development building site. Why build on a site that is flood prone?

Research on the Aquifers in 2006 showed that the aquifer could provide additional water – “Approximately 4.6 million cubic metres per year are abstracted from the Greater Onehunga aquifer, while annual extraction from Greater Western Springs is approximately 176,000 cubic metres. Further groundwater is dewatered from the Mt Wellington Quarry, located on the border of the Glen Innes and Ellerslie-Waiatarua Drainage Management Areas” and reduce flooding “ the aquifer has capacity to accept up to twice as much stormwater disposal, which would result in limited groundwater breakout but can be managed with drainage engineering” (Namjou P, Strayton G et al, 2006) Why impact future water supply to the wider Auckland population?

Eke Panuku Panmure Masterplan December 2023 (See Image 6) shows that this area will be housing and apartments complex, with the highest building proposed for this site. So, why a Business Town Centre zone, this contradicts the Eke Panuku Masterplan and creates public confusion as to the future design and use for the broader area?

Finally, a future dedicated Freight line (third track) was planned for the Eastern route. This would require remodelling the rail platform to accommodate the extra line. Has this future development been considered given the proximity to Container Repairs site and the current freight transport scheduling challenges for freight trains? Given this site provides the emergency exit footpath from the Panmure platform (South to Manukau), will Auckland Transport Health & Safety Committee be informed, so an alternative emergency area can be found and mitigate Health & Safety risk?

We believe that Auckland Council should consider:

- a THAB zone for future apartment blocks, or
- an open space for this site given the name of challenges this site presents for potential developers, and the minimising flooding issues or to create a public space with water features, or

118.7

118.8

- remain a road reflecting the existing usage. This would provide access for emergency vehicles, or courier deliveries for the train station or any new housing or businesses redevelopment, negating the need for this reclassification.

118.9

Image 1 Current zone is white – so zoning is road - Previous use of site Panmure Printers for vehicle access.

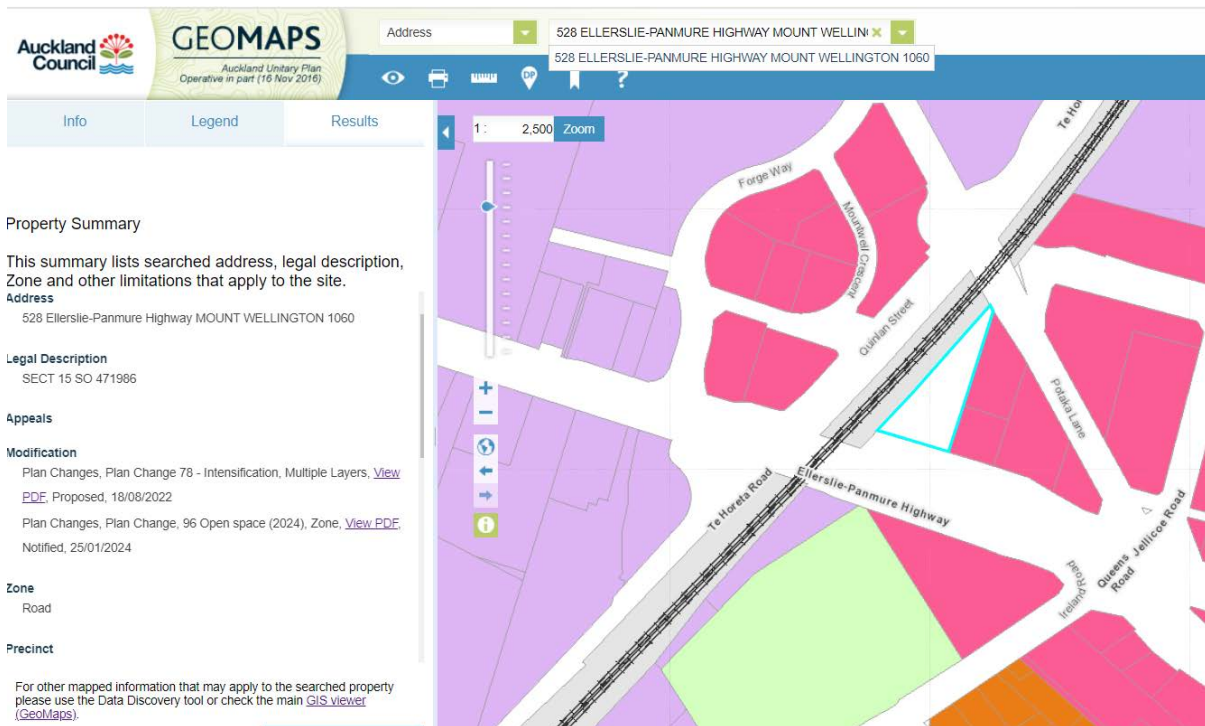


Image 2a Volcanic Viewshafts to Maungarei from the Panmure Lagoon and Queens Road,

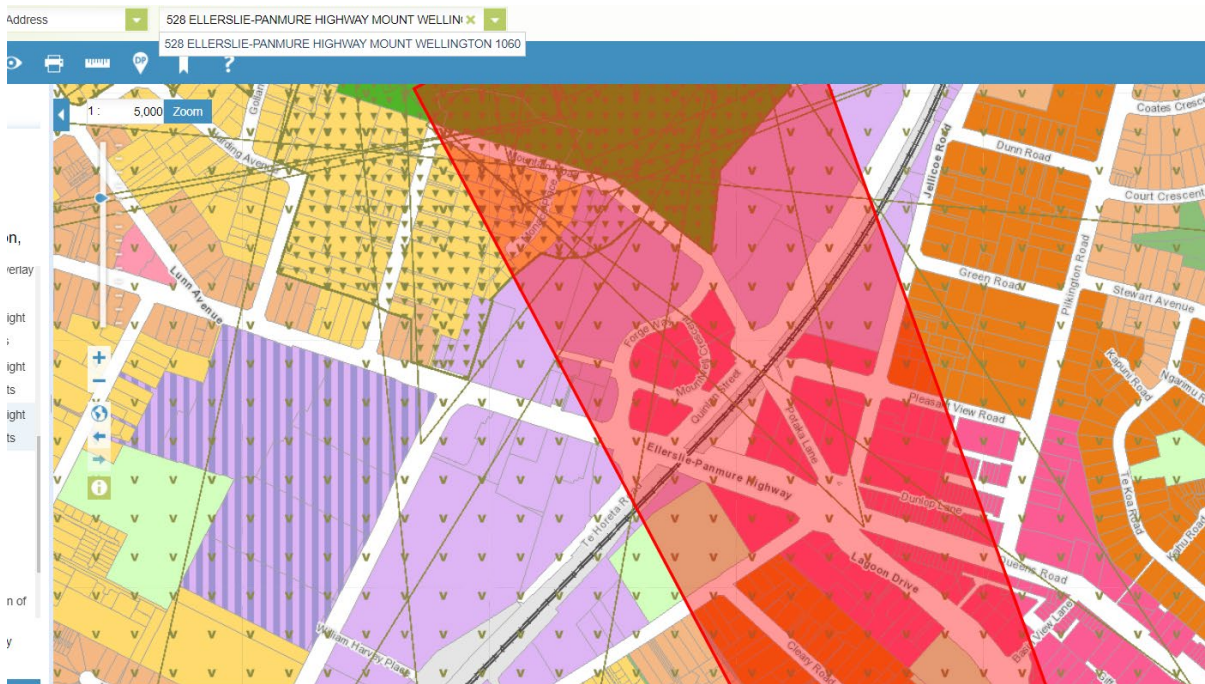


Image 2b Kainga Ora Proposed Zone Height variations.

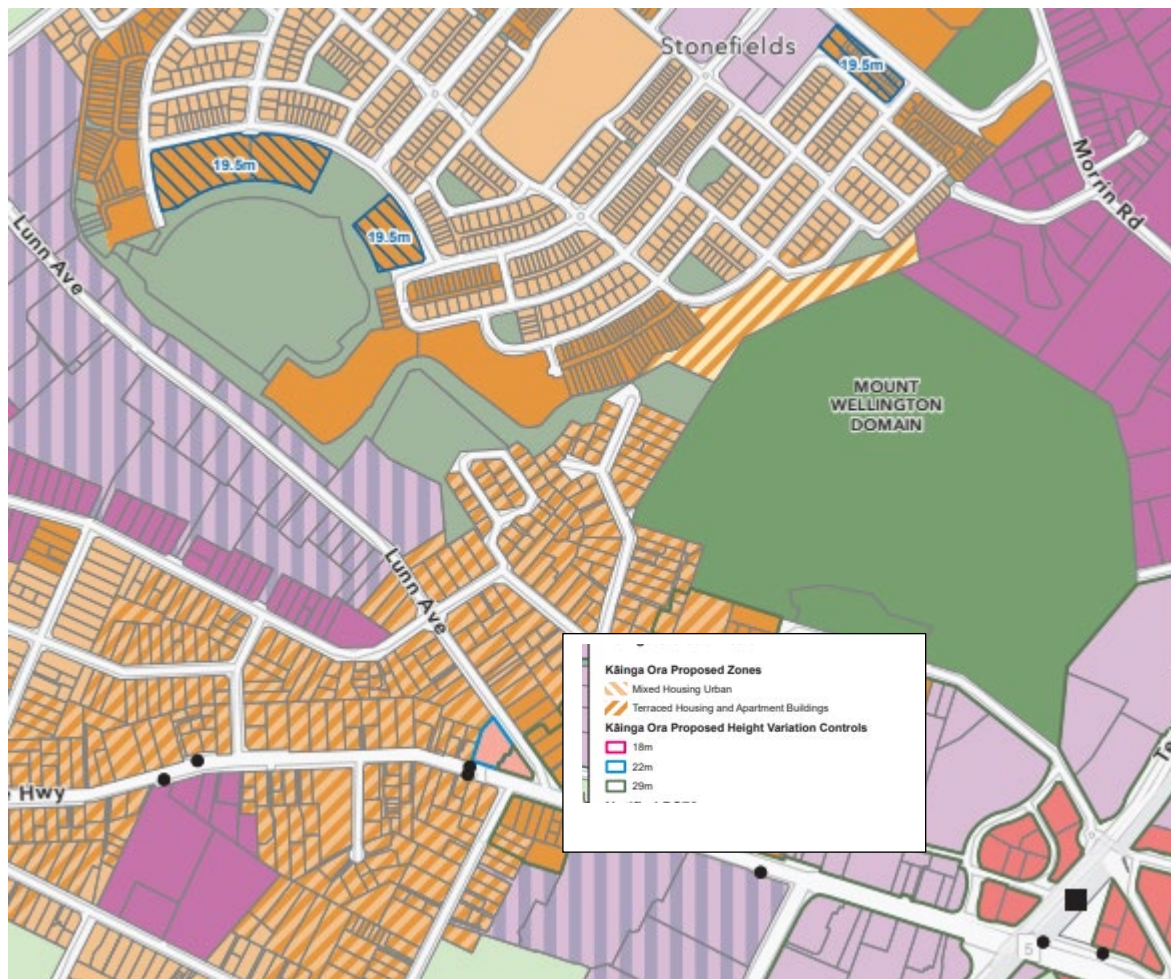


Image 3 Quality Sensitive Aquifer Management Area

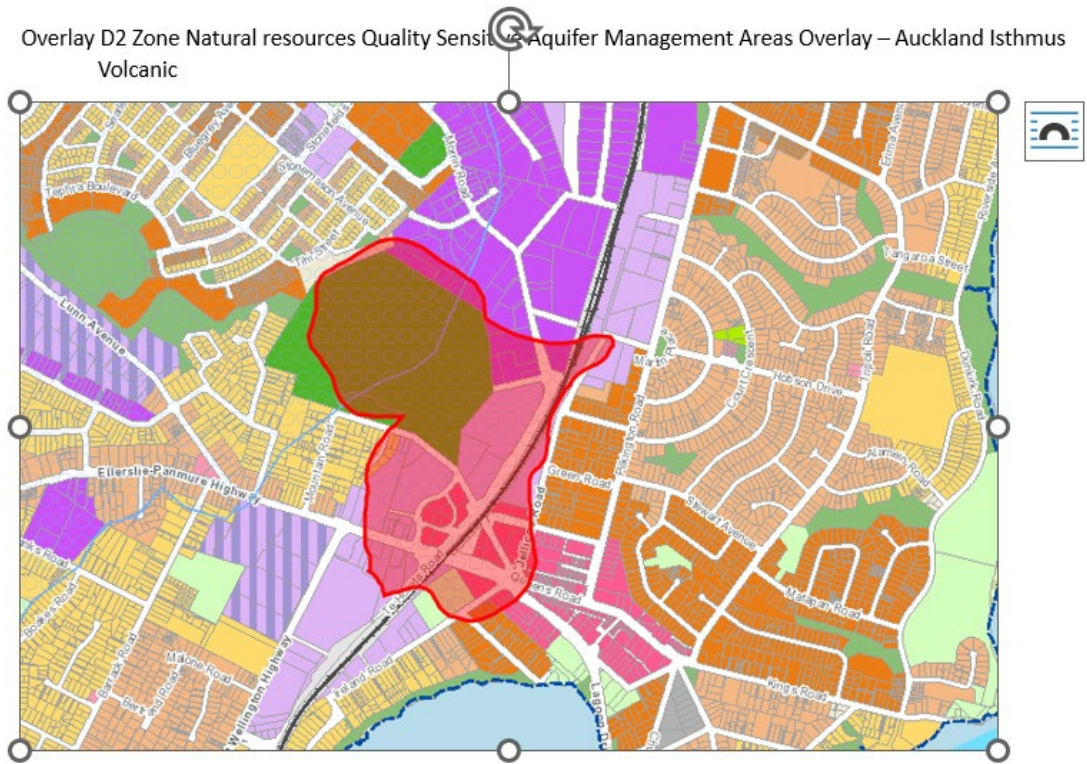


Image 4a Flood Environment for the area Site flood prone with overland water flow.

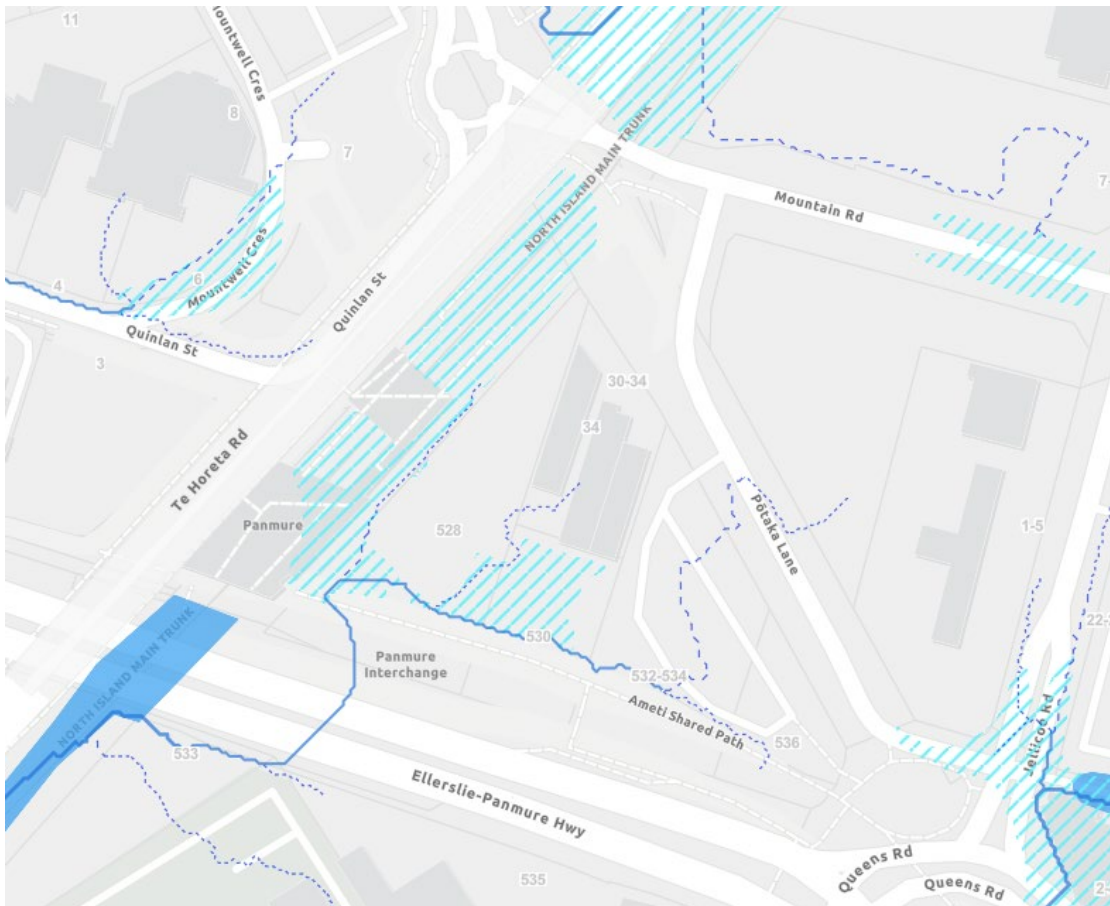


Image 4b Flood plain Ellerslie Panmure Highway, Panmure Rail tracks and the Lagoon Drive

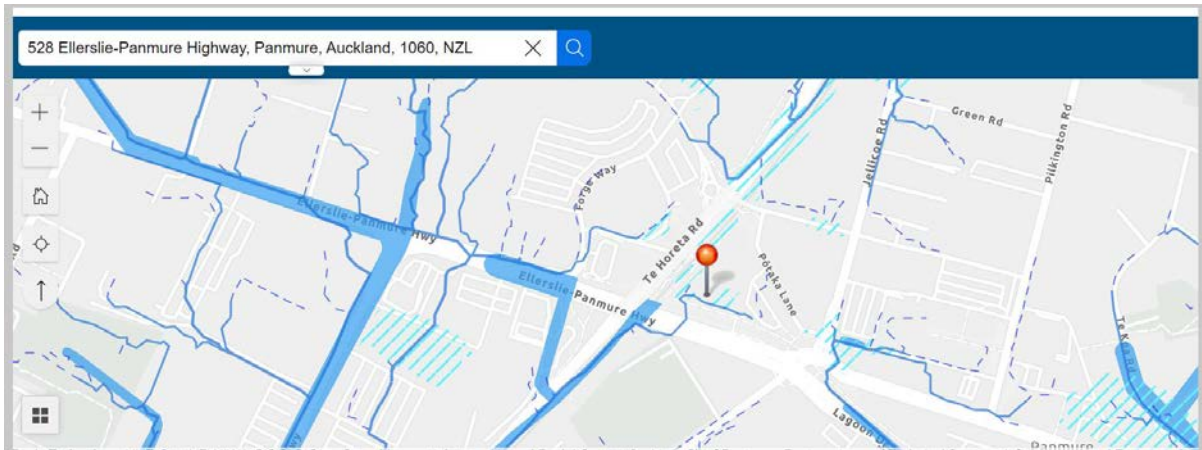
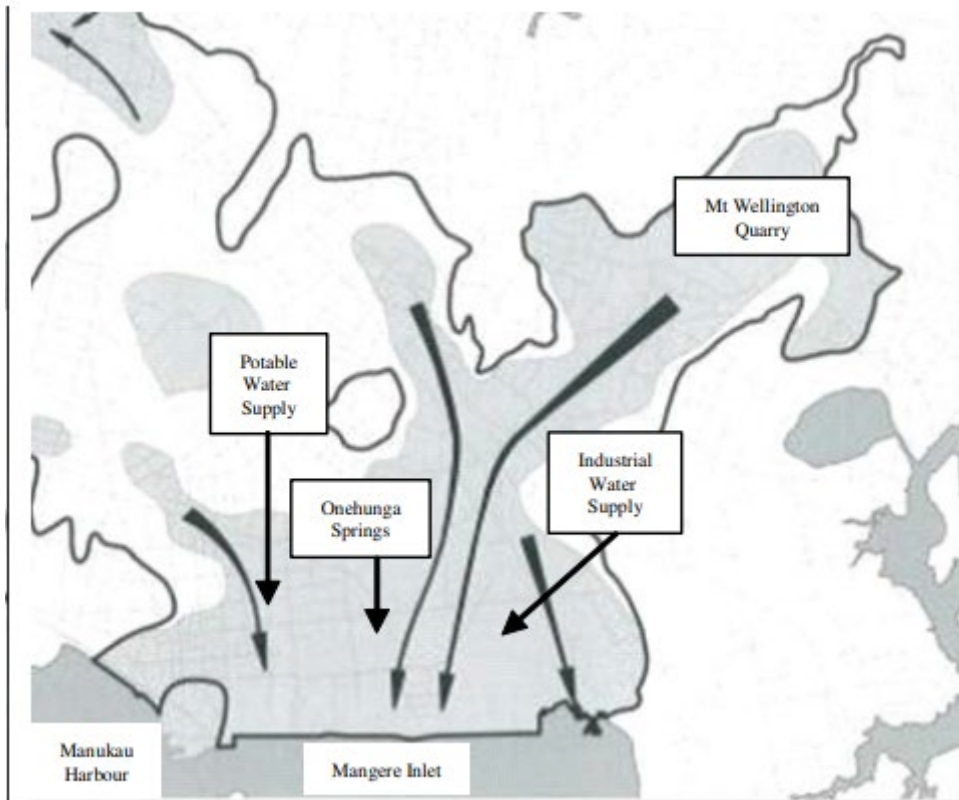


Image 5 – 2006 Research showing Mt Wellington Quarry and Maungarei area water flows.



(b) Greater Onehunga Aquifer

**The Integrated Catchment Study of Auckland City (New Zealand):
Long Term Groundwater Behaviour and Assessment**

Parviz Namjou ¹, Gerald Strayton ², Alan Pattle ³, Matthew, D. Davis ⁴, Peter Kinley ⁵, Paul Cowpertwait ⁶, M. Jim Salinger ⁷, A. Brett Mullan ⁸, Greg Paterson ⁹ and Brian Sharman ¹⁰

Research Study conducted in 2006.

Image 6 Eke Panuku Panmure Masterplan December 2023 – all carparks to be build on over the next 10 years.



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - William Taylor
Date: Friday, 23 February 2024 10:15:43 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: William Taylor

Organisation name: Birkehead United AFC

Agent's full name: William Taylor

Email address: william@buaafc.org.nz

Contact phone number: 021507040

Postal address:
31-35 Cresta Ave
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 31-35 Cresta Ave

Map or maps: Map 8

Other provisions:
Special Purpose - Maori Purpose Zone

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

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

The reason for my or our views are:

We/I are concerned about the process this proposed plan change has gone through which leads to the following questions;

- Has the proposed plan change gone through a strategic master planning process?
- As a result of the master planning process has the precinct been consider as part of this plan change?
- What has been the process of public consultation if any regarding this plan change?
- How does the Māori Purpose Zone relate to the Auckland-wide Treaty Settlement Land and Māori Land provisions?
- How does the Māori Purpose Zone relate to Shepherds Park Open Space – Sport & Active Recreation Zone?
- Is the Kaipatiki Local Board in support of this proposed plan change?
- Has local Iwi been consulted and are they in support of the proposed plan change?

There has been no demonstration of how adverse effects will be avoided, mitigated and remedied as a result of this plan change. In particular adverse effects on existing users of the Reserve, Shephard Park within a sensitive environment close to water, protected vegetation and heritage features.

Based upon the lack of information and process we do not support the proposed plan change.

I or we seek the following decision by council: Decline the plan change | 119.1

Submission date: 23 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.

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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) _____

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

Stevenson Aggregates Limited

Address for service of Submitter

41 Bill Stevenson Drive, Drury

Telephone:

21971975

Email:

jo.young@stevenson.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 96

Plan Change/Variation Name

Open Space and Other Rezoning Matters (2024)

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

539 Fitzgerald Road, Drury

Or

Map

2

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

See attached submission.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below 120.1
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

See attached submission.

I wish to be heard in support of my submission

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

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

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

02/23/2024
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.



23 February 2024

Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142
Attention: Planning Technician

Email: unitaryplan@aucklandcouncil.govt.nz

SUBMISSION ON PLAN CHANGE 96 (PC96) – OPEN SPACE PLAN CHANGE AND OTHER REZONING MATTERS (2024) - 539 FITZGERALD ROAD, DRURY

1. BACKGROUND

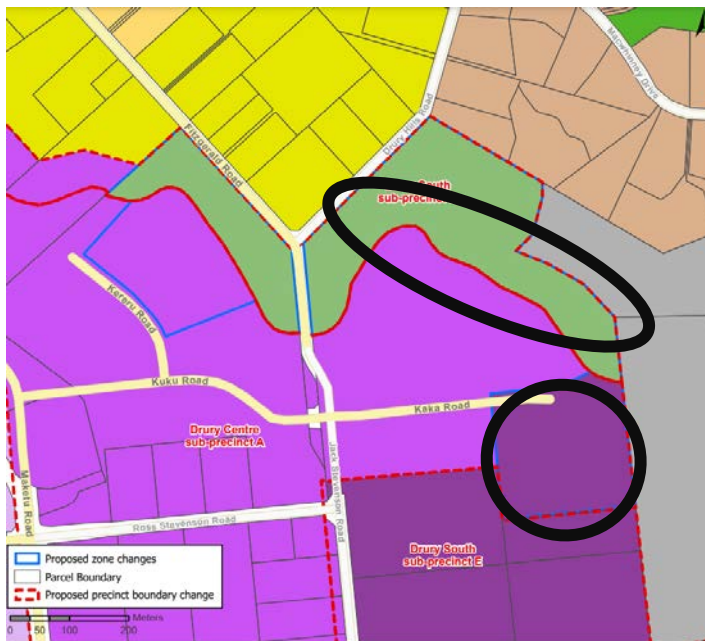
- 1.1 Drury Quarry is a greywacke hard rock quarry which has supplied concrete, asphalt and roading aggregate for over 80 years. It is the largest aggregate quarry in New Zealand, providing critical building material across the Auckland, Waikato and Northland regions, currently supporting some of the country's largest infrastructure, transport and housing projects. In 2023 alone, Drury Quarry supplied 3.5 million tonnes of aggregate for use in a variety of projects including key components of the Auckland transport network, water and wastewater management networks, and other housing and infrastructure projects.
- 1.2 Stevenson Aggregates Limited (SAL) operate Drury Quarry. The quarry is accessed from Bill Stevenson Drive, Drury and SAL's total landholdings is shown in the plan attached as **Appendix 1**.
- 1.3 For the most part, Drury Quarry operates under the Special Purpose – Quarry Zone (SP-QZ). Section H28.1 of the Auckland Unitary Plan (AUP) describes the zone as follows:

“Mineral resources are important to Auckland’s economy and development. The Special Purpose – Quarry Zone provides for significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects. These provisions seek to ensure that the demand for minerals can be met, where possible, from supply sources within Auckland”.

2. PLAN CHANGE 96 (PC96) CHANGES RELEVANT TO SAL

2.1 It is understood that two properties adjoining SAL’s landholdings at 539 Fitzgerald Road, Drury are proposed to be rezoned. Those two rezonings are as follows:

- (a) Rezoning from Business - Light Industry Zone to Business - Heavy Industry Zone and to sub-precinct E (the dark purple area in the back circle below); and
- (b) Rezoning from Business - Light Industry Zone to Open Space – Informal Recreation Zone, and to sub-precinct D (the green area in the black circle below).



2.2 It is understood that the Auckland Unitary Plan (AUP) Auckland Wide rules will continue to apply.

3. SAL COMMENT ON PROPOSED REZONING FROM BUSINESS - LIGHT INDUSTRY ZONE TO BUSINESS - HEAVY INDUSTRY ZONE

3.1 SAL understands the dark purple area shown in the circle above is proposed to be rezoned from Business - Light Industry to Business - Heavy Industry and to sub-precinct E.

120.2

3.2 SAL support this change. The Business - Heavy Industry Zone is more aligned with quarry operations. This change will ensure that any future reverse sensitivity effects will be minimised.

4. SAL COMMENT ON PROPOSED REZONING FROM BUSINESS - LIGHT INDUSTRY ZONE TO OPEN SPACE – INFORMAL RECREATION ZONE

4.1 SAL has legitimate reverse sensitivity concerns regarding the change from Business – Light Industry Zone to Open Space – Informal Recreation Zone adjoining the quarry boundary. There is a well founded concern that this change will place constraints on an existing quarry operating with the SP-QZ. SAL's key concerns relates to the change in noise limits that will follow. Within the various zones, the noise limits are generally:

- Business – Light Industry Zone: 65dB L_{Aeq} at all times;
- Open Space – Informal Recreation Zone: 50 dB L_{Aeq} day time limit and 40 dB L_{Aeq} at other times;
- Special Purpose – Quarry Zone: 55dB L_{Aeq} day time limit and 45 dB L_{Aeq} at other times.

4.2 The relevant AUP provisions are provided at **Appendix 2**.

4.3 *Standard E25.6.22 All other zone interfaces* applies to the noise occurring at the quarry in the SP-QZ where it interfaces with another zone. This notes that “*where noise generated by any activity on a site in one zone is received by any activity on a site in a different zone, the activity generating the noise must comply with the noise limits and standards of the zone at the receiving site*”.

4.4 Therefore, with the current Business – Light Industry Zone, the quarry activity must comply with a noise limit of 65dB L_{Aeq} at all times on the zone interface. If the zoning changes to Open Space – Informal Recreation Zone, the quarry activity will need to comply with a 50 dB L_{Aeq} day time limit and 40 dB L_{Aeq} at other times at the zone interface. This is a noise reduction of 15 – 25 dB L_{Aeq} and will disadvantage the quarry significantly, particularly given the location of the processing plant adjacent to this boundary (see plan at **Appendix 1**) and the 24 hour nature of the quarry operation.

5. THE DECISION SOUGHT BY SAL

5.1 SAL seeks the incorporation of provisions or other mechanisms to address the matters raised within the submission. The following table sets out the amendments sought to PC96 including aspects opposed by SAL and the decision / relief sought to address outstanding concerns.

Issue	Position	Decision / relief sought
Reverse sensitivity effects resulting from reduced noise limits on the quarry boundary.	Oppose in part	Approve the plan change subject to appropriate provisions being incorporated in the AUP that ensure that Drury Quarry can continue to operate in accordance with the Business – Light Industry Zone noise standards (65dB L _{Aeq} at all times) at the interface between the SP-QZ and the potential future Open Space – Informal Recreation Zone.

120.3

6. APPEARANCE AT HEARING

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

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

Name: Jo Young
Consents Manager

Contact details: 021 971 975
Jo.young@stevenson.co.nz

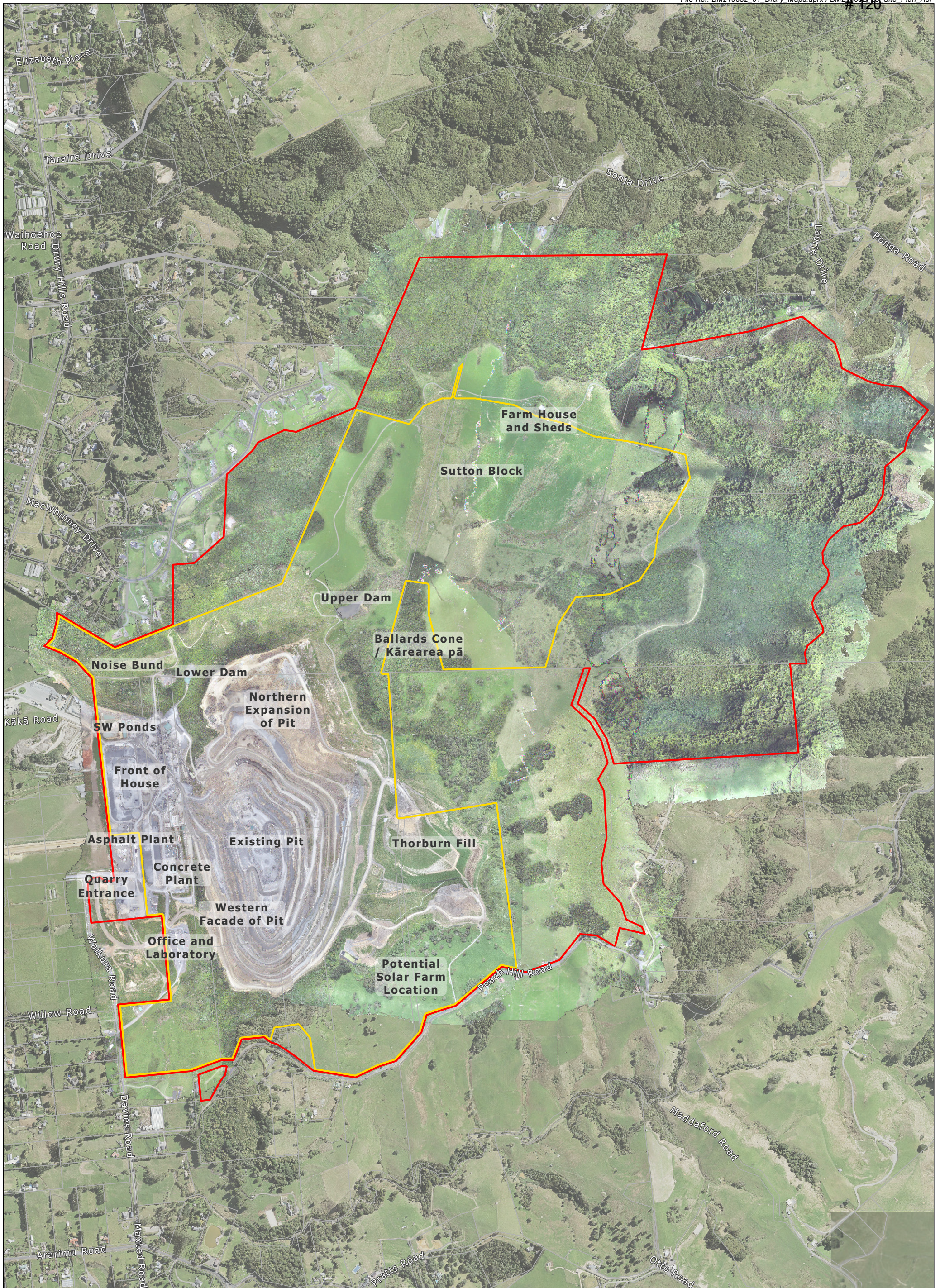
Signature:



Date: 23 February 2024

APPENDIX 1 – PLAN OF DRURY QUARRY

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



Boffa Miskell



www.boffamiskell.co.nz



0 250 500 m

1:12,000 @ A3

Data Sources: Stevenson Aggregates (Aerials), LINZ (Aerials), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

- LEGEND**
- SAL Land Holdings
 - Special Purpose Quarry Zone
 - Land Parcels

DRURY QUARRY
Site Plan Drury

Date: 13 February 2024 | Revision: 0

Plan prepared by Boffa Miskell Limited

Project Manager: sandeep.gangar@boffamiskell.co.nz | Drawn: SGA | Checked: JYo

Figure 1

APPENDIX 2 – RELEVANT AUP PROVISIONS

Table E25.6.5.1 Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone

Time	Business – Heavy Industry Zone	Business – Light Industry Zone
All times	70dB L _{Aeq}	65dB L _{Aeq}

Table E25.6.18.1 Noise limits at the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Civic Spaces Zone or Open Space – Community Zone interface

Time	Noise level
Monday to Saturday 7am-10pm	50dB L _{Aeq}
Sunday 9am-6pm	
All other times	40dB L _{Aeq} 75dB L _{AFmax}

H28 Special Purpose – Quarry Zone

- (3) Noise must be measured and assessed in accordance with New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801:2008) and New Zealand Standard on Acoustics - Environmental Noise (NZS:6802:2008).

Table H28.6.2.1.1 Noise levels

Times	Noise levels
7am-9pm, Monday to Friday	L _{Aeq} 55dB
7am-4pm, Saturday	L _{Aeq} 55dB
All other times and on public holidays	L _{Aeq} 45db L _{AFmax} 75dB

E25.6.22. All other zone interfaces

- (1) Except as provided for in Standards E25.6.14 to E25.6.21 above, where noise generated by any activity on a site in one zone is received by any activity on a site in a different zone, the activity generating the noise must comply with the noise limits and standards of the zone at the receiving site.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - DIANA KOTWAL
Date: Friday, 23 February 2024 11:15:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: DIANA KOTWAL

Organisation name:

Agent's full name:

Email address: diana@totalinsurance.co.nz

Contact phone number: 02108427363

Postal address:
9 MANAHAU LANE FLAT BUSH
FLAT BUSH
AUCKLAND 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Barry Curtis Park and rezone.

Property address: 9 MANAHAU LANE FLAT BUSH

Map or maps:

Other provisions:
Plan change number 96- Open space and rezoning.

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:

Hi AC Team, we have purchased our home opposite Barry Curtis Park after 10 years of losing our first home. Cannot explain our emotions and loss of health facing adversity and life threatening illnesses and surgeries . Our home is helping us all to heal , mentally physically and emotionally and move ahead in life , thanks to the greenery we are blessed with to see in BC Park. The most important reason we decided to purchase our home here is because of this greenery , the playground and the facility to be able to walk across and enjoy this blessing. Honestly , i didnt sleep at night after learning of this rezone at BC Park as I would have never expected a rezone. This is my genuine kind sincere plea to not build homes here as it can truly affect us and other people and also our home prices . We want to enjoy this blessing , see lovely people and children play all day. This can also affect the traffic and parking being more congested and I hope , pray and trust that the AC will decline the plan change and leave the BC park for the enjoyment and healing for human beings. Thank you kindly and please feel free to contact me. Kind regards , Diana K.

I or we seek the following decision by council: Decline the plan change | 121.1

Submission date: 23 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.](#)



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email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Mehernosh Kotwal](#)
To: [Unitary Plan](#)
Subject: Re- Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)
Date: Friday, 23 February 2024 1:38:37 pm

Hi Auckland Council team,

Contact details

Full name of submitter: DIANA KOTWAL

Organisation name:

Agent's full name:

Email address: diana@totalinsurance.co.nz

Contact phone number: 02108427363

Postal address:
9 MANAHAU LANE FLAT BUSH
FLAT BUSH
AUCKLAND 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

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Rule or rules:
Barry Curtis Park and rezone.

Property address: 9 MANAHAU LANE FLAT BUSH

Map or maps:

Other provisions:
Plan change number 96- Open space and rezoning.

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

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Hi AC Team, we have purchased our home opposite Barry Curtis Park after 10 years of losing our first home. Cannot explain our emotions and loss of health facing adversity and life threatening illnesses and surgeries . Our home is helping us all to heal , mentally physically and emotionally and move ahead in life , thanks to the greenery we are blessed with to see in BC Park. The most important reason we decided to purchase our home here is because of this greenery , the playground and the facility to be able to walk across and enjoy this blessing. Honestly , i didnt sleep at night after learning of this rezone at BC Park as I would have never expected a rezone. This is my genuine kind sincere plea to not build homes here as it can truly affect us and other people and also our home

prices . We want to enjoy this blessing , see lovely people and children play all day. This can also affect the traffic and parking being more congested and I hope , pray and trust that the AC will decline the plan change and leave the BC park for the enjoyment and healing for human beings. Thank you kindly and please feel free to contact me. Kind regards , Diana K.

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

Submission date: 23 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.

Thank you and Kind Regards,

DIANA K.

Mobile - 02108427363

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Submission on Plan Change 96: Open Space and Other Rezoning Matters (2024)

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

SUBMISSION ON: Auckland Councils Plan Change 96: Open Space and Other Rezoning Matters (2024) ("**PC 96**")

FROM: Watercare Services Limited ("**Watercare**")

ADDRESS FOR SERVICE: Mark Bishop
Regulatory & Policy Manager
Watercare Services Ltd
Private Bag 92 521
Wellesley Street
AUCKLAND 1141
Phone:022 010 6301
Email: Mark.Bishop@water.co.nz

DATE: 23 February 2024

1. INTRODUCTION

1.1 Watercare is pleased to have the opportunity to make a submission on PC 96. This submission only relates to the proposed rezoning of the the following land:

- (a) **Map Number 4** - 119A May Road, Mount Roskill Lot 4 DP 40979;
- (b) **Map Number 9** - 1 Oruarangi Road, Mangere Part of: LOT 1 DP 210937, SECT 7 SO 497537, SECT 10 SO 497537, SECT 11 SO 497537, SECT 12 SO 497537, SECT 13 SO 497537;
- (c) **Map Number 10** - Part of 500 Island Road, Mangere Bridge Sect 8 SO 497537 Sect 9 SO 497537 Sect 14 SO 501074 Lot 2 DP 156421 Sect 1 SO 497537; and
- (d) **Map Number 15** - 1 Upper Harbour Highway, Rosedale Sect 1 SO 564093.

- 1.2 Watercare is either the legal owner of the land (Map Numbers 4, 9 and 10) or has entered into a land exchange agreement with Auckland Council (Map Number 15): Watercare could not gain an advantage in trade competition through this submission.

2. WATERCARE – OUR PURPOSE AND MISSION

- 2.1 Watercare is New Zealand's largest provider of water and wastewater services. We are a substantive council-controlled organisation under the Local Government Act 2002 ("**LGA**") and are wholly owned by Auckland Council ("**Council**"). Watercare has a significant role in helping Auckland Council achieve its vision for the city. Our services are vital for life, keep people safe and help communities to flourish.
- 2.2 Watercare provides integrated water and wastewater services to approximately 1.7 million people in the Auckland region. Over the next 30 years, this could increase by another 720,000 people, potentially requiring another 313,000 dwellings along with associated water and wastewater infrastructure. The rate and speed of Auckland's population growth puts pressure on our communities, our environment, and our housing and infrastructure networks. It also means increasing demand for space, infrastructure, and services necessary to support this level of growth.
- 2.3 Under both the LGA and the Local Government (Auckland Council) Act 2009, Watercare has certain obligations. For example, Watercare must achieve its shareholder's objectives as specified in our statement of intent, be a good employer, and exhibit a sense of social and environmental responsibility.¹
- 2.4 Watercare must also give effect to relevant aspects of the Council's Long-Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) ("**AUP**") and the Auckland Future Development Strategy.
- 2.5 Watercare is also required to manage our operations efficiently with a view to keeping overall costs of water supply and wastewater services to our customers (collectively) at minimum levels, consistent with effective conduct of the undertakings and maintenance of long-term integrity of our assets.²

3. SUBMISSION POINTS

- 3.1 Watercare supports the proposed rezoning (and consequent amendments to the AUP Planning Maps) in respect of the land included in Maps 4, 9, 10 and 15 of PC96 for the reasons set out below:
- (a) **Map Number 4** - 119A May Road, Mount Roskill Lot 4 DP 40979. Rezoning from Open Space – Informal Recreation Zone to Business - Light Industry Zone. This rezoning reflects the use of the land.
 - (b) **Map Number 9** - 1 Oruarangi Road, Mangere Part of: LOT 1 DP 210937, SECT 7 SO 497537, SECT 10 SO 497537, SECT 11 SO 497537, SECT 12 SO 497537, SECT 13 SO 497537. Rezoning from "Road" to Business – Light Industry Zone Area. The rezoning is appropriate as the use of the land as a road changed when

¹ LGA, s 59.

² Local Government (Auckland Council) Act 2009, s 57.

Mark Ford Drive was upgraded. The proposed re zoning will enable the entire storage facility area located on site to be zoned Light Industry.

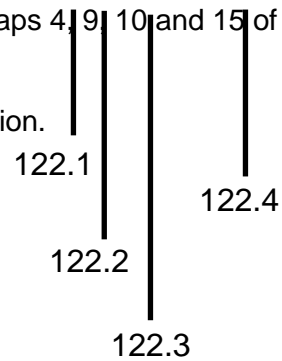
- (c) **Map Number 10** - Part of 500 Island Road, Mangere Bridge Sect 8 SO 497537 Sect 9 SO 497537 Sect 14 SO 501074 Lot 2 DP 156421 Sect 1 SO 497537. Rezoning from Rural Production Zone to Business – Light Industry Zone with a proposed amendment to the Rural Urban Boundary so that Watercare’s coastal walkway is fully within the Business - Light Industry Zone. This will enable consistency when applying the AUP rules to the land.
- (d) **Number 15** - 1 Upper Harbour Highway, Rosedale Sect 1 SO 564093. Rezoning from Open Space – Sport & Active Recreation Zone to Business – Light Industry Zone. This land is subject to a land exchange between Auckland Council and Watercare. The proposed rezoning is consistent with the use of the land for the Rosedale treatment plant. The hockey fields previously on the land have been relocated elsewhere in Rosedale Park.

3.2 For the avoidance of doubt, Watercare does not have a position on any of the other rezonings proposed by PC 96.

4. DECISION SOUGHT

4.1 Watercare seeks that the proposed rezonings shown on Maps 4, 9, 10 and 15 of PC96 are confirmed as notified.

4.2 Watercare may wish to be heard in support of this submission.



Steve Webster
Chief Infrastructure Officer
Watercare Services Limited

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Jenny Jianghua Han
Date: Friday, 23 February 2024 11:30:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenny Jianghua Han

Organisation name: L. Li Family Trust

Agent's full name: Kevin Marsh

Email address: jennyhan2004@gmail.com

Contact phone number: 0212730061

Postal address:
4 The Parade
Bucklands Beach
Auyckland 2012

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
rezoning matters

Property address: 726 Kingseat Rd, 804 Kingseat Rd

Map or maps:

Other provisions:
We wish to rezone the above mentioned property to future residential development use

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

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

The reason for my or our views are:
The area is rapidly developed, our 726 and 804 Kingseat Rd are next to Linwood Rd which is included in the proposed plan change to residential zone. What's more, we are right opposite the Spookers Haunted Park(833 Kingseat Rd) which is also included in the proposed plan change. It makes sense to get our land combined with them to make it a good sized better community.

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

123.1

Details of amendments: Include 726 and 804 Kingseat Rd to the proposed plan change to residential zone

Submission date: 23 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

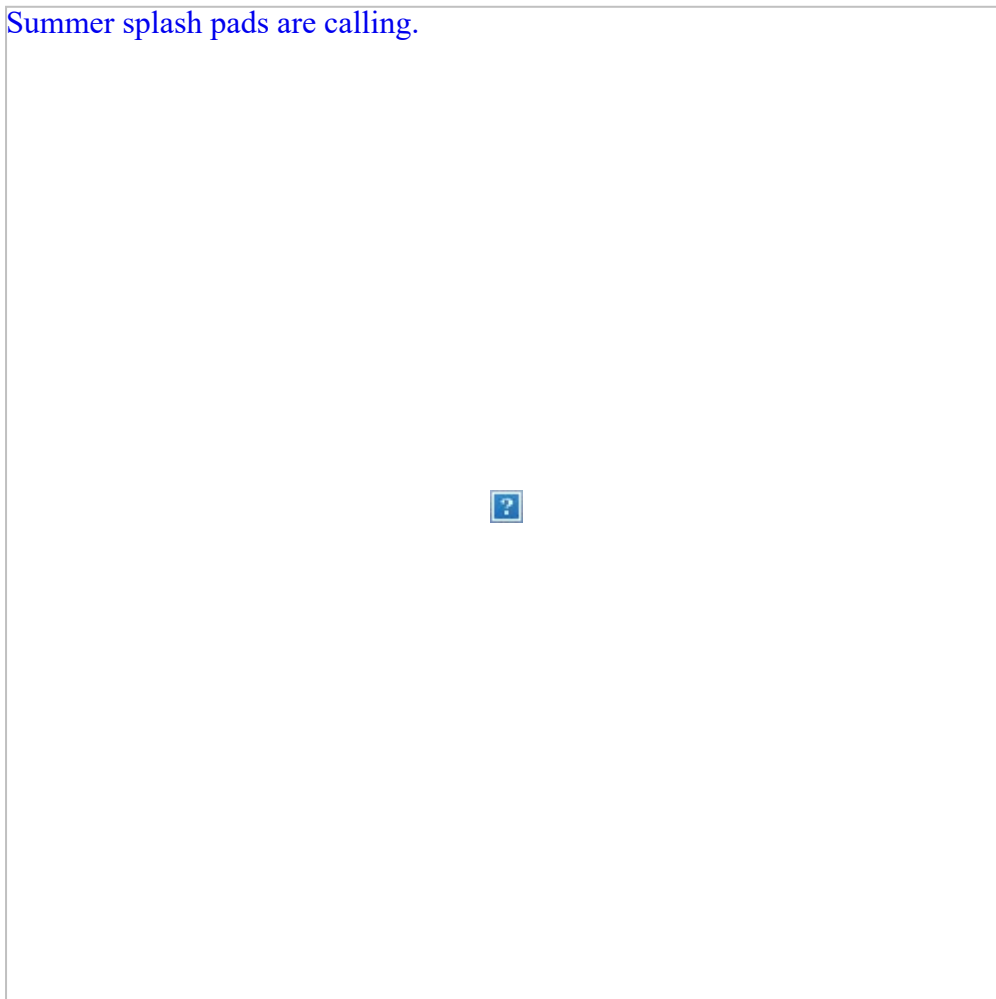
Are you directly affected by an effect of the subject matter of this submission that:

- 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.](#)



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Date: 23 February 2024

To: Auckland Council
C/- Plans and Places
unitaryplan@aucklandcouncil.govt.nz

Name of Submitter: Fulton Hogan Land Development Limited (FHLD)

Address for Service: Woods
8 Nugent Street
Grafton, Auckland 1023

Attention: Emma Howie

Phone: 027 572 2220

Email: emma.howie@woods.co.nz

Submission on Plan Change 96 - Open Space and Other Rezoning Matters (2024)

SUMMARY

- 1) This submission by Fulton Hogan Land Development Limited (“**FHLD**”) relates to the Proposed Plan Change 96 (“**PC96**”) to the Auckland Unitary Plan (Operative in Part) (“**AUP(OP)**”) by Auckland Council.
- 2) PC96 relates to open space and other rezoning matters. The plan change seeks to rezone land recently acquired by Auckland Council to an open space zone, rezone land to correct zoning errors and anomalies, adjust boundaries to align with cadastral boundaries, reflect current or future land use intentions, and update zoning to accommodate changes in land ownership.
- 3) FHLD is one of New Zealand’s largest land development companies and contributes to residential and commercial development across the country. The Milldale project is one of FHLD’s greenfield developments at Wainui, North of Auckland.
- 4) The Milldale project will be directly affected by PC96 as it relates to land owned by FHLD along Matahae Crescent, Argent Lane, and Te Taruna Drive, Wainui.
- 5) FHLD currently **supports** PC96 **subject to minor amendments** for the rezoning of the identified lots owned by FHLD to resolve those lots with split zoning across open space and residential. The amendments will better align with zoning boundaries and reflect both current and future intended use and development. FHLD’s endorsement further includes other sites not identified by PC96, which are owned by FHLD or third parties who have purchased sites from and are also subject to split zoning across open space and residential.
- 6) FHLD wishes to be heard in support of its submission.

OVERVIEW OF FULTON HOGAN LAND DEVELOPMENT LIMITED

- 7) FHLD is one of New Zealand’s largest land development companies and contributes to residential and commercial development across the country. In Tāmaki Makaurau / Auckland, FHLD has developments underway at Wainui (Milldale) and Drury and is making a significant contribution to housing supply. The Milldale project is one of FHLD’s greenfield developments at Milldale, in Wainui. This project is a master-planned community designed to provide 4,500 dwellings,

commercial land for a local centre, public parks, riparian reserves, cycleways and walkways, and education facilities. Earthworks and subdivision consents have been approved by Council for the first six stages of Milldale, with approximately 1,400 residential lots consented to date.

- 8) Milldale incorporates all land owned and controlled by FHL D located within the Wainui Precinct. The Wainui Precinct evolved through submissions and evidence at the Auckland Unitary Plan Independent Hearing Panel ("IHP") hearings, where approximately 305ha of land in the Wainui Precinct was rezoned to a range of urban zones including residential and business zones. The structure plan and master plan presented to the IHP became embedded in the AUP by way of the site zoning and in the form of the Wainui Precinct Plan.
- 9) FHL D is a well-established stakeholder and infrastructure provider in the land development sector.

FULTON HOGAN LAND DEVELOPMENT LIMITED SUBMISSION

- 10) The AUP became operative in part on 15 November 2016. On 28 September 2017, Plan Change 4 was publicly notified. This plan change included the rezoning of approximately 400 land parcels to an appropriate open space zoning. Subsequent "open space" plan changes have included Plan Change 13 (2018), Plan Change 36 (2019), and Plan Change 60 (2020). The plan changes all involved rezoning land parcels to open space, together with corrections to a small number of zoning errors and anomalies and rezoning of land parcels deemed surplus and suitable for disposal by Auckland Council. PC96 follows suit.
- 11) FHL D incorporates all land owned within the Wainui Precinct. FHL D recognise the importance of realigning zoning to reflect current and future use of land and facilitate redevelopment. The Milldale project is a master planned greenfield project where the site's zoning and Precinct Plan have formed the basis for the Milldale development. The Precinct Plan identifies indicative road layout, key pedestrian links, streams and reserve roads. The Precinct provisions ensure development occurs in a staged manner. As a result of this, several sites within the Wainui Precinct have open space zoning errors and anomalies. FHL D supports the realignment of zoning within these sites as proposed through PC96.
- 12) PC96 (Map 22) has identified the following FHL D landholdings that require realignment of zoning with their cadastral boundaries:
 - 261 and 285 Te Taruna Drive, Upper Orewa;
 - 17 Matahae Crescent, Upper Orewa; and
 - 131 Argent Lane, Upper Orewa.

The area of land contains split zoning of Residential – Mixed Housing Urban and Open Space – Conservation zone. PC96 proposes to realign the zone with the cadastral boundaries. It proposes these sites be rezoned to Residential – Mixed Housing Urban zone. This better reflects the current and future intended use and development of these sites. FHL D supports this realignment of zoning from the Open Space to Mixed Housing Urban zone.

- 13) Additionally, there are a further 94 sites within the Wainui Precinct that FHL D seeks to be included in PC96 to ensure consistency across the AUP(OP). These sites have a split open space and residential zoning and are identified in Table 1 and 2 in **Appendix 1**.
- 14) The sites that should be included in PC96 have approved blanket consents addressing the split zoning (refer to the decision letters in **Appendix 1** and **Attachment 1 and 2**), and a consent notice is placed on the Record of Title of each lot to inform future landowners that future development is subject to the Residential zone activity table and standards.
- 15) Including these sites within PC96, will ensure there will be fewer discrepancies when land is to be used and developed for urban development, typically when resource consent will be required because of the mismatch between zoning and proposed use. By rezoning these sites, it will ensure the appropriate objectives, policies and standards will apply to the use and development of the land. It is noted that split zoning has been addressed appropriately within the approved subdivision consents for each stage of development within Milldale. FHL D requests these sites to

be included within PC96 for consistency across the AUP(OP), to better reflect the current ownership status and current and future land uses on these sites.

- 16) FHL D is in overall **support** of PC96 **subject to minor amendments**. FHL D requests the further 94 sites identified in **Appendix 1** be considered included under PC96.

RELIEF SOUGHT

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 17) | In principle, based on the above, FHL D supports PC96 to the AUP(OP) to correct zoning errors and anomalies, adjust boundaries to align with cadastral boundaries, reflect current or future land use intentions, and update zoning to accommodate changes in land ownership. | 124.1 |
| 18) | To ensure the impact of PC96 to FHL D landholdings are appropriately managed, it is sought that the following is taken into consideration:
<ul style="list-style-type: none">a. Retain the proposed rezoning of 261 and 285 Te Taruna Drive, 17 Matahae Crescent, Upper Orewa and 131 Argent Lane; andb. Include the additional 94 sites within PC96 as identified in Appendix 1 to this submission. | 124.2

124.3 |
| 19) | Such other consequential amendments to PC96 be necessary to give effect to the relief sought through this submission. | 124.4 |
| 20) | FHL D wishes to be heard in support of its feedback. | |

Appendix 1 – Additional sites to include in PC96

1. Stage 2, 4 and 5 of the Milldale development

Table 1 includes all additional sites requested to be included in PC96 that have obtained s223 and s224, and therefore appear on Auckland Council Geomaps. These lots are contained in Stage 2, 4 and 5 of the Milldale development.

Auckland Council Geomaps has not been updated to remove the slither of Open Space zone on each lot, therefore it is requested that the zoning be updated via PC96 to better reflect the current ownership status and current and future land uses on these sites.

Table 1 – Proposed additional sites to include into PC96

Approved Consent Ref	Address	Lot Number	Landowner	Existing Zoning	Proposed Zoning
Stage 2 BUN60313354	34 Archibald Drive, Pine Valley	Lot 5500 DP 570776	FHLD	Res – THAB Open – Conservation	Res – THAB
Stage 2 BUN60313354	39 Archibald Drive, Pine Valley	Lot 5501 DP 570776	FHLD	Res – THAB Open – Conservation	Res – THAB
Stage 2 BUN60313354	40 Waiparaheka Drive, Upper Orewa	Lot 5505 DP 570776	FHLD	Bus – Neighbourhood Centre Res – THAB Open – Conservation	Bus – Neighbourhood Centre
Stage 2 BUN60313354	97 Archibald Drive, Pine Valley	Lot 9006 DP 580776	FHLD	Open – Conservation	Res – THAB
Stage 3 BUN60322544	45 and 45A Houponi Road, Pine Valley	Lot 453 DP 549845	Christine Anne Hart, Devin Hart	Res – Single House Open – Conservation	Res – Single House
Stage 3 BUN60322544	47 and 47A Houponi Road, Pine Valley	Lot 457 DP 549845	Te Tau Whanau Trustee Limited	Res – Single House Open – Conservation	Res – Single House
Stage 3 BUN60322544	49 and 49A Houponi Road, Pine Valley	Lot 456 DP 549845	Thin Aung Nyun, Hla San Tha	Res – Single House Open – Conservation	Res – Single House

Stage 3 BUN60322544	51 Houpuni Road, Pine Valley	Lot 455 DP 549845	Lynn Carol Walker, Matthew Matuakore Walker	Res – Single House Open – Conservation	Res – Single House
Stage 3 BUN60322544	53 Houpuni Road, Pine Valley	Lot 454 DO 549845	DHT (2017) 4 Limited, Hayley Sarah Lynch Thomas Jason Lynch	Res – Single House Open – Conservation	Res – Single House
Stage 4A BUN60352918	1 Kauka Road, Upper Harbour	Lot 5013 DP 586655	FHLD	Open – Conservation	Res – MHS
Stage 4B BUN60352918	49 Te Taruna Drive, Upper Orewa	Lot 9008 DP 586972	FHLD	Res – THAB Open – Conservation	Res – THAB
Stage 4B BUN60352918	31 Te Taruna Drive, Upper Orewa	Lot 5008 DP 574822	Concord Homes Limited	Res – MHU Open – Conservation	Res – MHU
Stage 4B BUN60352918	15 Te Taruna Drive, Upper Orewa	Lot 5007 DP 574822	SPACEZ Limited	Res – MHU Open – Conservation	Res – MHU
Stage 4B BUN60352918	1 Te Taruna Drive, Upper Orewa	Lot 5006 DP 574822	HHC & Hong Limited	Res – MHU Open – Conservation	Res – MHU
Stage 4B BUN60352918	4 Spars Road, Upper Orewa	Lot 135 DP 574822	Ziliang Hou	Res – MHU Open – Conservation	Res – MHU
Stage 4B BUN60352918	74 Argent Lane, Upper Orewa	Lot 99 DP 574822	Christopher Glen Middlewick. Desiree Louise Wright	Res – MHU Open – Conservation	Res – MHU
Stage 5A BUN60395597	299 Te Taruna Drive, Upper Orewa	Lot 5002 DP 593859	FHLD	Res – MHU Open – Conservation	Res – MHU
N/A	97 Ahutoetoe Road, Pine Valley	Lot 9004 DP 555742; and Lot 9005 DP 555742	FHLD	Res – MHS Res – Single House Open – Conservation	Res - MHS



Figure 1- Location of sites to be included in PC96 within Milldale (Source: Auckland Council Geomaps)

2. Stages 4C and 6 (Approved consents that have not been updated to Auckland Council Geomaps)

Table 2 below identifies all lots requested to include in PC96 that do not yet appear on Auckland Council's Geomaps. Subdivision consent has been approved for the creation of the lots, and construction for the lots is underway. As the lots do not yet have s223 and s224, they do not appear on Auckland Council's Geomaps. These lots are contained in Stage 4C and 6 of the Milldale development.

An extract of the approved decision letters and associated blanket consent conditions are shown in **Figure 2** and **4**, with full copies of each decision letter contained in **Attachment 1** and **2**.

Auckland Council Geomaps has not been updated to remove the slither of Open Space zone on each lot, therefore it is requested that the zoning be updated via PC96 to better reflect the current ownership status and current and future land uses on these sites.

Table 2 – Approved Consents that have not been updated to Auckland Council Geomaps

Approved Consent Ref	Lot Number	Existing Zoning	Proposed Zoning
Stage 4C BUN60419151 SUB60419152	Lot 5100, 9100 – 9102	Res – THAB Open – Conservation	Res - THAB
Stage 6 SUB60415321	Lots 1007 – 1009, 1013 – 1018, 1027 – 1073, 1077 - 1082	Res – MHU Open – Informal Recreation	Res - MHU
Stage 6 SUB60419152	Lots 5027 – 5030	Res – MHU Open – Conservation	Res - MHU

Decision on application for resource consent under the Resource Management Act 1991



Decision One

Non-Complying activity Landuse (s9)

Application numbers: BUN60419151 (Council Reference)
LUC60419153 (s9 land use consent)

Applicant's name: Fulton Hogan Land Development Limited

Site address: 21 Karapapa Road, Milldale

Legal description: Lot 9001 DP 581219

Proposal:

To carry out earthworks associated with roading, drainage and trenching. This will involve approximately 1,899m³ of earthworks over an area of 1.02ha including approximately 905m³ of cut and 994m³ of fill.

It is also proposed for blanket land use consents relating to the future construction and use on parts of super-lot 5100 and balance lots 9100, 9101 and 9102 of subdivision consent referenced by council as SUB60419152 that are located partially within the Open Space Conservation zone that would otherwise result in breaches to the Open Space Conservation Zone standards.

Resource consent is required for the following reasons:

Landuse consents (s9) LUC60419153

Auckland Unitary Plan (Operative in Part)

District land use – section 9(3)

E26 Infrastructure

- Pursuant to E26.5.3.1(A97) the proposal involves earthworks that are greater than 2,500m² in area. The application proposes to undertake earthworks overall an area of 1.02ha for the establishment of the new road. This requires consent as a restricted discretionary activity.

Blanket consents

Residential: Terrace Housing and Apartment Building and Open Space Conservation zone:

- Blanket land use consent to enable building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 5100, 9100, 9101 and 9102. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).
- Blanket land use consent to exclusively apply Terraced housing and Apartment zone standards on those parts of Lots 5100, 9100, 9101 and 9102 that are located within the Open Space Conservation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).

LUC60419153 and SUB60419152 Stage 4C, Milldale

Page 1

- Blanket land use consent to enable residential activities including new residential buildings on Lots 5100, 9100, 9101 and 9102 located in the Open Space – Conservation zone. This requires consent as a non-complying activity under rule H7.9.1(A1).
- Blanket land use consent to enable new buildings that do not comply with one or more standards located in the Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a discretionary activity under rule H7.9.1(A39).
- Blanket land use consent to enable fences on the front boundary less than 50% transparent located in the Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).
- Blanket land use consent to enable the construction of vehicle access and parking areas in the located Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a discretionary activity under rule H7.9.1(A50).
- Blanket land use consent to enable buildings over the permitted maximum 4m height limit located in the Open Space – Conservation zone on Lot 5100, 9100 and 9101. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.1.
- Blanket land use consent is sought to exceed the permitted minimum front, side and rear yard setbacks located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.3.
- Blanket land use consent to exceed the permitted screening standard under standard H7.11.4 located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102 This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.4.
- Blanket land use consent to enable buildings that exceed the maximum permitted gross floor area threshold of 50m² located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.5.
- Blanket land use consent to enable buildings that exceed the maximum permitted site coverage of 1% in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102 This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.6.
- Blanket land use consent to enable buildings that exceed the maximum impervious area threshold of the lesser of 10% or 5000m² in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.7.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

LUC60419153 and SUB60419152 Stage 4C, Milldale

Page 2

Figure 2 – Approved consent decision pages 1 and 2 the Milldale Stage 4C Subdivision Consent (BUN60419151). Refer to the full decision letters in **Attachment 1**.

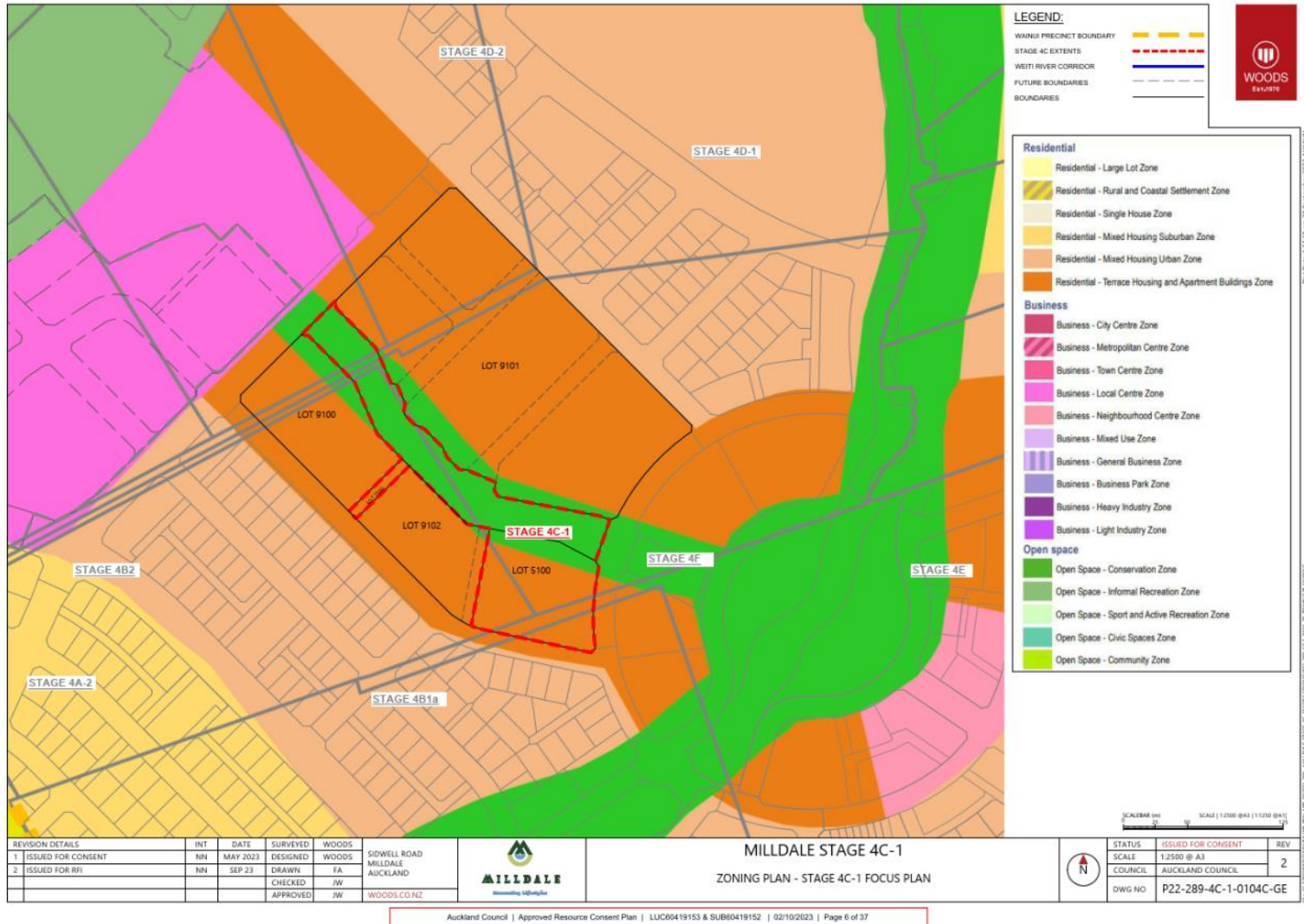


Figure 3- Location of sites to be included in PC96 within Milldale Stage 4C-1 (BUN60419151 - SUB60419152) (Source: Woods)

Decision on application for resource consent under the Resource Management Act 1991



Decision One

Non-Complying activity Landuse (s9)

Discretionary activity for Streamworks (s13)

Application numbers:	BUN60415298 (Council Reference) LUC60415320 (s9 land use consent) LUS60419819 (s13 Streamworks consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Argent Lane, Milldale
Legal description:	Lot 3 DP 151229 Lot 5 DP 151229 Lot 3 DP 72198 Lot 4 DP 72198 Lot 5 DP 72198, ½ SH Sec 1 SO 67469 Lot 14 DP 168913, ½ SH Sec 1 SO 67469 Stage 5 balance parcel, Lot 9000 DP 574820

Proposal:

To carry out earthworks to facilitate the development of the site involving 105,950m³ of earthworks over an area of 15.84ha including approximately 2,750m³ of cut and 103,200m³ of fill. This will include earthworks within the 10m riparian margin of stream P9 and P9-I4, with approximately an area of 1,136m² and a volume of 956m³.

The proposal includes the upgrade of the existing Argent Lane culvert within stream P9. A 6m diameter arch culvert is proposed to replace the existing 1.6m diameter culvert in this location. The upgrade incorporates a 33.1m wide bridge over the stream (stream P9). This will include the removal of two poplar trees.

It is also proposed for blanket land use consents relating to the future construction and use on the relevant lots of subdivision consent referenced by council as SUB60415321, which involves the measurements of the height in relation to the boundary standard where it is measured from top of retaining walls; breach of the 3m maximum vehicle access width; vehicle access located within 10m of an intersection and; breaches to the and Open Space Zone standards.

Blanket consents

Residential and Open Space zone

- Blanket land use consent for building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 1001 - 1165, 5024 - 5031. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).
- Blanket land use consent to enable buildings with a maximum building coverage of 50% on all lots in the Mixed Housing Urban zone, Open Space – Conservation zone and Open Space – Informal Recreation zone. This requires consents as a restricted discretionary activity under rule C1.2(2), H5.6.10 and H7.11.6.
- Blanket land use consent for residential activities including new residential buildings on Lots 5027 – 5030 in the Open Space – Conservation zone and Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082 in the Open Space – Informal Recreation zone. This requires consent as a non-complying activity under rule H7.9.1(A1).
- Blanket land use consent for new buildings that do not comply with one or more standards in the Open Space – Conservation zone and Open Space – Informal Recreation zone on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, 5027 –

5030. This requires consent as a discretionary activity under rule H7.9.1(A39).

- Blanket land use consent for fences on the front boundary less than 50% transparent in the Open Space – Conservation zone and Open Space – Informal Recreation zone on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, 5027 – 5030. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).
- Blanket land use consent for the construction of vehicle access and parking areas in the Open Space – Conservation zone and Open Space – Informal Recreation zone on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, 5027 – 5030. This requires consent as a discretionary activity under rule H7.9.1(A50).
- Blanket land use consent to exclusively apply Mixed Housing Urban zone standards on those parts of Lots 5027 – 5030 that are Open Space – Conservation zone or split zoned Mixed Housing Urban/Open Space – Conservation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).
- Blanket land use consent to exclusively apply Mixed Housing Urban zone standards on those parts of Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082 that are Open Space – Informal Recreation zone or split zoned Mixed Housing Urban/Open Space – Informal Recreation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).
- Blanket land use consent is sought to apply the height in relation to boundary standard to new development from the top of the proposed retaining walls and not the approved ground level at the time of subdivision. This requires consent as a discretionary activity pursuant to rule C1.7(1). This applies to Lots 1014-1026, 1041-1059, 1083-1092, 1118-1134, 1153-1157, 5024, 5027-5031.

Figure 4 - Approved consent decision pages 1, 3 and 4 the Milldale Stage 6 Subdivision Consent (BUN60415298). Refer to the full decision letters in **Attachment 2**.

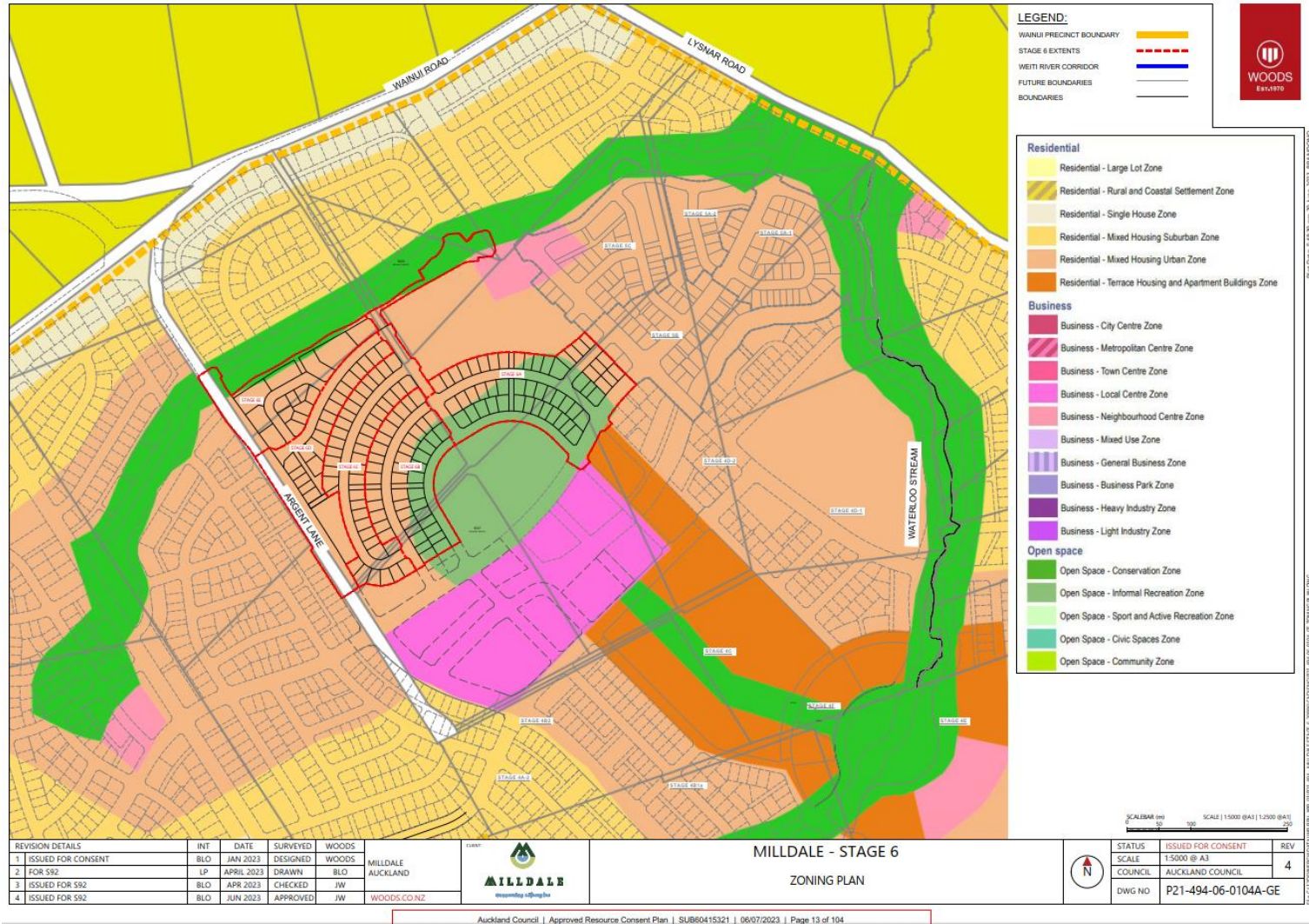


Figure 5- Location of sites to be included in PC96 within Milldale Stage 6 (BUN60415298 - SUB60415321) (Source: Woods)

Attachment 1 – Decision Letter Milldale Stage 4C Subdivision Consent (BUN60419151)

Decision on application for resource consent under the Resource Management Act 1991



Decision One

Non-Complying activity Landuse (s9)

Application numbers:	BUN60419151 (Council Reference) LUC60419153 (s9 land use consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	21 Karapapa Road, Milldale
Legal description:	Lot 9001 DP 581219

Proposal:

To carry out earthworks associated with roading, drainage and trenching. This will involve approximately 1,899m³ of earthworks over an area of 1.02ha including approximately 905m³ of cut and 994m³ of fill.

It is also proposed for blanket land use consents relating to the future construction and use on parts of super-lot 5100 and balance lots 9100, 9101 and 9102 of subdivision consent referenced by council as SUB60419152 that are located partially within the Open Space Conservation zone that would otherwise result in breaches to the Open Space Conservation Zone standards.

Resource consent is required for the following reasons:

Landuse consents (s9) LUC60419153

Auckland Unitary Plan (Operative in Part)

District land use – section 9(3)

E26 Infrastructure

- Pursuant to E26.5.3.1(A97) the proposal involves earthworks that are greater than 2,500m² in area. The application proposes to undertake earthworks overall an area of 1.02ha for the establishment of the new road. This requires consent as a restricted discretionary activity.

Blanket consents

Residential: Terrace Housing and Apartment Building and Open Space Conservation zone:

- Blanket land use consent to enable building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 5100, 9100, 9101 and 9102. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).
- Blanket land use consent to exclusively apply Terraced housing and Apartment zone standards on those parts of Lots 5100, 9100, 9101 and 9102 that are located within the Open Space Conservation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).

- Blanket land use consent to enable residential activities including new residential buildings on Lots 5100, 9100, 9101 and 9102 located in the Open Space – Conservation zone. This requires consent as a non-complying activity under rule H7.9.1(A1).
- Blanket land use consent to enable new buildings that do not comply with one or more standards located in the Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a discretionary activity under rule H7.9.1(A39).
- Blanket land use consent to enable fences on the front boundary less than 50% transparent located in the Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).
- Blanket land use consent to enable the construction of vehicle access and parking areas in the located Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a discretionary activity under rule H7.9.1(A50).
- Blanket land use consent to enable buildings over the permitted maximum 4m height limit located in the Open Space – Conservation zone on Lot 5100, 9100 and 9101. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.1.
- Blanket land use consent is sought to exceed the permitted minimum front, side and rear yard setbacks located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.3.
- Blanket land use consent to exceed the permitted screening standard under standard H7.11.4 located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102 This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.4.
- Blanket land use consent to enable buildings that exceed the maximum permitted gross floor area threshold of 50m² located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.5.
- Blanket land use consent to enable buildings that exceed the maximum permitted site coverage of 1% in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102 This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.6.
- Blanket land use consent to enable buildings that exceed the maximum impervious area threshold of the lesser of 10% or 5000m² in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.7.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104 and 104D the applications are **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and the full width of the green corridor (Open Space Conservation zone) is not required for the proposed green street. In this context, any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated.
 - b. The utilisation of the relevant standards as they relate to the Residential: Terrace Housing and Apartment Building one for Super-lot 5100 and balance Lots 9100 and 9101 is appropriate, taking into account the site context and that the above residential lots and super lots sit within a wider Residential Terrace Housing and Apartment Building zone context.
 - c. The earthworks will alter the existing landform resulting in some short term adverse visual effects that will be appropriately mitigated in the long term by future proposed road and landscaping of the site.
 - d. The duration of proposed earthwork activity over a relatively short time will mean any adverse nuisance effects including dust and noise will be minimised. Noise and effects can be appropriately managed on site. Subject to the proposed mitigation measures (dust and noise) which are included as part of the application will ensure that any adverse noise and dust effects will be appropriately managed and mitigated.
 - e. The earthworks are necessary to facilitate the residential subdivision and associated roading and is of a scale that is appropriate to the development and location which is undergoing some transformation.
 - f. Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - g. The proposed stormwater management strategy for the road broadly aligns with the Wainui East Stormwater Management Plan and any adverse stormwater related effects have been demonstrated to be appropriately mitigated.
 - h. The proposal will have less than minor adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
 - i. In terms of positive effects, the proposed activities will enable the sequential delivery of subdivision and future development of the sites for residential use contributing to future housing that is in short supply across the Auckland region.
 - j. With reference to s104(1)(ab), there are no specific offsetting or

environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies contained in Chapters I544 (Wainui Precinct Precinct), H6 (Residential – Terrace Housing and Apartment Building zone), H7 (Open Space); E9 (Stormwater Quality) E26 (Infrastructure), and E27 (Transportation) of the Auckland Unitary Plan (Operative in part). In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:
 - a. The risks of stability effects and the risk of natural hazards will be avoided. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at completion of earthworks. This will ensure the site is suitable for the intended urban use and will not cause instability on or off-site.
 - b. The proposed land disturbance is necessary to enable the roading (infrastructure) with the design of the earthworks that will be undertaken in a manner that ensures the safety of people and stability and safety of surrounding land, buildings, and structures.
 - c. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised. The land disturbance activity will be temporary in nature therefore limiting the duration of effects; will be carried out during daylight hours with dust measures to be implemented should extensive dust arise as a result of the earthworks activity.
 - d. The proposal reinforces a safe and connected road pattern.
 - e. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and the full width of the green corridor (Open Space Conservation zone) is not required for the proposed green street. In this context any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned green corridor/ green street as envisaged by the Precinct Plan.
 - f. The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
 - g. The proposal can be serviced with infrastructure that is compatible and integrated with the proposed network.

Overall, the proposal overall is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) and relevant statutory documents.

3. There are no other matters that are relevant under s104(1)(c).
4. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of

the relevant plan and, will have adverse effects on the environment that are no more than minor.

5. In the context of this proposal for a non-complying activity land use consent s, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will generate adverse effects on the environment that are acceptable, and on balance is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

Conditions

Under sections 108 and 108AA, of the RMA, this consent is subject to the following conditions:

1. The proposal must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC60419153.
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 26 May 2023.

Report title and reference	Author	Rev	Dated
Architects Design Statement	Stevens Lawson Architect		Not dated
MILLDALE STAGE 4C-1 Transportation Assessment	Stantec	2	15 May 2023
Infrastructure Report Milldale Stage 4C-1	Woods	1	3 May 2023
Geotechnical letter STAGE 4C-1 Earthworks Consent Ref: AKL2019-0161DJ Rev 1	CWM Geosciences	1	12 May 2023

Drawing title and reference	Author	Rev	Dated
P22-289-4C-1-0000-GE - COVER	WOODS	2	Sep 23
P22-289-4C-1-0001-GE - INDEX	WOODS	2	Sep 23
P22-289-4C-1-0010-SU - SCHEME PLAN	WOODS	2	Aug 23
P22-289-4C-1-0104A-GE - ZONING PLAN	WOODS	2	Sep 23
P22-289-4C-1-0104B-GE - ZONING PLAN WITH PRECINCT PLAN OVERLAID	WOODS	2	Sep 23
P22-289-4C-1-0104C-GE - ZONING PLAN -	WOODS	2	Sep 23

STAGE 4C-1 FOCUS PLAN			
P22-289-4C-1-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	WOODS	3	Sep 23
P22-289-4C-1-1000-EW - DESIGN CONTOUR - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1200-EW - CUT FILL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1800-EW - EROSION AND SEDIMENT CONTROL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2000-RD - ROADING LAYOUT PLAN - OVERALL PLAN	WOODS	3	Sep 23
P22-289-4C-1-2001-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2002-RD - ROADING LAYOUT PLAN	WOODS	3	Sep 23
P22-289-4C-1-2003-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2200-RD - ROADING TYPOLOGY PLAN	WOODS	2	Sep 23
P22-289-4C-1-2201-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - GREEN STREET	WOODS	2	Jul 23
P22-289-4C-1-2202-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - SUBURBAN STREETS	WOODS	1	May 23
P22-289-4C-1-2400-RD - ROADING LONGSECTION PLAN	WOODS	1	Jul 23
P22-289-4C-1-2750-RD - ROADING SIGHT DISTANCE PLAN	WOODS	2	Sep 23
P22-289-4C-1-2800-RD - ROADING VEHICLE TURNING MOVEMENTS - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2801-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2802-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2900-RD -ROADING CYCLE NETWORK PLAN	WOODS	2	Sep 23
P22-289-4C-1-3000-DR - STORMWATER DRAINAGE LAYOUT	WOODS	2	Sep 23
P22-289-4C-1-3200-DR - STORMWATER	WOODS	2	Sep 23

CATCHMENT - OVERALL PLAN			
P22-289-4C-1-3310-DR - OVERLAND FLOW PATH - OVERALL	WOODS	1	Sep 23
P22-289-4C-1-3311-DR - OVERLAND FLOW SECTION PLAN	WOODS	1	Sep 23
P22-289-4C-1-4000-DR - WASTEWATER DRAINAGE LAYOUT	WOODS	3	Sep 23
P22-289-4C-1-6000-WR - WATER RETICULATION OVERALL PLAN	WOODS	2	Sep 23
Landscape Plan - Cover	Bespoke Landscape Architects		August 2023
Landscape Plan 01	Bespoke Landscape Architects		28 August 2023
Detail Plan 02	Bespoke Landscape Architects		28 August 2023
Planting Plan 03	Bespoke Landscape Architects		28 August 2023
Planting Palette and Schedule 04	Bespoke Landscape Architects		28 August 2023
Rain Garden Planting Layout 05	Bespoke Landscape Architects		28 August 2023
Additional Information			
S92 Response and Table with attachments (as referenced above)	Woods		26 July 2023
S92 Traffic Response	Stantec		21 July 2023
S92 Landscape response	Bespoke Landscape Architects		19 July 2023
S92 Architectural Response	Stevens Lawson)		26 July 2023
S92 Response (ii) and Table with attachments (as referenced above)	Woods		5 September 2023
S92 Overland Flowpath Response (iii)	Woods		12 September 2023

2. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,166 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Consent Lapse

3. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Pre-commencement Meeting

4. Prior to the commencement of the construction and earthworks activity, the consent holder must hold a pre-start meeting that:
- is located on the subject site;
 - is scheduled not less than 5 days before the anticipated commencement of construction and earthworks;
 - includes Monitoring Inspector officer[s], Development Engineer, consent holder and consent holder's Engineer; and
 - includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions].

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Erosion and Sediment Control Plan;
- Construction Traffic Management Plan; and,
- Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.

Advice Note

To arrange the pre-start meeting please contact the Team Leader Compliance Monitoring South to arrange this meeting or email monitoring@aucklandcouncil.govt.nz . The

conditions of consent should be discussed at this meeting. All information required by the council and listed in that condition should be provided 2 days prior to the meeting.

Construction Traffic Management Plan

5. Prior to the commencement of any earthworks activity on the site, the consent holder must submit to and have approved by the Council, a Construction Traffic Management Plan (CTMP). This must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment including pedestrian and bicycle traffic. The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.

Advice Note:

The Traffic Management Plan should contain sufficient detail to address the following matters: measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents etc.)

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

General sediment control conditions

6. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of Council.

Sediment/erosion control in accordance with plan to be provided

7. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) must be prepared in accordance with the application documents referenced under condition 1 and in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05), and submitted to the Council for written certification. No earthworks activity on the subject site shall commence until the Council has certified that that the ESCP satisfactorily meets the requirements of GD05.

The Erosion and Sediment Control Plan must contain sufficient detail to address the following matters:

- specific erosion and sediment control works (location, dimensions, capacity);
- supporting calculations and design drawings;
- catchment boundaries and contour information;
- details of construction methods;
- timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
- details relating to the management of exposed areas (e.g. grassing, mulching); and

- monitoring and maintenance requirements.

Advice note:

Please note that the diversion of stormwater and/or groundwater may require a consent in accordance with the Auckland Unitary Plan (Operative in Part).

Prevent sediment-laden water in stormwater/ waterways from roads.

8. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpits or environpods*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please contact Council on monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Ensure stability of the site/neighbouring sites.

9. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

Ensure supervision and certification of geotechnical works.

10. The construction of building foundations and the placement & compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance with the "Geotechnical memo prepared by CMW, ref: AKL2019-0161DJ, Rev 1, dated: 12 May 2023".

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with condition "Geotechnical memo prepared by CMW, ref: AKL2019-0161DJ, Rev 1, dated: 12 May 2023" within ten (10) working days following completion.

Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

Construction hours

11. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activities on the subject site, must be restricted to between the following hours:
 - a. Weekdays (Monday to Friday): 7:00am – 6:00pm;
 - b. Saturday: 7:00am – 6:00pm with the exception of any works within 100m of any dwelling for which the hours must be restricted to 8:00am to 1:00pm;
 - c. Sundays or Public Holidays: no works.

Advice Note:

All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.

Dust and odour

12. There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:
 - The staging of areas of the works;
 - The retention of any existing vegetation;
 - Watering of all access roads, manoeuvring areas, and stockpile during dry periods;
 - Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and
 - Suspension of all operations if necessitated by the prevailing conditions.

Construction Park and Loading

13. All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
14. All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.

Ensure construction and earthworks activities do not obstruct access.

15. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.

Development on Super Lot 5100 and Balance Lots 9100, 9101 and 9102:

16. All future dwellings and associated buildings constructed on Super Lot 5100 and Balance Lots 9100, 9102 and 9101 must be designed to adopt the standards of the Residential - Terrace Housing and Apartment Building (THAB) Zone that are listed under Standard H6.6 of the Auckland Unitary Plan (Operative in Part) or seek resource consent to infringe

the aforementioned THAB zone standard(s).

Advice Note:

For clarification purposes, the above blanket land use consents apply to development on the future lots approved under subdivision consent referenced by council as SUB60419152. The applicable future lots as it correlates to each of the infringed standards are listed under the above reasons of consent.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.

Accidental Discovery Rule

5. Should earthworks on the site result in the identification of any previously unknown archaeological site, the land disturbance – Regional Accidental Discovery rule [E12.6.1] set out in the Auckland Unitary Plan Operative in part (November 2016) shall be applied.

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 02 October 2023

Decision on an application for resource consents under the Resource Management Act 1991



Decision two – Discretionary activity for a subdivision consent

Application numbers:	BUN60419151 (Council Reference) SUB60419152 (s11 Subdivision consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	21 Karapapa Road, Milldale
Legal description:	Lot 9001 DP 581219

Proposal:

To subdivide the sites to create one super lot (Lot 5001), 3 balance lots (9100, 9101 and 9102), one road to vest (Lot 8100) and one accessway to vest (Lot 7500). Associated infrastructure and services are proposed to service the subdivision.

The resource consents are:

Subdivision consents (s11) SUB60419152

Auckland Unitary Plan (Operative in Part)

- Pursuant to E38.4.1(A7) the proposal involves the subdivision of land with two or more zones (Residential – Terrace Housing and Apartment Building zone and Open Space – Conservation zone. This requires consent as a restricted discretionary activity.
- Pursuant to E38.4.2(A18) vacant lot subdivision involving parent sites greater than 1ha that comply with standard E38.8.3.1 requires consent as a discretionary activity.
- The proposal involves vacant sites subdivision complying with Standard E38.9.2.3 as a restricted discretionary activity pursuant to Rule Activity Table E38.4.2 (A35).
- The proposed subdivision involves the subdivision of land for residential lots in the open space recreation zone. Pursuant to E38.4.4 (A43) any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 requires consent as discretionary activity.
- Pursuant to I544.4.1(A3) Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1 requires consent as a discretionary activity. A pedestrian accessway is proposed in the location of the indicative west-east road which is not in accordance with the Wainui Precinct Plan 1

Decision

Under sections 104 and 104B, and part 2 the applications are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The subdivision has a layout that is in general accordance with the roading layout anticipated within the Wainui Precinct. The layout of the subdivision development will be suitable for the future activities anticipated by the underlying zone.
 - b. The proposal will provide the road layout for this part of the Wainui precinct in a staged manner. The proposal is considered to provide a clear and legible road layout and road hierarchy in a manner that is sought by I544.10.1 Wainui: Precinct plan 1.
 - c. The connections within the subdivision enable good vehicle and pedestrian connections. The block sizes and road layout generally offer a reasonable level of permeability through the neighbourhood when combined with pedestrian/cycle linkages.
 - d. The concerns raised by the urban design expert is noted and has been considered in this assessment. On the matter of the alignment and design of the Green Road, this generally follows the underlying zone and the Precinct Plan. Contrary to the expert position, any additional meandering from that anticipated in the Precinct Plan and underlying zone does not generate adverse effects that would be considered significant or unacceptable. Further, any consideration around future development and their interface to this road sits outside of the scope of Council's assessment.
 - e. The primary concern on the east-west link between lots 9100 and 9102 was the length of the block, and the potential adverse effects that this could create. The concerns on this matter are both accepted and noted. The difference in views provided on this application relate fundamentally to the difference in outcomes between a pedestrian accessway and a public road. In this regard, noting the specific outcomes that are being proposed in relation to this connection, the difference with a public road does not equate to, or generate, an adverse effect that would warrant the withholding of a consent.
 - f. The location of the indicative west-east road as identified on the Wainui Precinct Plan is not proposed, and that a west-east pedestrian link from the proposed green street to Papakiri Road is proposed. This will align with the existing shared pathway / accessway located within Stage 4B to the west. This will provide an appropriate shared pathway linkage and will enable appropriate interface with future residential dwelling.
 - g. The proposed west-east shared pathway will provide an appropriate shared pathway connection to the wider Milldale area that achieves a level of amenity for future users with adjacent super-lots and provides an appropriate level of interaction and passive surveillance of the proposed shared pathway. The proposed / offered design conditions as well as further landscape details of the shared pathway will ensure that any adverse effects on the amenity of the surrounding environment (and users of the pathway) are appropriately mitigated.

- h. Whilst there is residential development proposed on land zoned as the Open Space (Conservation) Zone, this area has been identified as being surplus to the requirements of Auckland Council Parks for reserve purposes and the extent of land that is required to accommodate the Green Street. In this context any adverse effects as result of the residential subdivision on such land, onto the wider environment is appropriately mitigated.
- i. Whilst it is acknowledged that the subdivision and future residential development will bring about a change to the character and amenity of the immediate area, the resulting urban character and associated adverse effects of the subdivision are concluded to be anticipated via the Wainui Precinct and the underlying urban zoning of the land.
- j. The design of the development is designed to appropriately manage stormwater and to safely maintain the conveyance function of overland flow paths. Whilst the proposed measures for stormwater management are not best practice, this remains broadly consistent with the Stormwater management Plan approved for the Wainui Precinct.
- k. The proposal incorporates a series of pedestrian connections within the green street and proposed west-east pedestrian shared pathway to create additional permeability within the block structure and to create direct connections to the wider Milldale area. These will contribute to the safety and amenity for future residents.
- l. The proposed road layout and design and traffic matters have been assessed by Auckland Transport who have confirmed their broad support of the road layout and design, including the west-east shared pathway, road typology and the overall stormwater management approach within the road network.
- m. The proposed subdivision can be appropriately serviced, and that infrastructure has capacity to accommodate all lots.

Overall, the adverse effects generated by the subdivision activity will be appropriately mitigated and acceptable.

- n. In terms of positive effects the subdivision development will provide the sequential delivery super-lots and balance lots for future residential purposes contributing to future housing across the Auckland Region with the delivery of adequate infrastructure and services to service the subdivision.
 - o. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered the relevant objectives and policies as they relate to the I544 (Wainui Precinct Precinct), H6 (Residential – Terrace Housing and Apartment Building zone), H7 (Open Space), E27 (Transportation) and E38 (Urban Subdivision). The proposal is broadly consistent with the relevant objectives, policies, and assessment criteria for the following reasons:
- a. The subdivision will enable the practical and sequential delivery of the anticipated block pattern.
 - b. The subdivision has a layout which is safe, efficient, convenient, and accessible

and will not increase the risks of adverse effects to people, property, infrastructure, and the environment from natural hazards and maintains the function of overland flow paths to safely convey flood waters.

- c. The layout of the subdivision development will facilitate the future activities anticipated by the underlying zone of the site.
- d. The proposed layout of the subdivision and block arrangement will provide a street layout, and the block configuration that are considered appropriate for the location. The proposal will enable the road layout and wider connectivity are provided in broad accordance with the I544.10.1 Wainui: Precinct plan 1.
- e. The proposed west-east shared pathway will provide an appropriate shared pathway connection to the wider Milldale area and an appropriate level of amenity for future users with adjacent super-lots and will provide an appropriate level of interaction and passive surveillance of the shared pathway. While not as positive as an outcome relative to a full public road as sought for in the Precinct, the difference does not equate to the proposal being inconsistent with the Precinct provisions. The proposal is generally consistent with the relevant provisions of the I544 Wainui Precinct by providing for key roading infrastructure while also providing alternative methods of public access and pedestrian connectivity and permeability.
- f. The applicant has demonstrated that the proposed super-lot is of a size, shape and orientation that will appropriately enable future residential development in a manner that is sought for this location.
- g. The proposal will enable the future delivery of the overall Wainui Precinct plan (I544.10.1 Wainui: Precinct plan 1.) and will facilitate the future road layout and block pattern, and this will assist with creating a walkable and well-connected neighbourhood.
- h. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and the full width of the green corridor (Open Space Conservation zone) is not required for the proposed green street. In this context any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned green corridor/ green street as envisaged by the Precinct Plan.
- i. The creation of a new road network with footpaths and shared paths will provide cycle and pedestrian connections that connect to the site and the wider reserve and road network.
- j. The subdivision provides a safe and connect road pattern and the design details can be addressed as part of the EPA process.
- k. The proposed subdivision is acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed subdivision will enable future development to be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- l. All sites are capable of being serviced with infrastructure that is compatible and

integrated with the proposed network.

3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
4. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.
5. The objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will generate adverse effects on the environment that are acceptable, is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.
7. Overall, the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

All conditions contained in this decision must be complied with at time of s224(c). The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the consent holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the RMA, the consent is subject to the following conditions:

General Conditions

1. This Stage 4C subdivision of Milldale, comprising of 1 super lot, 3 balance lots, a road and public accessway to vest with associated infrastructure and site works must be as described in the application form and assessment of environmental effects prepared by Woods dated 26 May 2023 and must be carried out in accordance with the plans and information detailed below, and all referenced by the council as consent SUB60419152.

Report title and reference	Author	Rev	Dated
Architects Design Statement	Stevens Lawson Architect		Not dated
MILLDALE STAGE 4C-1 Transportation Assessment	Stantec	2	15 May 2023
Infrastructure Report Milldale Stage 4C-1	Woods	1	3 May 2023
Geotechnical letter STAGE 4C-1 Earthworks Consent Ref: AKL2019-0161DJ Rev 1	CWM Geosciences	1	12 May 2023

Drawing title and reference	Author	Rev	Dated
P22-289-4C-1-0000-GE - COVER	WOODS	2	Sep 23
P22-289-4C-1-0001-GE - INDEX	WOODS	2	Sep 23
P22-289-4C-1-0010-SU - SCHEME PLAN	WOODS	2	Aug 23
P22-289-4C-1-0104A-GE - ZONING PLAN	WOODS	2	Sep 23
P22-289-4C-1-0104B-GE - ZONING PLAN WITH PRECINCT PLAN OVERLAID	WOODS	2	Sep 23
P22-289-4C-1-0104C-GE - ZONING PLAN - STAGE 4C-1 FOCUS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	WOODS	3	Sep 23

P22-289-4C-1-1000-EW - DESIGN CONTOUR - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1200-EW - CUT FILL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1800-EW - EROSION AND SEDIMENT CONTROL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2000-RD - ROADING LAYOUT PLAN - OVERALL PLAN	WOODS	3	Sep 23
P22-289-4C-1-2001-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2002-RD - ROADING LAYOUT PLAN	WOODS	3	Sep 23
P22-289-4C-1-2003-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2200-RD - ROADING TYPOLOGY PLAN	WOODS	2	Sep 23
P22-289-4C-1-2201-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - GREEN STREET	WOODS	2	Jul 23
P22-289-4C-1-2202-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - SUBURBAN STREETS	WOODS	1	May 23
P22-289-4C-1-2400-RD - ROADING LONGSECTION PLAN	WOODS	1	Jul 23
P22-289-4C-1-2750-RD - ROADING SIGHT DISTANCE PLAN	WOODS	2	Sep 23
P22-289-4C-1-2800-RD - ROADING VEHICLE TURNING MOVEMENTS - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2801-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2802-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2900-RD -ROADING CYCLE NETWORK PLAN	WOODS	2	Sep 23
P22-289-4C-1-3000-DR - STORMWATER DRAINAGE LAYOUT	WOODS	2	Sep 23
P22-289-4C-1-3200-DR - STORMWATER CATCHMENT - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-3310-DR - OVERLAND FLOW PATH - OVERALL	WOODS	1	Sep 23
P22-289-4C-1-3311-DR - OVERLAND FLOW SECTION PLAN	WOODS	1	Sep 23
P22-289-4C-1-4000-DR - WASTEWATER DRAINAGE LAYOUT	WOODS	3	Sep 23

P22-289-4C-1-6000-WR - WATER RETICULATION OVERALL PLAN	WOODS	2	Sep 23
Landscape Plan - Cover	Bespoke Landscape Architects		August 2023
Landscape Plan 01	Bespoke Landscape Architects		28 August 2023
Detail Plan 02	Bespoke Landscape Architects		28 August 2023
Planting Plan 03	Bespoke Landscape Architects		28 August 2023
Planting Palette and Schedule 04	Bespoke Landscape Architects		28 August 2023
Rain Garden Planting Layout 05	Bespoke Landscape Architects		28 August 2023
Additional Information			
S92 Response and Table with attachments (as referenced above)	Woods		26 July 2023
S92 Traffic Response	Stantec		21 July 023
S92 Landscape response	Bespoke Landscape Architects		19 July 2023
S92 Architectural Response	Stevens Lawson)		26 July 2023
S92 Response (ii) and Table with attachments (as referenced above)	Woods		5 September 2023
S92 Overland Flowpath Response (iii)	Woods		12 September 2023

Advice Notes:

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
- *Details and specifications for the provision of infrastructure (e.g. public/private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a*

separate EPA and/or Building Consent approval process.

- *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g. detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent or a new consent.*
 - *Similarly, should the detailed design stage demonstrate that additional reasons for consent under the AUP are triggered (e.g. after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
 - *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey plan approval (s223) conditions

Survey Plan

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan as follows:

Plan title and reference	Author	Rev	Dated
Survey Scheme Plan 0010-SU	Woods	2	August 2023

Easements to be created

4. Any drainage and services easements must be included in a memorandum and/or schedule of easements endorsed on the survey plan and must be duly granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (certificates of title).

Land to Vest in Council

5. The proposed road shown as Lot 8100 on the approved plan “Survey Scheme Plan 0010-SU” prepared by Wood , Rev 2, dated: August 2023” must be vest in the

Council as public road. The consent holder must meet all costs associated with the vesting of the road.

6. The proposed Accessway to vest shown as Lot 7500 on the submitted scheme plan must be vest in the Council as an Accessway and become part of the road corridor. The consent holder must meet all costs associated with the vesting of the Accessway.

Advice note:

- a) *The document must be prepared by Council's Solicitor at the applicant's cost.*

Section 224(c) compliance conditions

Advice Note:

A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in the decision have been met to the satisfaction of the Council and at the consent holder's expense.

7. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent SUB60419152 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
 - a. a consent notice has been issued in relation to any conditions to which section 221 applies.

General Geotechnical

8. The consent holder must place & compact material in accordance with the recommendations of the "Geotech Report prepared by CMW, ref: AKL2022-0220AB Rev 1, dated: 9 February 2023" to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm that all Lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Utilities

9. The consent holder must make provision for telecommunications and electricity to all Lots in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.

Infrastructure and Services

Wastewater Reticulation

Connection to Public Network

10. The consent holder must design and construct connections to the public wastewater reticulation network to serve all Lots in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *The requirements of 'Watercare approval application number - RC185176 dated 19 June 2023' must be met*
- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Water Reticulation

Connection to Public Network

11. The consent holder must design and construct connections to the public water reticulation network (including firefighting supply) to serve all Lots in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Note:

- *The requirements of 'Watercare Application Number: RC185176 dated 19 June 2023' must be met*
- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Reticulation

Connection to Public Network

12. The consent holder must design and construct connections to the public stormwater reticulation network to serve all Lots in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Operation and Maintenance Plan

13. An Operation and Maintenance Plan must be provided to Council 5 days prior to the post-construction meeting required by this consent. The Operation and Maintenance Plan must set out how the stormwater management system (i.e. Rain Gardens) are to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include:
- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
 - b. a programme for regular maintenance and inspection of the stormwater management system;
 - c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - d. a programme for post storm inspection and maintenance;
 - e. a programme for inspection and maintenance of the outfall;
 - f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and
 - g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

Public Roads

14. The consent holder must design and construct new public roads (Lots 8100) in accordance with the requirements of Auckland Transport. Certification from Auckland Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion*

Certificates.

- *Construction of public roading requires an Engineering Plan Approval. Departure from Standards may be required where designs do not comply with AT standards.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

Pavement Design

15. All new roads intending to be vested to Auckland Council must be designed in accordance with the AT's engineering design code for pavement design.

Advice Note:

Appropriate pavement design will be reviewed at the Engineering Approval stage.

Footpaths

16. All footpaths must be designed and formed to Auckland Transport's Standard. This must be undertaken at the consent holder's expense and to the satisfaction of the Council.

Parks requirements – streetscape and Accessway**Streetscape and Accessway Landscaping**

17. The consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens, street trees, and accessways for road Lot 8100, and Accessway Lot 7500 for approval by the Parks Planning Team Leader. In particular, the plans must:
- a) Be prepared by a suitably qualified landscape architect.
 - b) Be in general accordance with the submitted scheme plan titled 'Milldale Local Centre Scheme Plan' prepared by Woods, revision 2, drawing no P22-289-4C-1-01010-SU dated August 2023 and landscape plans prepared by Bespoke dated 28 August 2023.
 - c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
 - d) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.

- e) Comply with Council's latest specifications or relevant Code of Practice for green assets and landscaping. Contact the Parks Planning Team Leader for the most up to date information.
- f) Include hard landscaping details for the accessway.
- g) Include planting methodology.
- h) Include all lighting details within the proposed street. and accessway

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Implementation of streetscape and accessway landscape works

18. Prior to issue of section 224(c) certification, all street and accessway landscaping for road Lot 8100, and Accessway Lot 7500 must be implemented in accordance with the approved streetscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Code of Practice for green assets and landscaping (contact the Parks Planning Team Leader for the most up to date information), and in particular:
- a) The street must be cleared of any construction material, rubbish, and surplus soil, and must be maintained in a neat and tidy condition;
 - b) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor; and
 - c) Grassing must only be undertaken when the weather is suitable i.e., mild, dull, and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Maintenance – Streetscape and Accessways

19. Prior to the issue of the section 224(c) certificate the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape, and accessways for road Lot 8100, and Accessway Lot 7500. The Maintenance Plan must include:
- a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;
 - b) Details of watering, weeding, trimming, cultivation, pest, and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and
 - c) Vandalism eradication policies.

20. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
21. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans

22. The consent holder must provide to the Development Engineer and Parks Planning Team Leader as built plans for landscape works (hard and soft) within the proposed accessway and street in CAD (NZTM 2000) and pdf form in accordance with the Development Engineering As-built requirements v1.3, including the following details:
- i. Asset names;
 - ii. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species, and number of plants;
 - iii. All underground services, irrigation, and drainage; and
 - iv. All paint colours, graffiti coatings, pavers, and concrete types with names of products to be included on the assets schedule.

Uncompleted works bond

23. An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the approved plans at the Council's discretion. The bond amount must be 1.5 x the contracted rate of any outstanding works and must be agreed in consultation with the Parks Planning Team Leader prior to lodging the bond. The liability of the consent holder must not be limited to the amount of the bond.

Maintenance Bonds - Streetscape and Accessway Landscaping

24. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for road Lot 8100, and Accessway Lot 7500. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

CONSENT NOTICES

Building Restrictions

25. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Any buildings erected on the building sites identified on the “Milldale Stage 4C-1 Survey Scheme Plan prepared by Woods, dwg no P22-289-4C-0010-SU, Rev 1,

dated: May 2023” shall be subject to the requirements of the “Geotechnical memo prepared by CMW, ref: AKL2019-0161DJ, Rev 1, dated: 12 May 2023” and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa.”

26. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

“(Building restrictions - stormwater control) All stormwater from buildings and paved areas on all Lots within the development must be collected and disposed of in accordance with the requirements of the ‘Wainui Stormwater Management Plan, Ref: Job No.31720, dated: 07-09-2016’ and ‘Auckland Council GD01’. The collection and disposal system must be installed in conjunction with the erection of any buildings and must thereafter be maintained to the specified capacity and standard in perpetuity.”

Blanket consents

Open Space zone

27. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Super Lot 5100 and Balance Lots 9100, 9102 and 9101. The consent notice must record that the following condition is to be complied with on a continuing basis:

“A blanket land use consent has been approved for Super Lot 5100 and Balance Lots 9100, 9102 and 9101 and enables infringements to the following development standards within those portions of the site that are zoned Open Space:

- *H7.11.1 Building height;*
- *H7.11.2 Height in relation to boundary;*
- *H7.11.3 Yards;*
- *H7.11.4 Screening;*
- *H7.11.5 Gross floor threshold;*
- *H7.11.6 Maximum site coverage; and*
- *H7.11.7 Maximum impervious area.*

All future development on these lots shall be designed to adopt the Residential: Terrace Housing and Apartment Building (THAB) zone activity table and standards or seek resource consent to infringe the applicable THAB zone standards.

28. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 9100 & 9102. The consent notice/s must record that the following requirements are to be complied with on a continuing basis.

- a. *“The dwellings must be designed in a manner that overlooks the pedestrian accessway to satisfy principles of crime prevention through environmental design.*

- b. *Any fencing, hedging, or planting along boundaries or within 2m of boundaries of Lot 7500 must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting must be maintained to ensure 50% visual permeability. The Council is exempt from sharing costs.*
 - c. *Detailed landscape plans must be provided with future resource consent application(s) to ensure that the selected planting between Lot 7500 and the boundaries of balance lots 9100 and 9102 will not obscure sightlines from the dwellings overlooking the pedestrian accessway.”*
29. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 5100, 9100 & 9102. The consent notice/s must record that fencing requirements are to be complied with on a continuing basis.

“For Lots 5100, 9100 and 9102, no subdivision or development shall create a vehicle crossing directly over the shared path to the Green Street (Lot 8100 road to vest) without prior written approval from Auckland Council.”

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The consent holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private roads (rights of way or common access lots) that serve more than five allotments and are created through a subdivision consent will require a **road name**. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to*

<https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx>.

Advice that engineering approval required

7. *The physical works as identified by this consent will require engineering approval to be obtained from the council prior to the commencement of construction. All physical works shall be constructed in accordance with Auckland Council, Auckland Transport and Watercare Standards. See the council's website (www.aucklandcouncil.govt.nz) for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*

In particular the detailed design of the following should be provided:

- *proposed roundabouts*
- *Swedish-type raised speed tables*
- *Parking bays*
- *Long sections and cross sections of proposed roads to be vested; and*
- *Vehicle tracking drawing check and design vehicles required by the Transport Design Manual any future road space allocated is not taken from the road corridor.*
- *Intersections section design and tracking details showing that 10.3m truck and 6.3m design van can pass each other in accordance with TDM standards;*
- *The surface finishes for the intersections; and*
- *Parking bays and the shared path, including 0.8 meters of buffer between the edge of a shared path and parking bay; and*
- *Any permanent parking controls*

If the EPA drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee (TCC) to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to the TCC for review and approval. A copy of the resolution from the TCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.

8. *The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits are obtained from Auckland Transport. See Auckland Transport's website www.aucklandtransport.govt.nz for more information.*

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 02 October 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

Attachment 2 – Decision Letter Milldale Stage 6 Subdivision Consent (BUN60415298)

Decision on application for resource consent under the Resource Management Act 1991



Decision One

Non-Complying activity Landuse (s9)

Discretionary activity for Streamworks (s13)

Application numbers:	BUN60415298 (Council Reference)
	LUC60415320 (s9 land use consent)
	LUS60419819 (s13 Streamworks consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Argent Lane, Milldale
Legal description:	Lot 3 DP 151229
	Lot 5 DP 151229
	Lot 3 DP 72198
	Lot 4 DP 72198
	Lot 5 DP 72198, ½ SH Sec 1 SO 67469
	Lot 14 DP 168913, ½ SH Sec 1 SO 67469
	Stage 5 balance parcel, Lot 9000 DP 574820

Proposal:

To carry out earthworks to facilitate the development of the site involving 105,950m³ of earthworks over an area of 15.84ha including approximately 2,750m³ of cut and 103,200m³ of fill. This will include earthworks within the 10m riparian margin of stream P9 and P9-I4, with approximately an area of 1,136m² and a volume of 956m³.

The proposal includes the upgrade of the existing Argent Lane culvert within stream P9. A 6m diameter arch culvert is proposed to replace the existing 1.6m diameter culvert in this location. The upgrade incorporates a 33.1m wide bridge over the stream (stream P9). This will include the removal of two poplar trees.

It is also proposed for blanket land use consents relating to the future construction and use on the relevant lots of subdivision consent referenced by council as SUB60415321, which involves the measurements of the height in relation to the boundary standard where it is measured from top of retaining walls; breach of the 3m maximum vehicle access width; vehicle access located within 10m of an intersection and; breaches to the and Open Space Zone standards.

Resource consent is required for the following reasons:

Streamworks Consent (s13) LUS60419819

- Streamworks consent is required for the installation of a 33.1m arched culvert under E3.4.1(A33) as the culvert is greater than 30m in length. This requires consent as a Discretionary activity.

Landuse consents (s9) LUC60415320

Auckland Unitary Plan (Operative in Part)

Regional land use - section 9(2)

E9 Stormwater quality – High contaminant generating car parks and high use roads

- The development of a new and redevelopment of an existing high use road greater than 5,000m². This requires consent as a controlled activity under rule E9.4.1(A7).

E11 Land Disturbance - Regional

- Pursuant to E11.4.1(A9) the proposal involves earthworks greater than 2,500m² where the land which is located within a Sediment Control Protection Area. The application proposes to undertake earthworks over an area of 15.84ha hectares. This requires consent as a restricted discretionary activity.
- Pursuant to E11.4.1(A8) the proposal involves earthworks greater than 2,500m² where the land has a slope equal to or greater than 10 degrees. The application proposes to undertake earthworks over an area of 15.84ha hectares. This requires consent as a restricted discretionary activity.

District land use – section 9(3)

E12 Land Disturbance - District

- Pursuant to E12.4.1(A6) the proposal involves earthworks that are greater than 2,500m² in area, with 15.84ha of earthworks proposed across the development/ site area. This requires consent as a restricted discretionary activity.
- Pursuant to E12.4.1(A10) the proposal involves earthworks that are greater than 2,500m³ in volume. The application proposes to undertake earthworks with a total volume of 103,750m³ (2,750m³ cut and 103,200m³ fill.). This requires consent as a restricted discretionary activity.
- The proposal involves earthworks (including filling) within a 1% AEP flood plain. This requires consent as a restricted discretionary activity under rule E12.6.2(A11) and C1.9(2).
- The proposal involves earthworks within the 10m riparian yard over 5m² or 5m³ (with approximately 1,136m² and 956m³ proposed). This requires consent as a restricted discretionary activity under rule E12.6.2 and C1.9(2).

E15. Vegetation management and biodiversity

- Consent is required under E15.4.1(A19) as the proposal involves vegetation alteration or removal within 10m of urban streams. The proposal includes removal of two poplar trees and required consent as a restricted discretionary activity.

E16 Trees in Open Space Zones

- The proposal involves tree removal of trees greater than 4m in height or greater than 400mm in girth. The proposal includes removal of Tree 60 (poplar). This requires consent as a restricted discretionary activity pursuant to rule E16.4.1(A10).

E17 Trees in roads

- The proposal involves tree removal of trees greater than 4m in height or greater than 400mm in girth. The proposal requires the removal of Tree 1 (poplar). This requires consent as a restricted discretionary activity pursuant to rule E17.4.1(A10).

E27 Transport

- Resource consent is required establish a vehicle crossing within 10m of an intersection where a vehicle access restriction control applies under E27.6.4.1(3) on Lots 1030, 1068, 1069, 1152, 1144 and 1145. This requires consent as a restricted discretionary activity pursuant to rule E27.4.1(A5).
- Pursuant to activity table E27.4.1 (A2), consent is required as a restricted discretionary activity where parking and access does not comply with the relevant standards as follows:

Resource consent is required establish vehicle crossings that exceed the maximum width requirement of 3.5m, with vehicle crossings up to 4.8m wide proposed. This is a restricted discretionary activity pursuant to rule E27.4.1(A2) and E27.6.4.3.2.

H5 Residential Mixed Housing Urban

- The proposal involves the construction of buildings (retaining walls) located within 1.5m of the boundary of a proposed road or public place (pedestrian accessways) in the Mixed Housing Urban zone. This requires consent as a restricted discretionary activity pursuant to rule C1.9(2).
- The establishment of combined retaining wall and 1.2m high fencing located within the front, side, and rear yards above the permitted maximum height of 1.2m within the front yard or 2m in the side/rear yard. This requires consent as a restricted discretionary activity pursuant to rule H5.6.15 and C1.9(2).

Blanket consents

Residential and Open Space zone

- Blanket land use consent for building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 1001 - 1165, 5024 - 5031. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).
- Blanket land use consent to enable buildings with a maximum building coverage of 50% on all lots in the Mixed Housing Urban zone, Open Space – Conservation zone and Open Space – Informal Recreation zone. This requires consents as a restricted discretionary activity under rule C1.2(2), H5.6.10 and H7.11.6.
- Blanket land use consent for residential activities including new residential buildings on Lots 5027 – 5030 in the Open Space – Conservation zone and Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082 in the Open Space – Informal Recreation zone. This requires consent as a non-complying activity under rule H7.9.1(A1).
- Blanket land use consent for new buildings that do not comply with one or more standards in the Open Space – Conservation zone and Open Space – Informal Recreation zone on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, 5027 –

5030. This requires consent as a discretionary activity under rule H7.9.1(A39).

- Blanket land use consent for fences on the front boundary less than 50% transparent in the Open Space – Conservation zone and Open Space – Informal Recreation zone on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, 5027 – 5030. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).
- Blanket land use consent for the construction of vehicle access and parking areas in the Open Space – Conservation zone and Open Space – Informal Recreation zone on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, 5027 – 5030. This requires consent as a discretionary activity under rule H7.9.1(A50).
- Blanket land use consent to exclusively apply Mixed Housing Urban zone standards on those parts of Lots 5027 – 5030 that are Open Space – Conservation zone or split zoned Mixed Housing Urban/Open Space – Conservation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).
- Blanket land use consent to exclusively apply Mixed Housing Urban zone standards on those parts of Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082 that are Open Space – Informal Recreation zone or split zoned Mixed Housing Urban/Open Space – Informal Recreation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).
- Blanket land use consent is sought to apply the height in relation to boundary standard to new development from the top of the proposed retaining walls and not the approved ground level at the time of subdivision. This requires consent as a discretionary activity pursuant to rule C1.7(1). This applies to Lots 1014-1026, 1041-1059, 1083-1092, 1118-1134, 1153-1157, 5024, 5027-5031.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104 and 104D the applications are **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The design and location of vehicle crossings to future lots will not adversely impact on traffic safety upon road users and the operation of the future roading network. Only those sites that have a frontage width of 14m or greater can construct a crossing up to 4.8m wide. Therefore, allowing for adequate space for front yard landscaping without adversely affecting the street amenity of streetscapes.
 - b. The proposed vehicle accesses (COAL) and crossings arrangements including where these are located within 10m of the road intersection are

acceptable from a vehicle and pedestrian safety perspective.

- c. The traffic generation from the future development is broadly consistent with that anticipated within the Integrated Transport Assessment (ITA) approved for the Wainui Precinct. Any impact onto the intersections within the locality will be appropriate and will not reduce its overall operational effectiveness.
- d. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and have been identified as being surplus to the requirements of Auckland Council Parks for reserve purposes. In this context any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated.
- e. The utilisation of the relevant standards as they relate to the Residential: Mixed Housing Urban zone for Residential Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, and super Lots 5027 – 5030 is appropriate, taking into account the site context and that the above residential lots and super lots sit within a wider Residential Mixed Housing Urban zone context.
- f. The height and design of the proposed retaining walls and landscaping at the site interfaces will ensure these structures are not visually dominant and will provide an appropriate relationship with adjacent sites.
- g. The earthworks will alter the existing landform resulting in some short term adverse visual effects that will be appropriately mitigated in the long term by future proposed buildings, vehicle access and parking and landscaping of the site.
- h. The duration of proposed earthwork activity over a relatively short time will mean any adverse nuisance effects including dust and noise will be minimised. Noise and effects can be appropriately managed on site. Subject to the proposed mitigation measures (dust and noise) which are included as part of the application will ensure that any adverse noise and dust effects will be appropriately managed and mitigated.
- i. The earthworks are necessary to facilitate the residential subdivision and associated roading and is of a scale that is appropriate to the development and location which is undergoing some transformation.
- j. Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
- k. Any adverse effects including ecological effects as they relate to the proposed culvert extension, associated earthworks within the riparian margin and the removal of the two poplar trees will be appropriately mitigated by the implementation of the proposed ESCP, replacement tree planting and recommendations of the Ecological Assessment that has been lodged with the application.
- l. The proposed stormwater management strategy broadly aligns with the Wainui East Stormwater Management Plan and any adverse stormwater related effects have been demonstrated to be appropriately mitigated.
- m. The proposal will have less than minor adverse effects on the relationship of

Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

- n. In terms of positive effects, the proposed activities will facilitate the development of the sites for residential use contributing to housing that is in short supply across the Auckland region.
 - o. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies contained in Chapters I544 (Wainui Precinct Precinct), H5 (Residential – Mixed Housing Urban), H7 (Open Space) , E1 and E3 (Streams and Water Quality); E9 (Stormwater Quality) E11 & E12 (Land disturbance), and E27 (Transportation) of the Auckland Unitary Plan (Operative in part); and the relevant objectives and policies of the National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020. In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:
- a. The risks of stability effects and the risk of natural hazards will be avoided. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at completion of earthworks. This will ensure the site is suitable for the intended urban use and will not cause instability on or off-site.
 - b. The proposed land disturbance is necessary to enable the subdivision development with the design of the earthworks that will be undertaken in a manner that ensures the safety of people and stability and safety of surrounding land, buildings, and structures.
 - c. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised. The land disturbance activity will be temporary in nature therefore limiting the duration of effects; will be carried out during daylight hours with dust measures to be implemented should extensive dust arise as a result of the earthworks activity.
 - d. In terms of section E27, the vehicle crossings and associated access are designed and located to provide for safe, effective, and efficient movement to and from the proposed dwellings and will minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network. The proposed vehicle access and crossings arrangements including where these are located within 10m of the road intersection are acceptable from a vehicle and pedestrian safety perspective.
 - e. The proposal reinforces a safe and connected road pattern.
 - f. Whilst there is residential development is proposed on land zoned as the Open Space Zone, the broad zoning that has been applied to the precinct plan and have been identified as being surplus to the requirements of both Auckland Council Parks for reserve purposes. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned reserve as envisaged by the Precinct Plan.

- g. The proposal is not entirely consistent with the Open Space Zone policies in terms of its overall spaciousness and open amenity. However, the proposal is generally consistent with the Plan on balance in this regard, noting the land area earmarked for a future reserve, the more detailed exercise by Council in terms reserve allocation in the Precinct and the broader planned context of the Wainui Precinct.
- h. The proposal will maintain an appropriate level of amenity, and which can be appropriately serviced by public infrastructure.
- i. The proposal can be serviced with infrastructure that is compatible and integrated with the proposed network.
- j. The National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020 are relevant to this application. The provisions within the NPS centres on safeguarding the life supporting capacity, ecosystem processes and indigenous species of water bodies in terms of water quality and quantity. The NES – FW seeks to avoid and minimise adverse effects on limited freshwater resources, the characteristics, ecological values and hydrological function of streams and natural wetlands and their intrinsic value. For the reasons stated above, the proposal is consistent with the provisions in the NPS-FM 2020 and NES – FW.

Overall, the proposal overall is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) and relevant statutory documents.

3. There are no other matters that are relevant under s104(1)(c).
4. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and, will have adverse effects on the environment that are no more than minor.
5. The proposal is considered to satisfy the matters set out in s105 because it has been assessed that the applicant's choice of the proposed erosion and sediment control measures will result in appropriate management of any diversion and discharges associated with the earthworks. Further, the proposal satisfies section 107 of the RMA as it is considered that the proposal will not give rise to any of the effects listed in Section 107(1).
6. In the context of this proposal for a non-complying activity land use consent and streamworks and stormwater permits, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall, the proposal will generate adverse effects on the environment that are acceptable, and on balance is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

Conditions

Under sections 108 and 108AA, of the RMA, this consent is subject to the following

conditions:

General conditions

These conditions apply to consents LUC60415320 and LUS60419819

General conditions

1. The proposal must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC60415320 and LUS60419819.
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 13 February 2023.

Report title and reference	Author	Rev	Dated
Stormwater Management Options Assessment for Life Cycle Costs/ Milldale Stage 6	Woods	-	8 May 2023
Departures From Standards - Milldale Stage 6 – Back Berm_less than 1.0m_Approved	Woods	-	26 May 2023
Departures From Standards - Milldale vehicle crossing_TYPE A SINGLE	Woods	-	28 July 2021
Departures From Standards - Milldale vehicle crossing_TYPE B DOUBLE	Woods	-	28 July 2021
Milldale Stage 6 & Local Centre Stormwater Assessment	Woods	V2	29 Feb 2023
Memorandum – Milldale Stage 6 & Local Centre Stormwater Assessment	Woods	-	6 April 2023
Memorandum Milldale Stage 6 Subdivision – Response to Preliminary Design Review (Urban Design)	Woods	-	4 April 2023
Milldale Stage 6 subdivision, Wainui Ecological Effects Assessment	RMA Ecology Ltd	Ver2	20 Mar 2023
MILLDALE SUBDIVISION STAGE 6 WAINUI EAST, AUCKLAND. GEOTECHNICAL INVESTIGATION REPORT	CMW Geosciences	Rev1	9 Feb 2023
Preliminary Site Investigation for ground Contamination Milldale Earthworks Precincts 2 and 3	Tonkin & Taylor Ltd	5	25 Jun 2020
Proposed Residential Development, Wainui East, Auckland: Addendum for Milldale Earthworks Precincts 2 And 3	Clough & Associates LTD	-	June 2020
WAINUI PRECINCT MILLDALE STAGE 6 SUBDIVISION CONSENT URBAN DESIGN REPORT	Woods	V1	Feb 2023
MILLDALE STAGE 6 Transportation Assessment	Stantec	2	25 Jan 2023

Infrastructure Report Milldale Stage 6	Woods	1	13 Feb 2023
Stormwater Design Memo	Woods	-	24 Jan 2023

Drawing title and reference	Author	Rev	Dated
P21-494-06-0000-GE - COVER	Woods	1	-
P21-494-06-0001-GE - INDEX	Woods	3	-
P21-494-06-0101-GE - SITE LOCATION PLAN	Woods	3	June 2023
P20-248-05-0102-GE - EXISTING TITLES PLAN	Woods	2	April 2023
P21-494-06-0103A-GE - EXISTING FEATURES PLAN	Woods	3	June 2023
P21-494-06-0103B-GE - EXISTING FEATURES PLAN - FOCUS PLAN	Woods	4	June 2023
P21-494-06-0104A-GE - ZONING PLAN	Woods	4	June 2023
P21-494-06-0104B-GE - ZONING PLAN WITH PRECINCT PLAN OVERLAID	Woods	4	June 2023
P21-494-06-0104C-GE - ZONING PLAN - STAGE 6 FOCUS PLAN	Woods	4	June 2023
P21-494-06-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	Woods	3	June 2023
P21-494-06-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	Woods	4	June 2023
P21-494-06-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	Woods	4	June 2023
P21-494-06-0111-GE - DEVELOPMENT CONTROL PLAN - SHEET 1	Woods	3	June 2023
P21-494-06-0112-GE - DEVELOPMENT CONTROL PLAN - SHEET 2	Woods	4	June 2023
P21-494-06-1100-EW - DESIGN CONTOURS PLAN - OVERALL	Woods	3	April 2023
P21-494-06-1200-EW - CUT FILL PLAN - OVERALL	Woods	3	April 2023
P21-494-06-1400-EW - RETAINING WALL OVERALL PLAN	Woods	3	April 2023
P21-494-06-1401-EW - RETAINING WALL PLAN SHEET 1	Woods	2	April 2023
P21-494-06-1402-EW - RETAINING WALL PLAN SHEET 2	Woods	3	April 2023
P21-494-06-1410-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 1	Woods	2	April 2023

P21-494-06-1411-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 2	Woods	2	April 2023
P21-494-06-1412-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 3	Woods	2	April 2023
P21-494-06-1413-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 4	Woods	2	April 2023
P21-494-06-1414-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 5	Woods	2	April 2023
P21-494-06-1415-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 6	Woods	2	April 2023
P21-494-06-1416-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 7	Woods	2	April 2023
P21-494-06-1417-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 8	Woods	3	April 2023
P21-494-06-1418-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 9	Woods	2	April 2023
P21-494-06-1419-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 10	Woods	3	April 2023
P21-494-06-1420-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 11	Woods	2	April 2023
P21-494-06-1421-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 12	Woods	2	April 2023
P21-494-1610-EW - STREAMWORKS METHODOLOGY AND PLAN PHASE 1 AND 2	Woods	1	Jan 2023
P21-494-1611-EW - STREAMWORKS METHODOLOGY AND PLAN PHASE 3 AND 4	Woods	1	Jan 2023
P21-494-06-1800-EW - SEDIMENT AND EROSION CONTROL - OVERALL PLAN	Woods	3	April 2023
P21-494-06-1801-EW - SEDIMENT AND EROSION CONTROL - SHEET 1	Woods	2	April 2023
P21-494-06-1802-EW - SEDIMENT AND EROSION CONTROL - SHEET 2	Woods	3	April 2023
P21-494-06-1810-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 1	Woods	1	Jan 2023
P21-494-06-1811-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 2	Woods	1	Jan 2023
P21-494-06-1812-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 3	Woods	1	Jan 2023
P21-494-06-1813-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 4	Woods	1	Jan 2023

P21-494-06-2010-RD - ROAD STRUCTURE PLAN	Woods	3	April 2023
P21-494-06-2011-RD - INTERSECTION TYPOLOGY PLAN	Woods	3	April 2023
P21-494-06-2012-RD - TRAFFIC CALMING CONTROL PLAN	Woods	2	April 2023
P21-494-06-2020-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - ARGENT LANE SHEET 1	Woods	1	Jan 2023
P21-494-06-2021-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - ARGENT LANE SHEET 2	Woods	2	April 2023
P21-494-06-2022-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - COLLECTOR ROAD TYPE 1	Woods	1	Jan 2023
P21-494-06-2023-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - COLLECTOR ROAD TYPE 2	Woods	1	Jan 2023
P21-494-06-2024-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 1	Woods	1	Jan 2023
P21-494-06-2025-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 2	Woods	1	Jan 2023
P21-494-06-2026-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 4	Woods	1	Jan 2023
P21-494-06-2027-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 5	Woods	2	April 2023
P21-494-06-2028-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - RESERVE EDGE STREET	Woods	1	Jan 2023
P21-494-06-2029-RD - TYPICAL JOAL AND ACCESSWAY CROSS SECTIONS AND DETAILS	Woods	3	April 2023
P21-494-01-2101-RD - INTERSECTION DETIALS ARGENT LANE - INTERIM / LOCAL ROAD LR04	Woods	2	March 2023
P21-494-01-2102-RD - INTERSECTION DETIALS ARGENT LANE - ULTIMATE / LOCAL ROAD LR04	Woods	2	March 2023
P21-494-06-2811-RD - TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE A DETAILS	Woods	2	March 2023
P21-494-06-2812-RD - TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE B DETAILS	Woods	2	March 2023
P21-494-06-2813-RD - TYPICAL AT RESIDENTIAL VEHICLE CROSSING COLLECTOR ROAD DETAILS	Woods	2	March 2023

P21-494-06-2814-RD - TYPICAL VEHICLE CROSSING JOAL ACCESS DETAILS	Woods	2	March 2023
P21-494-06-2850-RD - STREAM EDGE WALKWAY PLAN	Woods	1	April 2023
P21-494-06-3000-DR - STORMWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	3	April 2023
P21-494-06-3001-DR - STORMWATER DRAINAGE LAYOUT - SHEET 1	Woods	2	April 2023
P21-494-06-3002-DR - STORMWATER DRAINAGE LAYOUT - SHEET 2	Woods	3	April 2023
P21-494-06-3020-DR - STORMWATER OVERLAND FLOW PATH OVERALL PLAN	Woods	3	April 2023
P21-494-06-3021-DR - STORMWATER OVERLAND FLOW PATH - SHEET 1	Woods	2	April 2023
P21-494-06-3022-DR - STORMWATER OVERLAND FLOW PATH - SHEET 2	Woods	3	April 2023
P21-494-06-3050-DR - SHARED PATH OVERLAND FLOW PLAN	Woods	2	April 2023
P21-494-06-3200-DR - STORMWATER DRAINAGE CATCHMENT OVERALL PLAN	Woods	3	April 2023
P21-494-06-3201-DR - STORMWATER DRAINAGE CATCHMENT PLAN - SHEET 1	Woods	2	April 2023
P21-494-06-3202-DR - STORMWATER DRAINAGE CATCHMENT PLAN - SHEET 2	Woods	3	April 2023
P21-494-06-3700-DR - ARCH CULVERT 3 - ARGENT LANE AND P9 STREAM PLAN	Woods	1	Jan 2023
P21-494-06-3701-DR - ARCH CULVERT 3 - ARGENT LANE AND P9 STREAM TYPICAL CROSS SECTION AND LONG SECTION	Woods	1	Jan 2023
P21-494-06-3702-DR - ARCH CULVERT 3 - ARGENT LANE AND P9 STREAM PRELOAD PLAN	Woods	1	Jan 2023
P21-494-06-3820-SW - INDICATIVE STORMWATER DETENTION BASIN OVERALL PLAN	Woods	2	April 2023
P21-494-06-3821-SW - INDICATIVE STORMWATER DETENTION BASIN PLAN	Woods	2	April 2023
P21-494-06-3822-SW - INDICATIVE STORMWATER DETENTION BASIN CROSS SECTIONS 01 & 02	Woods	1	March 2023
P21-494-06-3823-SW - INDICATIVE STORMWATER DETENTION BASIN CROSS SECTIONS 03 & 04	Woods	1	March 2023
P21-494-06-3800-DR - TEMPORARY LINED OUTLET CHANNEL DETAILS	Woods	1	March 2023

P21-494-06-4000-DR - WASTEWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	3	April 2023
P21-494-06-4001-DR - WASTEWATER DRAINAGE LAYOUT - SHEET 1	Woods	2	April 2023
P21-494-06-4002-DR - WASTEWATER DRAINAGE LAYOUT - SHEET 2	Woods	3	April 2023
P21-494-06-6000-WR - WATER RETICULATION LAYOUT - OVERALL PLAN	Woods	3	April 2023
P21-494-06-6001-WR - WATER RETICULATION LAYOUT - SHEET 1	Woods	2	April 2023
P21-494-06-6002-WR - WATER RETICULATION LAYOUT - SHEET 2	Woods	3	April 2023
P21-494-UD309 - LR09 CONCEPT DESIGN	Woods	C	May 2023
P21-494-UD506 - STREAM EDGE SHARED PATH VISUALIZATION 5	Woods	B	May 2023
P21-494-UD601 - BLANKET CONSENT VEHICLE CROSSINGS	Woods	-	-
MILLDALE ILLUSTRATIVE MASTERPLAN POSSIBLE FUTURE BUS ROUTES	Woods		April 2020
Landscape Plan - Cover	Bespoke Landscape Architects	-	March 2023
Landscape Plan D-00 – Drawing List	Bespoke Landscape Architects	C	March 2023
Landscape Plan PP-00 – Overall Typology Plan	Bespoke Landscape Architects	C	March 2023
Landscape Plan PP-01 – Planting Plan 01 – Streetscape	Bespoke Landscape Architects	A	Feb 2023
Landscape Plan PP-02 – Planting Plan 02 – Streetscape	Bespoke Landscape Architects	B	March 2023
Landscape Plan PP-03 – Planting Plan 03 – Streetscape	Bespoke Landscape Architects	A	Feb 2023
Landscape Plan PP-04 – Planting Plan 04 – Stormwater Detention Pond	Bespoke Landscape Architects	B	Feb 2023

Landscape Plan PS-01 – Planting Schedule 01	Bespoke Landscape Architects	C	March 2023
Landscape Plan PS-02 – Planting Schedule 02	Bespoke Landscape Architects	C	March 2023
Landscape Plan PL-01 – Typical Shrub Planting Layouts	Bespoke Landscape Architects	C	March 2023

2. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,166 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Consent Lapse

3. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Pre-commencement Meeting

4. Prior to the commencement of the construction and earthworks activity for each respective stage, the consent holder must hold a pre-start meeting that:
- is located on the subject site
 - is scheduled not less than 5 days before the anticipated commencement of construction and earthworks
 - includes Monitoring Inspector officer[s], Development Engineer, consent holder and consent holder's Engineer
 - includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist]

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent

- Resource consent conditions
- Erosion and Sediment Control Plan specific to that stage; and,
- Chemical Treatment Management Plan specific to that stage
- Construction Traffic Management Plan
- Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.

A pre-start meeting must be held before 1 October in every year that consent LUC60415320 is exercised.

Advice Note

To arrange the pre-start meeting please contact the Team Leader Compliance Monitoring South to arrange this meeting or email monitoring@aucklandcouncil.govt.nz . The conditions of consent should be discussed at this meeting. All information required by the council and listed in that condition should be provided 2 days prior to the meeting.

These Conditions Apply to Land Use Consent LUC60415320 Only

Construction Traffic Management Plan

5. Prior to the commencement of any earthworks or construction activity on the site, the consent holder must submit to and have approved by the Council, a Construction Traffic Management Plan (CTMP). This must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic.

The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.

Advice Note:

The CTMP should include the following:

- a) *Provide a parking management plan for construction traffic.*
- b) *Address the transportation and parking of oversize vehicles (if any).*
- c) *Provide appropriate loading / working areas to minimise disruption to traffic.*
- d) *Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.*
- e) *Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.*
- f) *Ensure the site access point shall be clearly signposted.*
- g) *Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.*
- h) *Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.*

- i) *Identify proposed numbers and timing of heavy vehicle movements throughout the day.*
- j) *Identify the location of vehicle and construction machinery access during the period of site works.*
- k) *Identify the storage and loading areas for materials and vehicles.*
- l) *For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.*
- m) *Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.*
- n) *Identify the relevant Auckland Transport approvals.*

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

Earthworks

6. Immediately upon abandonment or completion of earthworks on the subject site all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.

Advice Note:

Should the any earthworks be completed or abandoned, bare areas of earth associated with the works must be permanently stabilised against erosion. Measures may include:

- *The use of mulching or natural fibre matting.*
- *Top-soiling, grassing and mulching of otherwise bare areas of earth.*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Duration

7. Resource consent LUC60415320 must expire 5 years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Erosion and sediment controls

8. Prior to the commencement of earthworks activity in any of Stages 6A, 6B, 6C, 6D or 6E on the subject site, a finalised Erosion and Sediment Control Plan(s), specific to each respective stage, must be prepared in accordance with the application document referenced under condition 1 and in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05), and submitted to the Council for written certification. No earthworks activity on any

stage of the subject site must commence until the Council has certified that that the ESCP(s) satisfactorily meets the requirements of GD05. The plan(s) must contain sufficient details to address the following matters:

- Specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds, and stabilised construction entrances, in accordance with GD05;
- supporting calculations and design drawings, as necessary;
- details of construction methods;
- monitoring and maintenance requirements;
- catchment boundaries and contour information as necessary; and,
- details relating to the management of exposed areas (e.g. grassing, mulching).

Advice Note:

In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

Chemical Treatment Management Plan

9. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChemTMP), specific to Stages 6A, 6B, 6C, 6D, and 6E respectively, must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05) and submitted to the Council for certification. No earthwork activities must commence until certification is provided by the Council that the ChemTMP specific to each Stage, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum:
- a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;
 - b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - c) Details of optimum dosage (including assumptions);
 - d) Results of initial chemical treatment trial;
 - e) A spill contingency plan; and
 - f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

In the event that minor amendments to the ChemTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance

of the CTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

Activity in accordance with approved ChemTMP

10. The sediment retention ponds, decanting earth bunds and any other approved impoundment devices utilised as part of the earthworks must be chemically treated in accordance with the certified Chemical Treatment Management Plan(s) (ChemTMP), for each respective stage.

Certification of Works

11. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 1, and prior to the commencement of earthworks activity on the subject site with that specific stage, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in accordance with the certified plan required by condition 1. Written certification must be in the form of a report or any other form acceptable to the Council.

Advice Note:

Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05): Erosion and Sediment Control construction quality checklists.

Progressive stabilisation

12. The site's stages must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in accordance with the certified Erosion and Sediment Control Plan(s).

Advice Note:

Stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Operational Effectives to be maintained

13. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan(s) referred to under condition 1, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

Avoid deposition on public road

14. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Seasonal Restriction

15. No earthworks on the subject site must be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' for approval by the Council. All requests must be renewed prior to the approval expiring and no works must occur until written approval has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Public Assets

16. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Ensure stability of the site/neighbouring sites.

17. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

Retaining walls

18. All retaining wall(s) and ancillary and supporting structures must be entirely located within

the residential lots and COALs and must be clear of the boundary of the drainage reserves Lots 7101 and 7102, and Accessways Lots 7512 to 7518. The retaining walls along Lots 7101 and 7102 must be no higher than 1.25m and retaining walls along Lots 7512-7518 must be no higher than 1.5m as shown on the approved Woods consent drawings relating to the retaining walls adjoining the drainage reserves and Accessways, being drawings P21-494-06-1410-EW to P21-494-06-1421-EW. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with these requirements within 10 days of completion of the works.

Advice Notes:

The consent holder should ensure that all necessary design / approvals for retaining walls are obtained prior to commencement of any excavation works. This should include:

- a) Detailed retaining wall design is to be provided. The proposed retaining walls must have an asset design life of a minimum of 100 years,*
- b) A geotechnical investigation is to be provided as a design base for the retaining,*
- c) A safety fence/guard rail shall be located on the full length of the retaining walls.*

As part of the application for Engineering Approval, a registered engineer must:

- a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.*
- b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.*
- c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.*

Ensure supervision and certification of geotechnical works.

19. All earthworks including the construction of retaining walls and the placement & compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance with "Geotech Report prepared by CMW, ref: AKL2022-0220AB Rev 1, dated: 9 February 2023."

Geotechnical Completion Report.

20. An Engineer's certificate and Geotechnical Completion Report (GCR) prepared by suitably qualified engineering professional responsible for supervising the works must be provided to the satisfaction of the Council, confirming that the works have been completed in accordance with the approved plans. The GCR is to cover the following (as a minimum):
- a. That the works were undertaken in accordance with NZS4431:2022 "Engineered fill construction for lightweight structures" and the site-specific designs outlined in the Geotechnical Investigation Report; and
 - b. Recommendations for each lot, confirming detailed geotechnical design requirements, and including as-built records of earthworks, groundwater levels and drainage; and
 - c. Confirmation that criteria as defined in the Geotechnical Report listed in **condition 19** have been met prior to commencement of dwelling construction; and
 - d. The extent to which settlement of the site is expected and its impact on future house/structure construction; and

- e. Include a statement of professional opinion for the suitability of the site for residential development; and
- f. Details of all earthworks and as-built plans including, the depth, extent of fill and drainage, subsoil drains and soil reinforcement. As-built plans must be certified by a licensed Cadastral Surveyor; and
- g. Specific requirements for future earthworks, building foundations, retaining walls and other works which may occur in each lot. This must include requirements for works which may take place within the vicinity of subsoil drains; and
- h. The ongoing maintenance requirements of landowners to ensure efficient functioning of the privately-owned subsoil drains and subsoil drain outlets. This must include a requirement to provide CCTV monitoring of subsoil drain outlets to Council; and
- i. If subsoil drains are installed to a 'zero maintenance' standard, the Completion Report must include requirements to avoid damage to the subsoil drains including the extent to which modifications can be made to the capping (covering) at ground level; and
- j. Any related matters identified in other conditions of this consent.

Advice Notes:

Lot specific expansive soil site classification in accordance with the November 2019 amendment of the NZ MBIE Acceptable Solution B1/AS1 "Structure" and requirement to follow AS2870:2011 and BRANZ120A should be undertaken. This information should be provided for review and approval by the Council prior to building consent approval.

Geotech review.

21. The Council may appoint an independent geotechnical engineer to observe critical aspects of the construction works (e.g. geotechnical drainage installations, shear key excavations, retaining walls, capping requirements for rock if encountered in deep cuts, etc.), and/ or peer review the Geotechnical Completion Report, at the Consent Holder's expense. Critical observations are to be agreed between the independent geotechnical engineer and the Supervising Engineer prior to construction commencing.

Construction hours

22. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activities on the subject site, must be restricted to between the following hours:
- a. Weekdays (Monday to Friday): 7:00am – 6:00pm;
 - b. Saturday: 7:00am – 6:00pm with the exception of any works within 100m of any dwelling for which the hours must be restricted to 8:00am to 1:00pm;
 - c. Sundays or Public Holidays: no works

Advice Note:

All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.

Dust and odour

23. There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures shall be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:
- The staging of areas of the works;
 - The retention of any existing vegetation;
 - Watering of all access roads, manoeuvring areas, and stockpile during dry periods;
 - Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month;
 - Suspension of all operations if necessitated by the prevailing conditions.

Construction Park and Loading

24. All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
25. All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.

Ensure construction and earthworks activities do not obstruct access.

26. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.

Arboricultural Conditions

27. All tree work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the relatively confined location and the need to avoid damage to understorey vegetation and built structures.
28. If the consented works are completed during a planting season (1 May to 31 August of any year) and there is sufficient time to implement the approved landscape plan before the end of that planting season, then the approved landscape plan must be implemented during the current planting season. If the consented works are completed outside a planting season, then the approved landscape plan must be implemented during the next planting season.
29. The consent holder must implement the approved landscaping in accordance with the approved landscape plans submitted as part of this application referenced as Milldale Stage 6 – Planting Plans and Schedules, prepared by Bespoke Landscape Architects, and dated March 2023.
30. The replacement tree's growth and development must be monitored for two years following planting. If the tree dies or declines beyond recovery during this period, it must be replaced by the consent holder with a new specimen of a similar size and species to that which was originally planted.
31. Throughout the 2-year establishment period the consent holder must ensure that: a weed free environment is maintained directly over the root ball of the replacement trees, any stakes and ties are secure and in place; and the rootball is covered with a composted mulch to a depth of 80mm.

Vehicle crossing width and future development design on the sites

32. All lots that front local or collector roads with a front boundary width of less than 14m must construct a vehicle crossing in accordance with the final Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P21-494-06-2811-RD rev 2, dated March 2023 unless; approval from Council and Auckland Transport is obtained to permit deviation from this design.
33. All lots that front local roads with a front boundary of 14m or greater in width can either choose to construct a vehicle crossing in accordance with the final Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) or; the final Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods P21-494-06-2811-RD rev 2, dated March 2023 and P21-494-06-2812-RD rev 2, dated March 2023 unless; approval from Council¹ and Auckland Transport is obtained to permit deviation from this design.
34. All lots fronting collector roads with a front boundary of 14m or greater in width must construct a vehicle crossing in accordance with the final Collector Road Type B (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P21-494-06-2812-RD rev 2, dated March 2023 unless; approval from Council is obtained to permit deviation from this design unless; approval from Council and Auckland Transport is obtained to permit deviation from this design.

Advice Note:

Vehicle crossings to Lots 1029, 1030, 1050, 1068, 1069, 1152, 1144, 1145 and JOAL 6047, are able to be located within 10m of an intersection triggered by Rule E27.6.4.1(3)(a).

Development on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, and super Lots 5027 – 5030:

35. All dwellings and associated buildings constructed on Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, and super Lots 5027 – 5030: must be designed in accordance with all of the standards of the Residential - Mixed Housing Urban Zone that are listed under Standard H5.6 of the Auckland Unitary Plan (Operative in Part).

Advice Note:

For clarification purposes, the above blanket land use consents apply to development on the future lots approved under subdivision consent referenced by council as SUB60415321. The applicable future lots as it correlates to each of the infringed standards are listed under the above reasons of consent.

Stormwater management works

36. The following stormwater management works must be constructed for the following catchment areas and design requirements, and must be completed **prior** to discharges commencing from the site:

Works to be undertaken	Catchment area m²	Design requirement(s)
<i>Rain gardens x 8</i>	L01 - 518.7 impervious area + 188.1 pervious	In accordance with GD01. Off line Conveyance of up to 1% AEP storm event flows

	<p>RG1 – 731.0 impervious area = + 382.2 pervious</p> <p>RG2 = 731.0 impervious + 382.2 pervious</p> <p>RG3 = 731.0 impervious area + 382.2 pervious</p> <p>RG4 = 457.9 impervious + 239.4 pervious</p> <p>RG5 = 704.9 impervious + 368.6 pervious</p> <p>RG6 = 704.9 impervious + 368.6 pervious</p> <p>RG7 = 650.7 impervious + 340.2 pervious</p> <p>Total impervious area = 5,230.1m²</p> <p>Total pervious = 7,881.6m²</p>	<p>Sized to meet SMAF1 hydrology mitigation</p>
<p><i>A kerbside detention swale</i></p>	<p>Portion of Argent Lane fronting 48 Argent Lane</p>	<p>Provide stormwater quality treatment but not detention.</p>

37. In the event that any minor modifications to the management system are required, the following information must be provided:

- Plans and drawings outlining the details of the modifications; and

- Supporting information that details how the proposal does not affect the capacity or performance of the management system.

All information must be submitted to, and verified by the Council, **prior to implementation.**

Advice note:

All proposed changes must be discussed with the Council and Auckland Transport, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the management system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

These conditions apply to Streamworks Consent LUS60419819 only

38. The streamworks for the construction of the 33.1m proposed culvert and vegetation clearance must be undertaken in accordance with the following plans and information, unless a higher standard is details in the conditions below, in which case this higher standard must apply:

Application

'Resource Consent Application and Assessment of Environmental Effects, Milldale Stage 6 Subdivision" Report prepared by Woods, dated 13 February 2023 (henceforth referred to as AEE)

'Milldale Earthworks 6 Consent Drawings, P21-494-06-1100-EW - P21-494-06-1100-EW, P21-112-1813-EW, P21-494-06-3000-DR - P21-494-06-6002-WR' Engineering Designs prepared Woods, dated Jan 2023 (henceforth referred to as Engineering Designs)

'Milldale Stage 6 subdivision, Wainui, Ecological Effects Assessment' Report prepared by RMA Ecology Limited, dated January 2023 (henceforth referred to as EclA))

S92

'Milldale Stage 6 Subdivision – Response to Preliminary Design Review' Letter prepared by Woods, dated 4 April 2023 (henceforth referred to as S92 Letter)

'Milldale Stage 6 subdivision, Wainui, Ecological Effects Assessment' Report prepared by RMA Ecology Limited, dated March 2023 (henceforth referred to as Updated EclA))

39. Immediately upon abandonment or completion of streamworks on the subject site all areas of bare earth associated with the works must be permanently stabilised against erosion.

Advice Note:

Should any streamworks be completed or abandoned, bare areas of earth associated with the works shall be permanently stabilised against erosion. Measures may include:

- *The use of mulching or natural fibre matting.*
- *Top-soiling, grassing and mulching of otherwise bare areas of earth.*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader - Compliance Monitoring South for more details. Alternatively, please refer to

Auckland Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05).

40. Consent LUS60419819 (streamworks) must lapse 5 years from the date it is granted unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.
41. The streamworks consent LUS60419819 expires thirty-five years after commencement unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.
42. Prior to any streamworks commencing, including upstream flows being dammed or diverted, a finalised Streamworks Methodology Plan, must be prepared and submitted to the Council for written certification. No flow diversion or streamworks activity on the subject site must commence until confirmation from the Council is provided that the above plans are satisfactory. The plan must include but not be limited to:
 - details of any stream diversion methodologies, including location, type, and capacities in accordance with GD05;
 - supporting calculations and design drawings as necessary; and
 - monitoring and maintenance requirements.

The Streamworks Methodology Plan must be submitted to the Council on monitoring@aucklandcouncil.govt.nz.

Advice Note:

In the event that minor amendments to the streamworks methodology plan are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the environmental protection measures may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader – Compliance Monitoring South, prior to implementation to confirm that they are within the scope of this consent.

43. During periods of flow greater than the capacity of any stream diversion certified under **condition 42** above, a stabilised flow path up to the 100-year flood event must be provided to ensure no scour or erosion occurs and so that flows can pass safely around or through the area of works with minimum nuisance and damage and with minimal sediment generation or discharge.

Pre-commencement

44. Prior to the commencement of any streamworks and/or vegetation clearance activity, the consent holder must hold a pre-start meeting that:
 - is located on the subject site.
 - is scheduled not less than five days before the anticipated commencement of earthworks and/or stream.
 - includes an Auckland Council Compliance Monitoring officer(s).
 - includes representation from the contractors who will undertake the works.

The meeting must discuss the erosion and sediment control measures, the streamworks methodology and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent.
- Streamworks Methodology Plan.
- Native Freshwater Fish Capture and Relocation Plan
- Resource consent conditions.

Advice Note:

*To arrange the pre-start meeting required by **Condition (44)** please contact the Council on monitoring@aucklandcouncil.govt.nz or 09 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.*

45. In order to minimise the impact of the proposed vegetation clearance on the local bird population, the clearance must occur outside the main native bird nesting season of September–February inclusive. This will avoid the breeding season and will therefore eliminate the risk of an active nest being present in any of the felled trees. Alternatively, if felling occurs during the breeding season, the trees must be inspected by an ecologist or ornithologist to identify any active nests. If an active nest is identified the tree clearance should be delayed until after the nest has fledged.

Advice note:

Under the Wildlife Act 1953, All native birds and lizards are totally protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation. This includes the deliberate disturbance of potential habitat even if presence of native species has not been specifically surveyed.

46. Prior to any streamworks activity commencing, the consent holder must submit a Native Freshwater Fish Capture and Relocation Plan, produced by a suitably qualified and experienced freshwater ecologist, to the Council for written certification. This plan must detail how native fish will be salvaged prior to works commencing and must include but not be limited to:
- a) Methodologies to capture fish within the impact streams and wetland habitats, or justification there is no habitat for native fish present at the time of earthworks;
 - b) Fishing effort;
 - c) Details of the relocation site;
 - d) Storage and transport measures including prevention of predation and death during capture; and
 - e) Euthanasia methods for diseased or pest species.
 - f) Or an assessment on the habitat ability to support fish at the time of streamworks.
47. A suitably qualified and experienced freshwater ecologist must carry out (if habitat is present) all native fish relocation and capture as per the approved Native Freshwater Fish Capture Relocation Plan and must be on site during dewatering in order to relocate any native fish to a suitable and healthy stream habitat should they be found on site.

Advice Note:

Permits may be required by the Ministry of Primary Industries or Department of Conservation to undertake the fish salvage and relocation proposed. Any salvage activities should be undertaken in accordance with the conditions of those permits.

48. The consent holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 5 days of completion of the native fish capture and relocation and upload the results into NIWA's New Zealand native freshwater Fish database.
49. All machinery must be operated in a way, which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during stabilisation and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body such that any spillage can be contained so it does not enter adjacent streams or wetlands. The use of grouts and concrete products must also be limited adjacent to all streams and wetlands with all mixing of products carried out outside the 100-year floodplain area such that any spillage can be contained so it does not enter the streams and wetlands, associated with this consent.

Mandatory Conditions required by Regulation 71 of the NES FW

50. Within twenty (20) working days following completion of the installation of the new culvert structure, the consent holder must submit to the council the information required by regulations 62 and 63 of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.
51. Within twenty (20) working days following completion of the new culvert, the consent holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the council for certification. The FPMMP must specify the ongoing monitoring and maintenance measures of the culvert structures to ensure fish passage is maintained and does not reduce over the lifetime of the culvert structure, and include the following detail and processes:
 - a. Specific aspects of the structure to be monitored to ensure that the structure's provision for the passage of fish does not reduce over its lifetime.
 - b. Programme and frequency of routine monitoring and maintenance.
 - c. Method of visual inspection of the structure within 5 days following a significant natural hazard, or events that may otherwise affect the structure's provision for fish passage.
 - d. Record keeping of monitoring results including photos.
 - e. Follow up actions including the preparation of as-built plans and supporting information, further steps, and remediation measures.
52. If any of the routine monitoring or visual inspections identify that provision for fish passage has been reduced, or the culvert structure is damaged, the consent holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified.
53. The consent holder must maintain a record of:
 - a. All placement, alteration, extension, and reconstruction works for the culvert structure, including when the works commence, how long they take, and when the works are completed; and
 - b. Details of all monitoring and maintenance works undertaken on the culvert structure in accordance with **condition 50**, including photo's and evidence of any maintenance works undertaken.

If requested, the consent holder must provide this record to the Council within ten (10) working days of the date of request.

54. Within twenty (20) working days of any changes to the structure or detail as submitted within **condition 53** above, as a result of routine monitoring and maintenance, or following a

significant natural hazard or event that may otherwise affect the structure's provision for fish passage, the consent holder must provide:

- a. Updated as-built information of the structure and associated fish passage, and
 - b. Further steps to be taken to ensure that the structure's provision for the passage of fish does not reduce over its lifetime.
55. Fish passage must be maintained through the culvert structure in perpetuity, and monitoring, maintenance and remediation measures must be undertaken in accordance with the FPMMP throughout the lifetime of the culvert structure.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*

Accidental Discovery Rule

5. *Should earthworks on the site result in the identification of any previously unknown archaeological site, the land disturbance – Regional Accidental Discovery rule [E12.6.1] set out in the Auckland Unitary Plan Operative in part (November 2016) shall be applied.*

Heritage New Zealand Pouhere Taonga Act 2014 –

6. *The Heritage New Zealand Pouhere Taonga Act 2014 (hereafter referred to as the Act) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. All archaeological sites are protected by the provisions of the Act (section 42). It is unlawful to modify, damage or destroy an archaeological site without prior authority from Heritage New Zealand Pouhere Taonga. An Authority is required whether the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Auckland Unitary Plan Operative in part (November 2016).*

According to the Act (section 6) archaeological site means, subject to section 42(3) –

- a) *any place in New Zealand, including any building or structure (or part of a building or structure), that –*
 - i. *was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and*
 - ii. *provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*

- b) *includes a site for which a declaration is made under section 43(1)*

It is the responsibility of the consent holder to consult with Heritage New Zealand Pouhere Taonga about the requirements of the Act and to obtain the necessary Authorities under the Act should these become necessary, as a result of any activity associated with the consented proposals.

For information, please contact the Heritage New Zealand Pouhere Taonga Northern Regional Archaeologist – 09 307 0413 / archaeologistMN@historic.org.nz.

Protected Objects Act 1975

7. *Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be tāonga (treasures). These are taonga tūturu within the meaning of the Protected Objects Act 1975 (hereafter referred to as the Act).*

According to the Act (section 2) taonga tūturu means an object that –

- a) *relates to Māori culture, history, or society; and*
- b) *was, or appears to have been –*
 - i. *manufactured or modified in New Zealand by Māori; or*
 - ii. *brought into New Zealand by Māori; or*
 - iii. *used by Māori; and*
- c) *is more than 50 years old.*

The Act is administered by the Ministry of Culture and Heritage. Tāonga may be discovered in isolated contexts but are generally found within archaeological sites. The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the modification of an archaeological site should be considered by the consent holder if tāonga are found within an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

It is the responsibility of the consent holder to notify either the chief executive of the Ministry of Culture and Heritage or the nearest public museum (for Auckland this is the Auckland War Memorial Museum), which shall notify the chief executive, of the finding of the taonga tūturu, within 28 days of finding the taonga tūturu; alternatively provided that in the case of any taonga tūturu found during the course of any archaeological investigation authorised by Heritage New Zealand Pouhere Taonga under section 48 of the Heritage New Zealand Pouhere Taonga Act 2014, the notification shall be made within 28 days of the completion of the field work undertaken in connection with the investigation.

Under section 11 of the Act, newly found taonga tūturu are in the first instance Crown owned until a determination on ownership is made by the Māori Land Court.

For information, please contact the Ministry of Culture and Heritage – 04 499 4229 / protected-objects@mch.govt.nz

Retaining Walls

8. *The proposed retaining walls will require a separate Building Consent. Retaining Walls will be required to remain within private property and shall be structurally discontinued where crossing boundary lines.*

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 06.07.2023

Decision on an application for resource consents under the Resource Management Act 1991



Decision two – Non-Complying activity for a subdivision consent

Application numbers:	BUN60415298 (Council Reference) SUB60415321 (s11 Subdivision consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Argent Lane, Milldale
Legal description:	Lot 3 DP 151229 Lot 5 DP 151229 Lot 3 DP 72198 Lot 4 DP 72198 Lot 5 DP 72198, ½ SH Sec 1 SO 67469 Lot 14 DP 168913, ½ SH Sec 1 SO 67469 Stage 5 balance parcel, Lot 9000 DP 574820

Proposal:

To subdivide the sites to create 165 vacant residential lots, 8 super lots, drainage reserves, associated roads and accessways. Associated infrastructure and services are proposed to service the subdivision. The development is to be staged with the overall proposal referred to as Stage 6 subdivision of the Wainui Precinct.

The resource consents are:

Subdivision consents (s11) SUB60415321

Auckland Unitary Plan (Operative in Part)

- Pursuant to E38.4.1(A7) the proposal involves the subdivision of land with two or more zones (Residential – Mixed Housing Urban zone, Business - Neighbourhood Centre zone, Open Space – Conservation zone and Open Space - Informal Recreation zone). This requires consent as a restricted discretionary activity.
- Pursuant to E38.4.2(A18) vacant lot subdivision involving parent sites greater than 1ha that comply with standard E38.8.3.1 requires consent as a discretionary activity.
- The proposal involves vacant sites subdivision complying with Standard E38.9.2.3 as a restricted discretionary activity pursuant to Rule Activity Table E38.4.2 (A35).
- The proposal involves subdivision of land within the 1% AEP probability floodplain. This requires consent as a restricted discretionary activity pursuant to rule E38.4.1(A11).
- The proposal involves vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3, with vacant sites within the Mixed

Housing Urban zone not meeting the maximum net site area requirement of 360m² (with an average of 417m² proposed). This requires consent as a non-complying activity pursuant to rule E38.4.2(A18).

- The proposed subdivision involves the subdivision of land for residential lots in the open space recreation zone. Pursuant to E38.4.4 (A43) any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 requires consent as a discretionary activity.
- Pursuant to I544.4.1(A3) Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1 requires consent as a discretionary activity. A stream edge shared path is proposed in the location of the indicative reserve edge road which is not in accordance with the Wainui Precinct Plan 1.
- The proposed subdivision exceeds the trip generation standards set out in Standard E27.6.1(a), as the proposed development will have the capacity to accommodate more than 100 dwellings (with over 165 dwellings and future dwellings on residential lots and superlots). This requires consent as a restricted discretionary activity under Rule Activity Table E27.4.1 (A3).

Decision

Under sections 104 and 104D, and part 2 the applications are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The subdivision development has a layout and density that is in general accordance with the roading layout and open space provisions anticipated within the Wainui Precinct. The density and layout of the subdivision development will be suitable for the activities anticipated by the underlying zone. The vacant sites will be of an adequate size that is suitable to accommodate a dwelling, private open space, access, and parking.
 - b. The proposal will provide the road layout for this part of the Wainui precinct in a staged manner. The proposal is considered to provide a clear and legible road layout and road hierarchy in a manner that is sought by I544.10.1 Wainui: Precinct plan 1.
 - c. The connections within the subdivision enable good vehicle and pedestrian connections to the local centre, stream esplanades and Milldale Reserve. The block sizes and road layout generally offer a reasonable level of permeability through the neighbourhood when combined with pedestrian / cycle linkages. The layout enables efficient walking and cycling connections to key destinations and rear sites are minimised.
 - d. The layout of the proposed subdivision and site works are broadly in keeping with the anticipated future subdivision land pattern (including its amenity values and character) on the subject land and within this part of the Wainui Precinct. It is noted that the proposal includes a stream edge pathway in lieu of a stream edge road that is sought by the Wainui precinct plan and this is not entirely consistent with the precinct provisions. The proposed stream edge pathway will provide an appropriate

shared pathway connection that achieves pedestrian and cycle connectivity to the wider Milldale area and a level of amenity for future users and adjacent super-lots and provides an appropriate level of interaction and passive surveillance of the stream edge pathway. The proposed / offered design conditions as well as further landscape details of the stream edge pathway will ensure that any adverse effects on the amenity of the surrounding environment (and users of the pathway) are appropriately mitigated.

- e. The proposed street hierarchy broadly follows that in the Wainui Precinct Plan hierarchy and in previous subdivision staged consents, providing a range of street typologies to enable the efficient movement of vehicles, public transport and other modes of transport including cycling and walking.
- f. Whilst there is residential development is proposed on land zoned as the Open Space Zone, this area has been identified as being surplus to the requirements of Auckland Council Parks for reserve purposes. In this context any adverse effects as result of the residential subdivision on such land, onto the wider environment is appropriately mitigated.
- g. The proposed subdivision will create a number of reserves. These include the proposed accessways to vest, as well as the Local Purpose Drainage Reserves (Lot 7101 and 7102). The proposed landscape planting strategy is appropriate. A suite of consent conditions has been recommended in respect to the final landscape design and details, as well as the timing of delivery / implementation of the landscape planting.
- h. Whilst it is acknowledged that the subdivision and future residential development will bring about a change to the character and amenity of the immediate area, the resulting urban character and associated adverse effects of the subdivision are concluded to be anticipated via the Wainui Precinct and the underlying urban zoning of the land.
- i. The design of the development is designed to appropriately manage stormwater and to safely maintain the conveyance function of overland flow paths. Whilst the proposed measures for stormwater management are not best practice, this remains broadly consistent with the Stormwater management Plan approved for the Wainui Precinct. The proposed stormwater management strategy and design including the stormwater detention basin are acceptable and the final design details including the detention basin can be addressed as part of Engineering Plan Approval
- j. The proposal incorporates a series of pedestrian connections to create additional permeability within the block structure and to create direct connections from Milldale Reserve to Argent Lane and the wider environment. These will contribute to the safety and amenity for future residents.
- k. The proposed road layout and design and traffic matters have been assessed by Auckland Transport who have confirmed their broad support of the road layout and design, including the stream edge shared pathway, road typologies and the overall stormwater management approach within the road network.
- l. The additional traffic generated from the subdivision proposal can be accommodated by the proposed and existing roading network and public pedestrian access without adversely affecting traffic safety of road users. The increase in traffic generated in the Precinct will be broadly consistent with what was anticipated in the

approved Integrated Transport Assessment.

- m. the proposed subdivision can be appropriately serviced, and that infrastructure has capacity to accommodate all lots.

Overall, the adverse effects generated by the subdivision activity will be appropriately mitigated and acceptable.

- n. In terms of positive effects, the subdivision development will provide additional residential lots contributing to future housing across the Auckland Region with the delivery of adequate infrastructure and services to service the subdivision.
- o. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

- 2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered the relevant objectives and policies as they relate to the I544 (Wainui Precinct Precinct), H5 (Residential – Mixed Housing Urban), H7 (Open Space) E27 (Transportation) and E38 (Urban Subdivision). The proposal is broadly consistent with the relevant objectives, policies, and assessment criteria for the following reasons:

- a. The subdivision will enable the practical and sequential delivery of the anticipated block pattern.
- b. the subdivision has a layout which is safe, efficient, convenient, and accessible and will not increase the risks of adverse effects to people, property, infrastructure, and the environment from natural hazards and maintains the function of overland flow paths to safely convey flood waters.
- c. The density and layout of the subdivision development will be suitable for the activities anticipated by the underlying zone of the site.
- d. The proposed layout of the subdivision and block arrangement will provide a street layout, and the block configuration and lot sizes that are considered appropriate for the location. The proposal will enable the road layout and wider connectivity are provided in broad accordance with the I544.10.1 Wainui: Precinct plan 1.
- e. The proposed stream edge pathway will provide an appropriate shared pathway connection to the wider Milldale area and an appropriate level of amenity for future users with adjacent super-lots and provides an appropriate level of interaction and passive surveillance of the stream edge pathway. While not as positive as an outcome relative to a full public stream edge road as provided for in the Precinct, the difference does not equate to the proposal being inconsistent with the Precinct provisions. Further, the Precinct does not provide for a stream edge road that is prioritised above the efficient functioning of arterial road infrastructure in the form of Argent Lane. The proposal is generally consistent with the relevant provisions of the I544 Wainui Precinct by providing for key roading infrastructure while also providing alternative methods of public access to the stream margins, supported with detailed requirements around direct access, fence heights, glazing and landscaping.
- f. The applicant has demonstrated that the proposed residential lots and super-

lots are of a size, shape and orientation that will appropriately enable future residential development in a manner that is sought for this location.

- g. The proposal will enable the future delivery of the overall Wainui Precinct plan (I544.10.1 Wainui: Precinct plan 1.) and will facilitate the future road layout and block pattern.
 - h. Whilst there is residential subdivision proposed on land zoned as the Open Space Zone, the broad zoning of these area has been applied to the precinct plan and have been identified as being surplus to the requirements of both Auckland Council Parks for reserve purposes. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned reserve as envisaged by the Precinct Plan.
 - i. The proposal is not entirely consistent with the Open Space Zone policies in terms of its overall spaciousness and open amenity. However, the proposed subdivision on the open space zoned land is generally consistent with the Plan on balance in this regard, noting the land area earmarked for a future reserve, the more detailed exercise by Council in terms reserve allocation in the Precinct and the broader planned context of the Wainui Precinct.
 - j. The creation of reserves and new road network with footpaths and shared paths will provide cycle and pedestrian connections that connect to the site and the wider reserve and road network,
 - k. The subdivision provides a safe and connect road pattern and the design details can be addressed as part of the EPA process.
 - l. The proposed subdivision is acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed subdivision will enable future development to be in keeping with the amenity of the existing and anticipated surrounding residential environment.
 - m. All sites are capable of being serviced with infrastructure that is compatible and integrated with the proposed network.
3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
 4. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and, will have adverse effects on the environment that are no more than minor.
 5. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.
 6. The objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

7. Overall, the proposal will generate adverse effects on the environment that are acceptable, is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.
8. Overall, the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

All conditions contained in this decision must be complied with at time of s224(c). The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the consent holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the RMA, the consent is subject to the following conditions:

General Conditions

1. This Stage 6 subdivision of Milldale, comprising of 165 vacant residential lots, 8 super lots, two drainage reserves, roads and public accessways to vest with associated infrastructure and site works must be as described in the application form and assessment of environmental effects prepared by Woods dated 13 February 2023 and must be carried out in accordance with the plans and information detailed below, and all referenced by the council as consent SUB60415321.

Report title and reference	Author	Rev	Dated
Stormwater Management Options Assessment for Life Cycle Costs/ Milldale Stage 6	Woods	-	8 May 2023
Departures From Standards - Milldale Stage 6 – Back Berm_ less than 1.0m_ Approved	Woods	-	26 May 2023
Departures From Standards - Milldale vehicle crossing_ TYPE A SINGLE	Woods	-	28 July 2021
Departures From Standards - Milldale vehicle crossing_ TYPE B DOUBLE	Woods	-	28 July 2021
Milldale Stage 6 & Local Centre Stormwater Assessment	Woods	V2	29 Feb 2023
Memorandum – Milldale Stage 6 & Local Centre Stormwater Assessment	Woods	-	6 April 2023
Memorandum Milldale Stage 6 Subdivision – Response to Preliminary Design Review (Urban Design)	Woods	-	4 April 2023
Milldale Stage 6 subdivision, Wainui Ecological Effects Assessment	RMA Ecology Ltd	Ver2	20 Mar 2023
MILLDALE SUBDIVISION STAGE 6 WAINUI EAST, AUCKLAND. GEOTECHNICAL INVESTIGATION REPORT	CMW Geosciences	Rev1	9 Feb 2023

Preliminary Site Investigation for ground Contamination Milldale Earthworks Precincts 2 and 3	Tonkin & Taylor Ltd	5	25 Jun 2020
Proposed Residential Development, Wainui East, Auckland: Addendum for Milldale Earthworks Precincts 2 And 3	Clough & Associates LTD	-	June 2020
WAINUI PRECINCT MILLDALE STAGE 6 SUBDIVISION CONSENT URBAN DESIGN REPORT	Woods	V1	Feb 2023
MILLDALE STAGE 6 Transportation Assessment	Stantec	2	25 Jan 2023
Infrastructure Report Milldale Stage 6	Woods	1	13 Feb 2023
Stormwater Design Memo	Woods	-	24 Jan 2023

Drawing title and reference	Author	Rev	Dated
P21-494-06-0000-GE - COVER	Woods	1	-
P21-494-06-0001-GE - INDEX	Woods	3	-
P21-494-06-0010-SU - SURVEY SCHEME PLAN	Woods	5	June 2023
P21-494-06-0011-SU - SURVEY SCHEME PLAN	Woods	5	June 2023
P21-494-06-0012-SU - SURVEY SCHEME PLAN	Woods	5	June 2023
P21-494-06-0013-SU - SURVEY SCHEME PLAN	Woods	5	June 2023
P21-494-06-0014-SU - SURVEY SCHEME PLAN	Woods	5	June 2023
P21-494-06-0014-SU - UNDERLYING PARCEL INFORMATION	Woods	5	June 2023
P21-494-06-0101-GE - SITE LOCATION PLAN	Woods	3	June 2023
P20-248-05-0102-GE - EXISTING TITLES PLAN	Woods	2	April 2023
P21-494-06-0103A-GE - EXISTING FEATURES PLAN	Woods	3	June 2023
P21-494-06-0103B-GE - EXISTING FEATURES PLAN - FOCUS PLAN	Woods	4	June 2023
P21-494-06-0104A-GE - ZONING PLAN	Woods	4	June 2023
P21-494-06-0104B-GE - ZONING PLAN WITH PRECINCT PLAN OVERLAID	Woods	4	June 2023
P21-494-06-0104C-GE - ZONING PLAN - STAGE 6 FOCUS PLAN	Woods	4	June 2023
P21-494-06-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	Woods	3	June 2023
P21-494-06-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	Woods	4	June 2023

P21-494-06-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	Woods	4	June 2023
P21-494-06-0111-GE - DEVELOPMENT CONTROL PLAN - SHEET 1	Woods	3	June 2023
P21-494-06-0112-GE - DEVELOPMENT CONTROL PLAN - SHEET 2	Woods	4	June 2023
P21-494-06-1100-EW - DESIGN CONTOURS PLAN - OVERALL	Woods	3	April 2023
P21-494-06-1200-EW - CUT FILL PLAN - OVERALL	Woods	3	April 2023
P21-494-06-1400-EW - RETAINING WALL OVERALL PLAN	Woods	3	April 2023
P21-494-06-1401-EW - RETAINING WALL PLAN SHEET 1	Woods	2	April 2023
P21-494-06-1402-EW - RETAINING WALL PLAN SHEET 2	Woods	3	April 2023
P21-494-06-1410-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 1	Woods	2	April 2023
P21-494-06-1411-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 2	Woods	2	April 2023
P21-494-06-1412-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 3	Woods	2	April 2023
P21-494-06-1413-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 4	Woods	2	April 2023
P21-494-06-1414-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 5	Woods	2	April 2023
P21-494-06-1415-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 6	Woods	2	April 2023
P21-494-06-1416-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 7	Woods	2	April 2023
P21-494-06-1417-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 8	Woods	3	April 2023
P21-494-06-1418-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 9	Woods	2	April 2023
P21-494-06-1419-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 10	Woods	3	April 2023
P21-494-06-1420-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 11	Woods	2	April 2023
P21-494-06-1421-EW - RETAINING WALL PLAN AND LONGSECTION SHEET 12	Woods	2	April 2023

P21-494-1610-EW - STREAMWORKS METHODOLOGY AND PLAN PHASE 1 AND 2	Woods	1	Jan 2023
P21-494-1611-EW - STREAMWORKS METHODOLOGY AND PLAN PHASE 3 AND 4	Woods	1	Jan 2023
P21-494-06-1800-EW - SEDIMENT AND EROSION CONTROL - OVERALL PLAN	Woods	3	April 2023
P21-494-06-1801-EW - SEDIMENT AND EROSION CONTROL - SHEET 1	Woods	2	April 2023
P21-494-06-1802-EW - SEDIMENT AND EROSION CONTROL - SHEET 2	Woods	3	April 2023
P21-494-06-1810-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 1	Woods	1	Jan 2023
P21-494-06-1811-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 2	Woods	1	Jan 2023
P21-494-06-1812-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 3	Woods	1	Jan 2023
P21-494-06-1813-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 4	Woods	1	Jan 2023
P21-494-06-2010-RD - ROAD STRUCTURE PLAN	Woods	3	April 2023
P21-494-06-2011-RD - INTERSECTION TYPOLOGY PLAN	Woods	3	April 2023
P21-494-06-2012-RD - TRAFFIC CALMING CONTROL PLAN	Woods	2	April 2023
P21-494-06-2020-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - ARGENT LANE SHEET 1	Woods	1	Jan 2023
P21-494-06-2021-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - ARGENT LANE SHEET 2	Woods	2	April 2023
P21-494-06-2022-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - COLLECTOR ROAD TYPE 1	Woods	1	Jan 2023
P21-494-06-2023-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - COLLECTOR ROAD TYPE 2	Woods	1	Jan 2023
P21-494-06-2024-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 1	Woods	1	Jan 2023
P21-494-06-2025-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 2	Woods	1	Jan 2023

P21-494-06-2026-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 4	Woods	1	Jan 2023
P21-494-06-2027-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 5	Woods	2	April 2023
P21-494-06-2028-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - RESERVE EDGE STREET	Woods	1	Jan 2023
P21-494-06-2029-RD - TYPICAL JOAL AND ACCESSWAY CROSS SECTIONS AND DETAILS	Woods	3	April 2023
P21-494-01-2101-RD - INTERSECTION DETIALS ARGENT LANE - INTERIM / LOCAL ROAD LR04	Woods	2	March 2023
P21-494-01-2102-RD - INTERSECTION DETIALS ARGENT LANE - ULTIMATE / LOCAL ROAD LR04	Woods	2	March 2023
P21-494-06-2811-RD - TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE A DETAILS	Woods	2	March 2023
P21-494-06-2812-RD - TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE B DETAILS	Woods	2	March 2023
P21-494-06-2813-RD - TYPICAL AT RESIDENTIAL VEHICLE CROSSING COLLECTOR ROAD DETAILS	Woods	2	March 2023
P21-494-06-2814-RD - TYPICAL VEHICLE CROSSING JOAL ACCESS DETAILS	Woods	2	March 2023
P21-494-06-2850-RD - STREAM EDGE WALKWAY PLAN	Woods	1	April 2023
P21-494-06-3000-DR - STORMWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	3	April 2023
P21-494-06-3001-DR - STORMWATER DRAINAGE LAYOUT - SHEET 1	Woods	2	April 2023
P21-494-06-3002-DR - STORMWATER DRAINAGE LAYOUT - SHEET 2	Woods	3	April 2023
P21-494-06-3020-DR - STORMWATER OVERLAND FLOW PATH OVERALL PLAN	Woods	3	April 2023
P21-494-06-3021-DR - STORMWATER OVERLAND FLOW PATH - SHEET 1	Woods	2	April 2023
P21-494-06-3022-DR - STORMWATER OVERLAND FLOW PATH - SHEET 2	Woods	3	April 2023
P21-494-06-3050-DR - SHARED PATH OVERLAND FLOW PLAN	Woods	2	April 2023
P21-494-06-3200-DR - STORMWATER DRAINAGE CATCHMENT OVERALL PLAN	Woods	3	April 2023

P21-494-06-3201-DR - STORMWATER DRAINAGE CATCHMENT PLAN - SHEET 1	Woods	2	April 2023
P21-494-06-3202-DR - STORMWATER DRAINAGE CATCHMENT PLAN - SHEET 2	Woods	3	April 2023
P21-494-06-3700-DR - ARCH CULVERT 3 - ARGENT LANE AND P9 STREAM PLAN	Woods	1	Jan 2023
P21-494-06-3701-DR - ARCH CULVERT 3 - ARGENT LANE AND P9 STREAM TYPICAL CROSS SECTION AND LONG SECTION	Woods	1	Jan 2023
P21-494-06-3702-DR - ARCH CULVERT 3 - ARGENT LANE AND P9 STREAM PRELOAD PLAN	Woods	1	Jan 2023
P21-494-06-3820-SW - INDICATIVE STORMWATER DETENTION BASIN OVERALL PLAN	Woods	2	April 2023
P21-494-06-3821-SW - INDICATIVE STORMWATER DETENTION BASIN PLAN	Woods	2	April 2023
P21-494-06-3822-SW - INDICATIVE STORMWATER DETENTION BASIN CROSS SECTIONS 01 & 02	Woods	1	March 2023
P21-494-06-3823-SW - INDICATIVE STORMWATER DETENTION BASIN CROSS SECTIONS 03 & 04	Woods	1	March 2023
P21-494-06-3800-DR - TEMPORARY LINED OUTLET CHANNEL DETAILS	Woods	1	March 2023
P21-494-06-4000-DR - WASTEWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	3	April 2023
P21-494-06-4001-DR - WASTEWATER DRAINAGE LAYOUT - SHEET 1	Woods	2	April 2023
P21-494-06-4002-DR - WASTEWATER DRAINAGE LAYOUT - SHEET 2	Woods	3	April 2023
P21-494-06-6000-WR - WATER RETICULATION LAYOUT - OVERALL PLAN	Woods	3	April 2023
P21-494-06-6001-WR - WATER RETICULATION LAYOUT - SHEET 1	Woods	2	April 2023
P21-494-06-6002-WR - WATER RETICULATION LAYOUT - SHEET 2	Woods	3	April 2023
P21-494-UD309 - LR09 CONCEPT DESIGN	Woods	C	May 2023
P21-494-UD506 - STREAM EDGE SHARED PATH VISUALIZATION 5	Woods	B	May 2023
P21-494-UD601 - BLANKET CONSENT VEHICLE CROSSINGS	Woods	-	-
MILLDALE ILLUSTRATIVE MASTERPLAN POSSIBLE FUTURE BUS ROUTES	Woods		April 2020

Landscape Plan - Cover	Bespoke Landscape Architects	-	March 2023
Landscape Plan D-00 – Drawing List	Bespoke Landscape Architects	C	March 2023
Landscape Plan PP-00 – Overall Typology Plan	Bespoke Landscape Architects	C	March 2023
Landscape Plan PP-01 – Planting Plan 01 – Streetscape	Bespoke Landscape Architects	A	Feb 2023
Landscape Plan PP-02 – Planting Plan 02 – Streetscape	Bespoke Landscape Architects	B	March 2023
Landscape Plan PP-03 – Planting Plan 03 – Streetscape	Bespoke Landscape Architects	A	Feb 2023
Landscape Plan PP-04 – Planting Plan 04 – Stormwater Detention Pond	Bespoke Landscape Architects	B	Feb 2023
Landscape Plan PS-01 – Planting Schedule 01	Bespoke Landscape Architects	C	March 2023
Landscape Plan PS-02 – Planting Schedule 02	Bespoke Landscape Architects	C	March 2023
Landscape Plan PL-01 – Typical Shrub Planting Layouts	Bespoke Landscape Architects	C	March 2023

Advice Notes:

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
- *Details and specifications for the provision of infrastructure (e.g. public/ private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a separate EPA and/or Building Consent approval process.*
- *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g. detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering*

standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent or a new consent.

- *Similarly, should the detailed design stage demonstrate that additional reasons for consent under the AUP are triggered (e.g. after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
- *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey plan approval (s223) conditions

Staging of Consents

3. For the purposes of the s223 and s224 conditions set out below, the subdivision staging is proposed as follows:

Stage 6A

Creation of vacant residential Lots 1001-1053; Lot 8016 (road to vest); and Lots 7512 and 7513 (accessways to vest).

Stage 6B

Creation of vacant residential Lots 1054-1097; Lot 8017 and 8018 (roads to vest); and Lots 7514 and 7515 (accessways to vest).

Stage 6C

Creation of vacant residential Lots 1098-1138; Lot 8019 (road to vest); Lot 7101 (Local Purpose (Drainage) Reserve); and Lots 7516 and 7517 (accessways to vest).

Stage 6D

Creation of vacant residential Lots 1139-1157; super-lot 5024; Lot 8020 and 8021 (portions of Argent Lane) and Lot 8022 (road to vest); Commonly Owned Access Lot 6047; and Lot 7518 (accessways to vest).

Stage 6E

Creation of vacant residential Lots 1158-1165; super-lots 5025-5031; Lot 8023 and Lot 8024 (portion of Agent Lane) (both roads to vest); and Lot 7102 (Local Purpose (Drainage) Reserve).

These conditions apply to each relevant stage

Survey Plan

4. The consent holder must submit a survey plan for each stage in accordance with the approved resource consent subdivision plan as follows:

Plan title and reference	Author	Rev	Dated
Survey Scheme Plan P21-494-06-0010-SU	Woods	4	05/05/2023
Survey Scheme Plan P21-494-06-0011-SU	Woods	4	05/05/2023
Survey Scheme Plan P21-494-06-0012-SU	Woods	4	05/05/2023
Survey Scheme Plan P21-494-06-0013-SU	Woods	4	05/05/2023
Survey Scheme Plan P21-494-06-0014-SU	Woods	4	05/05/2023

Easements to be created

5. The drainage and any services easements must be included in a memorandum and/or schedule of easements endorsed on the survey plan and must be duly granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (certificates of title).

Amalgamation Condition

6. Pursuant to Section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL (Lot 6047) being held by Lots 1151-1157 must be shown on the survey plan.
7. That Section 1 SO 547623 And Lot 9007 (Balance Lot) Hereon Be Held in The Same Record of Title.

Land to Vest in Council

8. All of the proposed roads shown as Lots 8016-8024 on the approved plan "Milldale Stage 6 Survey Scheme Plan prepared by Woods, dwg no P21-494-06-0010-SU, Rev 4, dated: 05/05/2023" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.
9. The proposed Accessways to Vest shown as Lot 7512-7518 on the submitted scheme plan must be vest in the Council as Accessways and become part of the road corridor. The consent holder must meet all costs associated with the vesting of the Accessways.

Advice note:

- a) *The document must be prepared by Council's Solicitor at the applicant's cost*
The application will provide a copy of the new certificate of Title to the Parks Planning Team Leader and Auckland Transport following the issue of 224

10. The proposed Local Purpose (Drainage) Reserves shown as Lot 7101 and Lot 7102 on the submitted scheme plan must be vest in the Council as a Local Purpose (Drainage)

Reserve. These must be vest free of easements and encumbrances and with no utility devices or structures (excluding lighting and stormwater outfall structures) on the land or on any of its road frontages or berms unless approved by the Parks Planning Team Leader. The consent holder must meet all costs associated with the vesting of the Local Purpose (Drainage) Reserve.

Advice note:

- a) *The document must be prepared by Council's Solicitor at the applicant's cost*
- b) *The applicant will provide a copy of the new certificate of Title to the Parks Planning Team Leader following the issue of 224c.*

Section 224(c) compliance conditions

Advice Note:

A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in the decision have been met to the satisfaction of the Council and at the consent holder's expense.

11. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent SUB60415321 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
 - a. a consent notice has been issued in relation to any conditions to which section 221 applies.

These conditions apply to each relevant stage

General Geotechnical

12. The consent holder must construct retaining walls and place & compact material in accordance with the recommendations of the "Geotech Report prepared by CMW, ref: AKL2022-0220AB Rev 1, dated: 9 February 2023" to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm that all Lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Advice Note: *Retaining Walls are subject to Building Consent application.*

Utilities

13. The consent holder must make provision for telecommunications and electricity to all Lots in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.

Infrastructure and Services

Wastewater Reticulation

Connection to Public Network

14. The consent holder must design and construct connections to the public wastewater reticulation network to serve all Lots in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *The requirements of 'Watercare Application Number: RC-172666, dated: 23 February 2023' must be met.*
- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *The site is located within an area serviced via a pressurized wastewater Collection system. Consultation with the utility provider as to the specific design requirements will be required prior to the consent holder undertaking design or Engineering Plan Approval application.*

Water Reticulation

Connection to Public Network

15. The consent holder must design and construct connections to the public water reticulation network (including firefighting supply) to serve all Lots in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Note:

- *The requirements of 'Watercare Application Number: RC-172666, dated: 23 February 2023' must be met.*
- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and*

Wastewater Code of Practice.

- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Reticulation**Connection to Public Network**

16. The consent holder must design and construct connections to the public stormwater reticulation network to serve all Lots in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Public Outfalls

17. The consent holder must design and construct a stormwater outfall structures in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Stormwater outfalls shall be designed in accordance with “Auckland Council publication Technical Report 2013/018”.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to outfalls, including regional consenting conditions and requirements.*

Stormwater Devices

18. All public stormwater detention basins, treatment and/or attenuation devices (and including the stormwater detention tanks within the COAL's) must be designed and constructed in accordance with the "Stormwater Design Memo prepared by Woods, ref: P21-494, dated: 24 January 2023" and Auckland Council Standards.

Overland Flow

19. The consent holder must construct the overland flow paths as shown on "Milldale Stage 6 Stormwater Overland Flow Path – Overall Plan prepared by: Woods, dwg no: P21-494-06-3020-DR, Rev 3, dated: April 2023" in accordance with the recommendations of the "Infrastructure Report prepared by Woods, Project Number P21-494, Version V1, dated: 13/02/2023" to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the sites and neighbouring properties is protected. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:

The consent holder must provide an as-built plan, long section, and cross-sections, prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.

Public Road Construction

Public Roads

20. The consent holder must design and construct new public roads (Lots 8016 - 8024) in accordance with the requirements of Auckland Transport. Certification from Auckland Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval. Departure from Standards may be required where designs do not comply with AT standards.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

Pedestrian crossing in Argent Lane

21. A Swedish Type speed table compliant with TDM standards, must be installed for pedestrians to cross Argent Lane where it intersects with the accessway from Milldale

reserve (Lot 7518), as indicated on the Traffic Calming Control Plan P21-494-06-2012-RD.

Pavement Design

22. All new roads or modifications of existing roads intending to be vested to Auckland Council must be designed in accordance with the AT's engineering design code for pavement design.

Advice Note:

Appropriate pavement design will be reviewed at the Engineering Approval stage.

Roading and Transportation (Accessways and Vehicle Crossings)

Vehicle Access

23. The consent holder must design and construct a vehicle accessway on Lot 6047 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to [Common access way approval \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)*
- *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
- *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before [applying for a section 223 certificate](#).*

Vehicle Crossing

24. The consent holder must provide a new vehicle crossing to serve Lot 6047. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

Operation and maintenance obligations for private asset (vehicle access and stormwater collection & detention system) within the shared accessway on Lot 6047

25. The Consent Holder must provide a copy of the draft land covenant document for the approval of the Auckland Council, Legal team. The draft covenant document shall include provision for the following items:
- a. specifies ownership, operation, and maintenance of the private stormwater systems for COAL 6047;
 - b. specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and
 - c. specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Manual supplied to Council for the stormwater device and any other relevant consents.
 - d. Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.

Operation and Maintenance Plan

26. An Operation and Maintenance Plan must be provided to Council 5 days prior to the post-construction meeting required by this consent. The Operation and Maintenance Plan must set out how the stormwater management system (Dry Basins, Underground Tank and Rain Gardens) are to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include:
1. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
 2. a programme for regular maintenance and inspection of the stormwater management system;
 3. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 4. a programme for post storm inspection and maintenance;

5. a programme for inspection and maintenance of the outfall;
6. general inspection checklists for all aspects of the stormwater management system, including visual checks and
7. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

Parks requirements – streetscape and reserves

Streetscape and Accessway Landscaping

27. The consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens, street trees, and accessways for road lots 8016-8024, and Accessway lots 7512 – 7518 for approval by the Parks Planning Team Leader. In particular, the plans must:
 - a) Be prepared by a suitably qualified landscape architect.
 - b) Be in general accordance with the landscape plans prepared by Bespoke dated 31/03/2023, rev. C.
 - c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
 - d) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
 - e) Include hard landscaping details for accessways.
 - f) Provide for the required planting of rain gardens but must not include street garden beds and amenity planting.
 - g) Include planting methodology.
 - h) Include all lighting details within the proposed streets and accessways.
 - i) Comply with the [Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping](#).

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Drainage Reserves and Stormwater Ponds (Lots 7101 & 7102)

28. The consent holder must submit for the approval of the Parks Planning Team Leader detailed Engineering and Landscape Plans for all hard assets / park furniture / fixtures /planting / grassing to enable reserve development in Lots 7101 and 7102 to be undertaken. The plan(s) and supporting planting methodology, to be submitted for approval. The plans must:
 - a) Be prepared by a suitably qualified landscape architect.
 - b) Be in general accordance with the landscape plans prepared by Bespoke dated 31/03/2023, rev. C. and Road Cross Sections and COAL and rear Lane plans prepared by Woods contained in the Urban Design Report.

- c) Include a Weed Management and Plan detailing weed eradication and control methods prior to and after planting.
- d) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
- e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
- f) Identify the existing species to be retained.
- g) Demonstrate the proposed slopes.
- h) Include the location and hard landscaping specifications for the stream edge corridor pedestrian walkway.
- i) Must not include amenity garden bed planting.
- j) Include all lighting details for the stream edge pathway.
- k) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Implementation of landscape works in Drainage Reserves (Lots 7101 and 7102)

29. Prior to the issue of section 224(c) certification, all hard and soft landscape works within the drainage reserves Lots 7101 and 7102 must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
 - c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform Council immediately.
 - d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition 28 above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
 - e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction, and this indicates the commencement

of the maintenance period.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Implementation of streetscape and accessway landscape works

30. Prior to issue of section 224(c) certification, all street and accessway landscaping for road Lots 8016-8024, and accessway Lots 7512 – 7518 must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular the following:
- a) The street must be cleared of any construction material, rubbish, and surplus soil, and must be maintained in a neat and tidy condition.
 - b) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
 - c) Grassing must only be undertaken when the weather is suitable i.e., mild, dull, and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Weed control for Drainage Reserves (Lots 7101 and 7102)

31. The consent holder must submit a Weed Control Programme for the Drainage Reserves (Lots 7101 and 7102) to the satisfaction of the Parks Planning Team Leader within 2 months of the issue of this consent. The Weed Control Programme must be implemented to the satisfaction of the Parks Planning Team Leader and prior to the issue of the certificate under s224c. The programme needs to include:
- a) An inventory of the weed species to be removed;
 - b) Removal techniques to be utilised; weed disposal methods;
 - c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);
 - d) Any re-vegetation programme required to prevent re infestation of weeds;
 - e) An assessment of any ecological issues around the removal of vegetation;
 - f) Methods for addressing stability and erosion and sediment control methods.

Maintenance – Streetscape and Accessways

32. Prior to the issue of the section 224(c) certificate the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting

and landscaping to be established in the streetscape, and accessways for road Lots 8016-8024, and accessway Lots 7512 - 7518. The Maintenance Plan must include:

- a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b) Details of watering, weeding, trimming, cultivation, pest, and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c) Vandalism eradication policies.
33. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
34. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

Maintenance – Drainage Reserves (Lots 7101 and 7102)

35. Prior to the issue of the section 224(c) certificate the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan for all planting and landscaping to be established in the drainage reserves Lots 7101 and 7102. The Maintenance Plan must include:
- a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b) Details of watering, weeding, trimming, cultivation, pest, and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c) Vandalism eradication policies.
36. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
37. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of three years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans

38. The consent holder must provide to the Development Engineer and Parks Planning Team Leader as built plans for landscape works (hard and soft) within all proposed parks, reserves, and streets in CAD (NZTM 2000) and pdf form in accordance with the Development Engineering As-built requirements v1.3, including the following details:
- i. Asset names.

- ii. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species, and number of plants.
- iii. All underground services, irrigation, and drainage.
- iv. All paint colours, graffiti coatings, pavers, and concrete types with names of products to be included on the assets schedule.

Uncompleted works bond

39. An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the approved plans at the Council's discretion. The bond amount shall be 1.5 x the contracted rate of any outstanding works and shall be agreed in consultation with the Parks Planning Team Leader prior to lodging the bond. The liability of the consent holder shall not be limited to the amount of the bond.

Maintenance Bonds - Streetscape and Accessway Landscaping

40. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for road Lots 8016-8024, and accessway Lots 7512 - 7518. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

Maintenance Bonds - Drainage Reserves (Lots 7101 and 7102) Landscaping

41. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for Drainage Reserves (Lots 7101 and 7102). The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

Urban Design requirements

Fencing/Retaining Walls

42. Prior to construction of the relevant fencing/ retaining for each stage, finalised design details of all proposed retaining walls, and fencing, including locations, heights, and materials, must be submitted to Council for written certification by Council. The finalised details must be consistent with the plans and information referenced at condition 1. The finalised design details certified by Council must be established prior to the future development on the lots being first occupied, and thereafter retained and maintained, to the satisfaction of Council.

Advice note:

As part of the certification process, Council's monitoring officers will liaise with members of the Council's Auckland Design Office to ensure that the submitted details are consistent with the approved plans and information.

Landscaping plans for COAL 6047

43. Prior the construction of COAL 6047 (other than preparatory earthworks), design details of all landscaping planting including locations, heights, and materials, shall be submitted to Council for written certification. The purpose of this condition is to provide appropriate visual amenity of the users of this shared accessway. The finalised design details certified by Council shall be established to the satisfaction of Council.

CONSENT NOTICES

Building Restrictions

44. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots.

The consent notice must record that the following condition is to be complied with on a continuing basis:

“Any buildings erected on the building sites identified on the “Milldale Stage 6 Survey Scheme Plan prepared by Woods, dwg no P21-494-06-0010-SU, Rev 1, dated: 23/01/2023” must be subject to the requirements of the “Geotech Report prepared by CMW, ref: AKL2022-0220AB Rev 1, dated: 9 February 2023” and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa.”

Reserve boundary treatment

45. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for lots adjacent to reserves Lots 7101 and 7102 and accessways Lots 7512 to 7518, being Lots 1018, 1019, 1034, 1035, 1045, 1046, 1059, 1060, 1074, 1075, 1092, 1093, 1105, 1106, 1132, 1157, 5024, 5027, 5028, 5029, 5030, 5031, 6047, and 9006.

The consent notice must record that the following condition is to be complied with on a continuing basis:

“Any fencing, hedging, or planting along boundaries or within 2 metres of boundaries of the reserves or accessways must be low height (1.2m) and at least 50% visually permeable. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability. The council is exempt from sharing costs.”

Fencing and glazing along stream edge corridor

46. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 5027, 5028, 5029, 5030 and 5031: The consent notice must record that the following condition is to be complied with on a continuing basis:

“In addition to the Milldale Design Guidelines, the following conditions are applicable to the above-mentioned lots:

- a) Direct access must be provided from the superlot dwellings to the stream edge shared path to increase real and perceived levels of activation,*
- b) Low (1.2m) and visually permeable fencing must be provided along the stream edge shared path to enable sightlines from the dwellings,*
- c) All dwellings must have adequate glazing overlooking the stream edge shared path,*

d) Detailed landscape plans are required to be provided with future resource consent applications to ensure that the selected planting between the shared path and retaining wall does not obscure sightlines from the dwellings overlooking the stream corridor.”

47. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots.

The consent notice must record that the following condition is to be complied with on a continuing basis:

“(Building restrictions - stormwater control) All stormwater from buildings and paved areas on all Lots within the development must be collected and disposed of in accordance with the requirements of the ‘Wainui Stormwater Management Plan, Ref: Job No.31720, dated: 07-09-2016’ and ‘Auckland Council GD01’. The collection and disposal system must be installed in conjunction with the erection of any buildings and must thereafter be maintained to the specified capacity and standard in perpetuity.”

Blanket consents

Vehicle crossings within 10m of an intersection

48. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1029, 1030, 1050 1068, 1069, 1152, 1144, 1145, and JOAL 6047. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Resource consent has been approved to enable the siting of vehicle crossings to Lots 1030, 1068, 1069, 1152, 1144 and 1145 within 10m of an intersection triggered by Rule E27.6.4.1(3)(a).”

Vehicle crossing widths up to 4.8m

49. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

“A blanket consent approval is provided under rule E27.4.1(A2) to enable the construction of vehicle crossings with widths up to 4.8m proposed, exceeding the maximum permitted width of 3.5m required under standard E27.6.4.3.2. This includes:

- *All lots that front local or collector roads with a front boundary less than 14m will construct a Type A vehicle crossing (3.0m wide at the boundary and 4.5m wide at the kerb).*
- *All lots that front local or collector roads with a front boundary greater than 14m are able to construct a Type A vehicle crossing (3.0m wide at the boundary and 4.5m wide at the kerb) or Type B vehicle crossing (4.8m wide at the boundary and 4.5m wide at the kerb); and*
- *All corner lots will construct a Type B vehicle crossing (4.8m wide at the boundary and 4.5m wide at the kerb).”*

Open Space zone

50. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, and super Lots 5027 – 5030. The consent notice must record that the following condition is to be complied with on a continuing basis:

“A blanket land use consent approval is provided to the following development standards within the Open Space zone for Lots 1007-1009, 1013-1018, 1027-1073, 1078-1082, and super Lots 5027 – 5030:

- *H7.11.1 Building height*
- *H7.11.2 Height in relation to boundary*
- *H7.11.3 Yards*
- *H7.11.4 Screening*
- *H7.11.5 Gross floor threshold*
- *H7.11.6 Maximum site coverage; and*
- *H7.11.7 Maximum impervious area.*

All future development on these lots must comply with the relevant Residential: Mixed Housing Urban zone activity table and standards.”

Retaining walls (Blanket consent)

51. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1014-1026, 1041-1059, 1083-1092, 1118-1134, 1153-1157, 5024, 5027-5031. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Where a retaining wall is located between residential Lots 1014-1026, 1041-1059, 1083-1092, 1118-1134, 1153-1157, 5024, 5027-5031, the measurement point for the height in relation to boundary control is proposed to be undertaken from the top of authorised retaining wall and not from the approved ground level at the time of subdivision.”

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection*

pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The consent holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private roads (rights of way or common access lots) that serve more than five allotments and are created through a subdivision consent will require a **road name**. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to <https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx>.*

Advice that engineering approval required

7. *The physical works as identified by this consent will require engineering approval to be obtained from the council prior to the commencement of construction. All physical works shall be constructed in accordance with Auckland Council, Auckland Transport and Watercare Standards. See the council's website (www.aucklandcouncil.govt.nz) for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*

In particular, the detailed design of the following should be provided:

- i. Vehicle tracking for all intersections and mid-block horizontal curves according to the AT Engineering Design Code Urban and Rural Roadway Design,*
- ii. Long-section drawings for all roads,*
- iii. Kerb lines, pram crossings, footpaths, cycle facilities, traffic calming, road marking's locations of all new intersections,*
- iv. Swedish type raised speed table for pedestrians in Argent Lane where it intersects with the accessway / walkway from Milldale Reserve,*
- v. Back berm width of all roads,*
- vi. Give-way controlled intersection design for Argent Lane/ LR04, addressing further refinement to the kerb lines and traffic islands,*
- vii. Retaining walls and adequate sighting space at intersections where the street is lower than the building platform,*
- viii. Home zone detail design for LR09,*
- ix. Rain garden design and location,*
- x. Detailed cross sections and calculations of all overland flow paths,*
- i. Bus stop design on Argent Lane, and*

ii. *Shared stream edge pathway design*

If the EPA drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee (TCC) to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to the TCC for review and approval. A copy of the resolution from the TCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.

8. *No on-street parking is to be permitted where OLFP transverse to roads has a depth-velocity product of 0.3m²/s or higher, as specified in the TDM Road Drainage Chapter - Table 3 'Major Event - Roadway Flow Limitations.*
9. *The consent holder is required to provide a lighting design in accordance with AS/NZS 1158 and AT TDM standards.*
10. *Any substantial changes to the proposed road designs may also necessitate a s127 application to cancel or vary condition(s) of this consent, which will be at the discretion of the Council.*
11. *Detailed calculations of the temporary channel sizing and erosion mitigation are required to be provided at EPA.*

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 06 July 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
------------------------------------------------------------	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

Form 5

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

[Clause 6](#) of Schedule 1, Resource Management Act 1991

To Auckland Council

Name of submitter: Peter Aitken

This is a submission on Proposed Plan Change 96 Open space and other rezoning matters (*the proposal*):

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

I am directly affected by an effect of the subject matter of the submission that—

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

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

The proposal to change the zoning of the site at 101 St Mary's Road described as Section 38 Survey Office Plan 464619 (*the site*) from Road/Strategic Corridor to Open Space – Informal Recreation.

My submission is:

1. The submitter owns a property within the Residential - Terrace Housing and Apartment Buildings Zone which abuts the site. This property currently contains a dwelling that has been partially destroyed by fire which he intends redeveloping in terms of the current zone provisions.
2. The Council has not specified the correct zoning of the site in the Plan Change documentation. The site is currently within the Residential - Terrace Housing and Apartment Buildings Zone (see attached excerpt from the Unitary Plan maps). This is consistent with the zoning applied to the adjacent property owned by the submitter and the zoning of the site as Residential 7a under the legacy Isthmus District Plan for Auckland. The Plan Change incorrectly describes the current zoning of the site as being within the Road- Strategic Corridor Zone.
3. Both the legacy and operative zones that apply to the site provide for intensive residential development. Rezoning of the site to open space precludes the use of the land for this purpose and thus will not assist in achieving Policies B2.2.2 and B2.2.3 of the Auckland Unitary Plan Regional Policy Statement, nor is it consistent with the direction of the National Policy Statement on Urban Development 2020.
4. As photograph 1 below illustrate the site abuts a parcel of land zoned Road- Strategic Corridor adjacent to the SH1 Motorway approach to the Harbour Bridge that enables pedestrian access running beneath the Shelly Beach Road over bridge to Fanshaw street via a concrete path situated

within an open area of lawn (see attached photo 1). This land appears to be used occasionally by pedestrians but its close proximity to one of the busiest motorways in Auckland City make it somewhat unattractive for other passive recreational uses. While the submitter supports the rezoning of this land to properly reflect its current use for pedestrian access, he considers that the re-zoning of the site will do nothing to enhance this experience. As the attached photographs illustrate the site is set well back from the path and is separated from it by an expansive area of lawn. Further, as photograph 2 shows, the site is overgrown and in an unkempt state, and is practically inaccessible because of overhanging branches from an adjacent tree. Clearly this indicates that, to date, despite the site being in the ownership of the Council since 1999 nothing has been done to enhance the recreational attributes of land, nor does it inhibit the current use the pedestrian use of the adjacent land. Accordingly, the submitter questions whether this is simply rezoning for the sake of it rather than to facilitate the enhancement of the land for recreational purposes. Clearly, given the current financial constraints imposed on the council this situation is unlikely to change.

5. The submitter is concerned that re-zoning of the land to Open Space – Informal Recreation will unnecessarily constrain redevelopment of his land in terms of the provision of the Terrace Housing and Apartments Zone, given the height in relation to boundary control that must be applied to boundaries that abut land zoned recreation.
6. The submitter is concerned that the site was originally taken by the Auckland Harbour Bridge Authority and the submitter understands that ownership was transferred to Auckland Council. The submitter does not consider that the re-zoning of the site constitutes a public work under section 40 of the Public Works Act. Accordingly as the successor in title to the original owner the submitter intends to seek to purchase the site. He considers that this would enable a comprehensive redevelopment of an amalgamated parcel of land in a manner consistent with the national and district policies which seek to achieve urban intensification within Auckland.

The submitter seeks the following decision from the local authority:

1. That the Council remove the site that is the subject of this submission from the plan change and retain the site within the Terrace Housing and Apartments Zone.

125.1

I wish to be heard in support of my submission.

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



Signature of submitter

Owen Burn as duly authorised agent for P J Aitken

Date 23 February 2024

owen@greengroup.co.nz

Telephone: 021610019

Postal address:

Owen Burn
Green Group Limited
PO Box 28407
Remuera
Auckland 1541
Contact person: Owen Burn Director

ATTACHMENTS

Record of Title



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



R.W. Muir
Registrar-General
of Land

Identifier NA1645/33
Land Registration District North Auckland
Date Issued 29 May 1959

Prior References
NA441/299

Estate Fee Simple
Area 110 square metres more or less
Legal Description Section 38 Survey Office Plan 464619

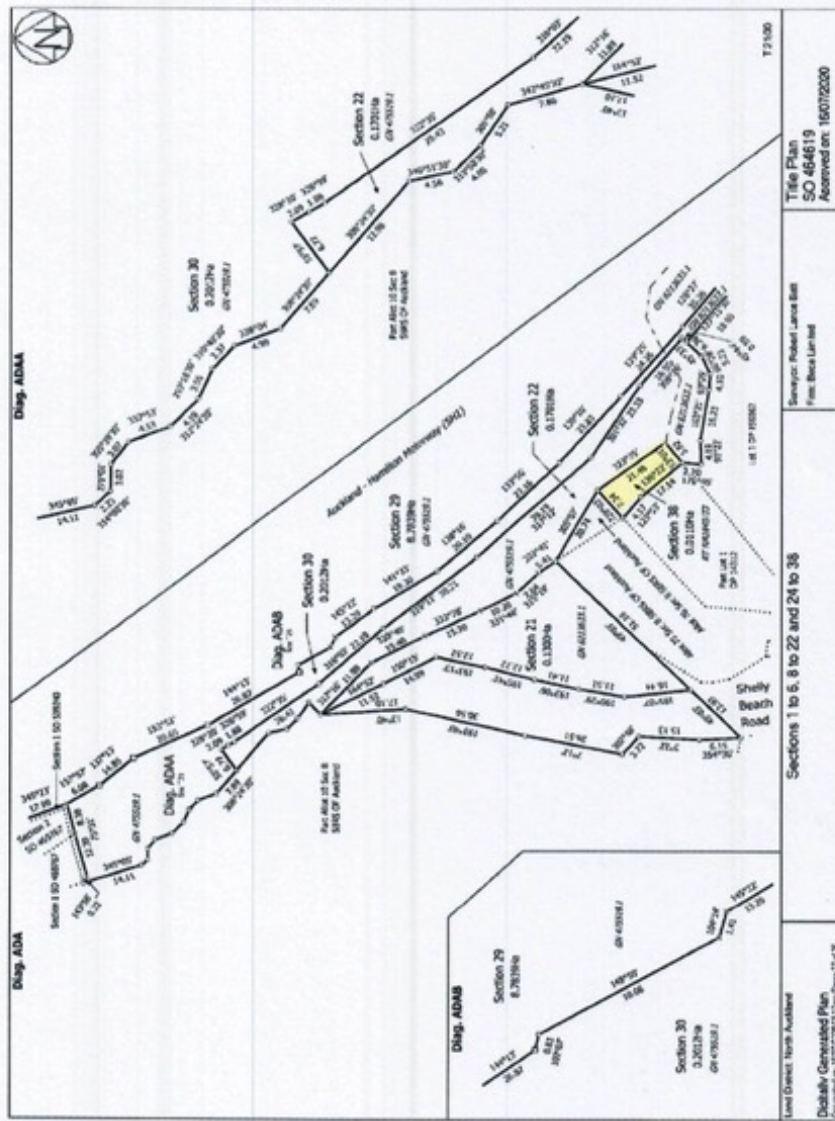
Registered Owners
Auckland Council

Interests

Subject to Section 11 Crown Minerals Act 1991
Subject to Part IVA Conservation Act 1987

Identifier

NA1645/33



Transaction Id
Client Reference smarkhall003

Search Copy Dated 19/02/24 5:26 pm, Page 2 of 2
Register Only

Copy of Unitary Plan Map showing site (circled)

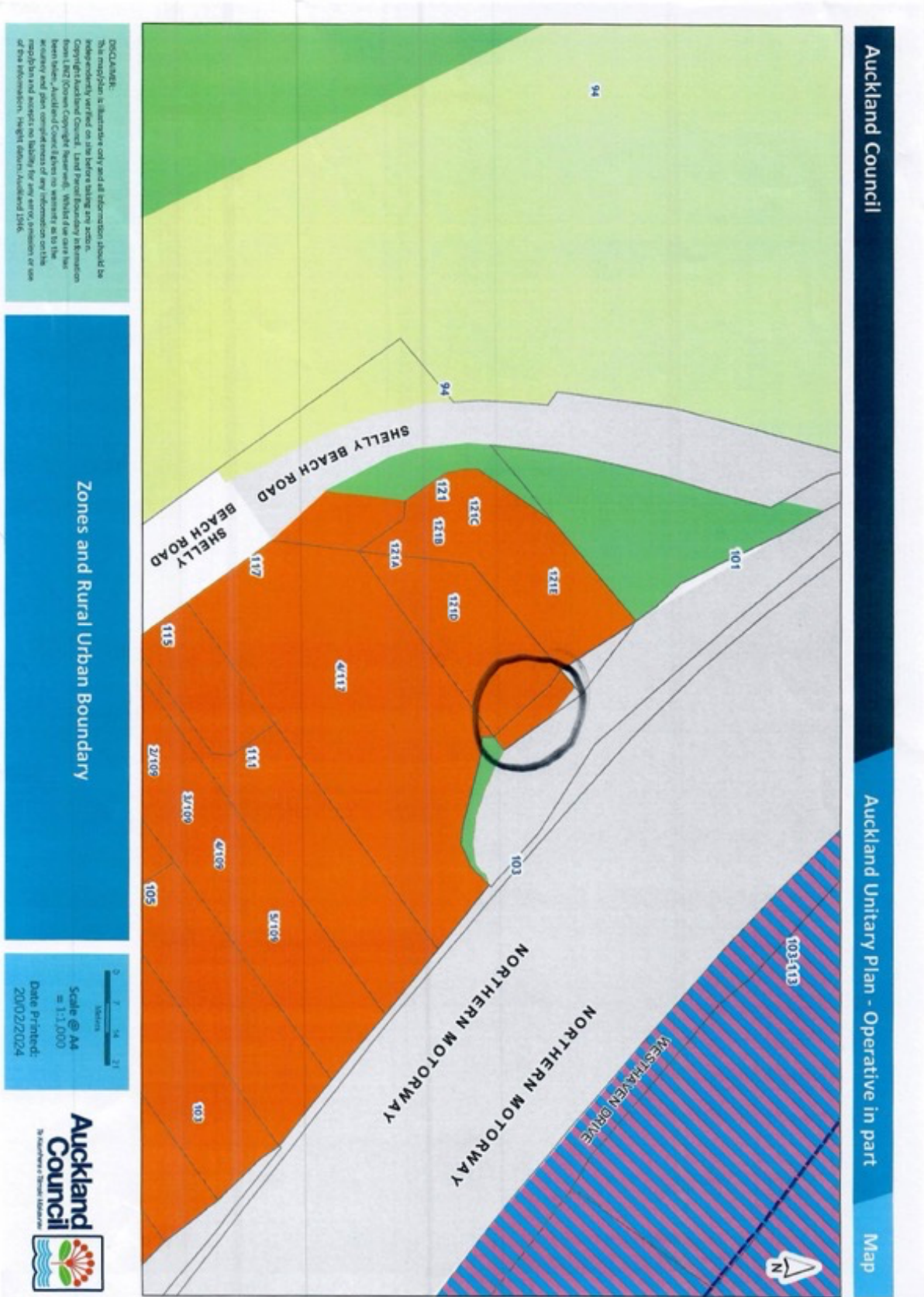


Photo 1: View of pedestrian walkway adjacent to site



Photo 2: View of site along southern boundary



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Chongyuan Chen
Date: Friday, 23 February 2024 1:15:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chongyuan Chen

Organisation name:

Agent's full name:

Email address: atcccy@gmail.com

Contact phone number:

Postal address:

flat bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Change of zone from open space-sport and active recreation zone to residential-terraced housing and apartment building zone

Property address: 66 flat bush school rd flat bush

Map or maps: Map 19

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:

Too many houses in surrounding areas

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

126.1

Submission date: 23 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.

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Form 5

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

[Clause 6](#) of Schedule 1, Resource Management Act 1991

To **Auckland Council**
Private Bag 92300
Auckland 1142

Name of submitter: May 1 Limited and May 3 Limited

This is a submission on a change proposed to the following plan (the **proposal**):

- Proposed Plan Change 96 (“**PC96**”) Open Space and Other Rezoning Matters (2024) to the Auckland Unitary Plan (Operative in part).

May 1 Limited and May 3 Limited (“**May 1**” and “**May 3**”) could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that MRPL’s submission relates to are:

- The rezoning of 119A May Road, Mount Roskill, from Open Space – Informal Recreation Zone to Business – Light Industry Zone.

May 1 and May 3 supports the rezoning of 119A May Road, Mount Roskill, from Open Space – Informal Recreation Zone to Business – Light Industry Zone.

May 1 and May 3 is the owner of 105 May Road, 105A-109A May Road, and 119 May Road.

119A May Road is surplus to Auckland Council’s and Watercare’s requirements as a reserve. The proposed Business – Light Industry Zone reflects the intended future use of the land and is considered appropriate as:

- (a) The land is relatively flat, has good access to the arterial road network and can be efficiently serviced by infrastructure.
- (b) The proposed zone will appropriately manage reverse sensitivity effects on the existing industrial land resource by restricting the opportunity for the establishment of new activities that are sensitive to the effects of industrial activities.

May 1 and May 3 seek the following decision from the local authority:

- Rezone 119A May Road, Mount Roskill, from Open Space – Informal Recreation Zone to Business – Light Industry Zone, as notified.

127.1

May 1 and May 3 wishes to be heard in support of its submission.

Dated 23 February 2024

Signature by its planning and resource management consultants and authorised agents Bentley & Co. Ltd.



Mark Arbuthnot

Address for Service: May Road Properties Limited
Bentley & Co. Ltd
PO Box 4492, Shortland Street
Auckland 1140
Attn: Mark Arbuthnot

Mobile: 029 200 4896

Email: marbuthnot@bentley.co.nz

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Ahmad Dilshad
Date: Monday, 12 February 2024 7:45:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ahmad Dilshad

Organisation name:

Agent's full name:

Email address: djdilshi@yahoo.com

Contact phone number:

Postal address:

Flatbush
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 18&19

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:
Catastrophic for environment.

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

128.1

Submission date: 12 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Areeba Mangal
Date: Friday, 23 February 2024 2:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Areeba Mangal

Organisation name:

Agent's full name:

Email address: areebashaikh@gmail.com

Contact phone number:

Postal address:
46 Brookview Drive
Flat Bush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
Change of Zone from Open Space - Sport and Active Recreation Zone to Residential - Terraced housing and Apartment Building Zone

Property address: 66 Flat Bush School Road, Flat Bush

Map or maps: Map 19

Other provisions:

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

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

The reason for my or our views are:
We desperately need a community library or recreational facility in Flat Bush for the children and adults to enjoy. There is already way too much housing in Flat Bush that is causing congestion. Already there is very limited parking space.

I or we seek the following decision by council: Decline the plan change | 129.1
Submission date: 23 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.

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23 February 2024

Attn: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

Submission via email: unitaryplan@aucklandcouncil.govt.nz

KĀINGA ORA - HOMES AND COMMUNITIES SUBMISSION ON PROPOSED PLAN CHANGE 96 - OPEN SPACE AND OTHER REZONING MATTERS (2024)

Auckland Council has lodged plan change 96 (“**PC96**” or “**the plan change**”) which seeks to:

- i. Rezone land recently vested or acquired by Auckland Council to an open space zone, including (for example) an extension to the Auckland Botanic Gardens;
- ii. Rezone land to correct zoning errors and anomalies, including (for example) privately owned land that is incorrectly zoned as open space, and realigning zone and/or precinct boundaries with cadastral boundaries;
- iii. Rezone land to better reflect the current or future intended use and or development; including (for example) Ruapōtaka and Shepherds Park marae, stormwater ponds, repurposed hockey fields at Rosedale and privately owned land no longer required as future sports fields in Kingseat;
- iv. Rezone land to reflect land ownership changes between Kainga Ora and Auckland Council in the Owairaka and Onehunga areas and Fletcher Residential Limited and Auckland Council in the Mount Roskill area and/or to enable approved land disposal.

Background

1. Kāinga Ora was formed in 2019 as a statutory entity established under the Kāinga Ora Home and Community Act (“**the KOHC Act**”). Under the Crown Entity Act 2004, Kāinga Ora is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has two key roles:
 - (a) being a world class public housing landlord; and

- (b) leading and co-ordinating urban development projects.
2. The focus of Kāinga Ora as a public housing landlord is to provide public housing that matches the requirements of those most in need. To achieve this, it has largely focused on redeveloping its existing landholdings throughout New Zealand. Kāinga Ora will continue this approach of redeveloping existing sites by using them more efficiently and effectively, so as to improve the quality and quantity of public and affordable housing that is available. Because of its statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Auckland region.
 3. Kāinga Ora therefore has an interest in PC96 and whether the proposed changes will achieve the efficient use and development of natural and physical resources, in particular, how it impacts the efficient use and development potential of Kāinga Ora sites.

Scope of Submission

4. The submission relates to PC96 in its entirety. Kāinga Ora supports in part PC96 and seeks relief in line with the below submission points.

The submission is:

5. Kāinga Ora supports the purpose of PC96 to reflect the current and future intended use of land to facilitate redevelopment of Kāinga Ora land. The Kāinga Ora submission seeks amendments to PC96 to ensure the zone changes and their extents and/or boundaries are correctly reflected, consistent with their intended use and the land exchanges involving Auckland Council and Kāinga Ora as part of its large-scale projects.
6. The position of Kāinga Ora on the below sites/addresses is as follows:

(a) 46 Range View Road, Owairaka

- (i) Kāinga Ora supports in part the rezoning of land within its large-scale development area of Owairaka which has been subject to a land exchange process with Auckland Council under the Reserves Act 1977. The rezoning would reflect the intended land uses for the sites that are proposed in the Owairaka masterplan. However, the zoning and

boundaries notified in PC96 Map Number 29 at 46 Range View Road, Owairaka, Part of 117 Richardson Road, Owairaka, are different from the records held by Kāinga Ora and should therefore be verified and amended accordingly. Please refer to Figure 1 in Appendix 1 for the map showing the agreed boundaries and zoning of these parcels of land in Owairaka.

- (b) **1, 3 & 5 Olea Road, Onehunga**
- (i) Kāinga Ora supports the proposed changes to the zoning of land as notified in PC96 Map Number 30.
- (c) **133R Settlement Road, Papakura, 11R Fulmen Place, 8R Redcrest Avenue and 16R Redcrest Avenue**
- (i) The Kāinga Ora Red Hill redevelopment project received endorsement by the Papakura Local Board for the revocation of the reserve status under the Reserves Act 1977 for four sites (133R Settlement Road, Papakura, 11R Fulmen Place, 8R Redcrest Avenue and 16R Redcrest Avenue) which are no longer required for reserve purposes by Auckland Council. Please refer to Figure 2 in Appendix 1 showing their locations.
- (ii) Based on this, Kāinga Ora seeks that these four sites be rezoned to Residential – Mixed Housing Suburban zone to align with the zoning of their adjoining sites and to reflect the future intended use of land to facilitate redevelopment of Kāinga Ora land. Also noting the zoning is subject to any consequential changes to residential zoning of the adjacent land through Auckland Council Plan Change 78: Intensification.
- (d) **3 Jordan Avenue, Onehunga**
- (i) Kāinga Ora seeks that the zoning of Lot 7 DP 48904 at 3 Jordan Avenue, Onehunga, currently zoned Open Space – Informal Recreation zone is rezoned to Residential – Terrace Housing and Apartment Buildings zone, to better reflect the current ownership and future use of the site. The adjacent land to the site's southern boundary is Jordan Park, which is zoned Open Space – Informal Recreation zone. The extent of 3 Jordan Avenue that is zoned Open Space - Informal

Recreation zone is adjacent to this shared boundary and is not intended to form part of Jordan Park. There is an existing vehicle access to Jordan Park from Jordan Avenue. The site at 3 Jordan Avenue is currently vacant and is intended to provide for a residential development in line with the Residential – Terrace Housing and Apartment Buildings zone objectives and policies. As such, rezoning the southern area of the site being Lot 7 DP 48904 will better reflect the intended future use of the site.

7. The changes requested are made to:
- i. Ensure that Kāinga Ora can carry out its statutory obligations;
 - ii. Ensure that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
 - iii. Reduce interpretation and processing complications so as to provide for plan enabled development; and
 - iv. Enable Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.

Relief Sought

8. Kāinga Ora seeks the following decisions from Auckland Council on PC96:
- i. That the amendments which are sought as specifically outlined above and detailed in Appendix 1 of this submission are accepted and adopted into PC96; and
 - ii. Ensure any consequential relief necessary is adopted to satisfy Kāinga Ora's concerns.
9. Kāinga Ora does not consider it can gain an advantage in trade competition through this submission.
10. Kāinga Ora wishes to be heard in support of this submission.
11. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at hearing.



Brendon Liggett
Manager - Development Planning
Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE: *Kāinga Ora – Homes and Communities, PO Box 74598,
Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz*

Appendix 1 – Table 1: Schedule of Submission Points on Proposed Plan Change 96 - Open Space and Other Rezoning (2024)

ID	Address	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land</i>				
1.	46 Range View Road, Owairaka (Map Number 29)	Support in Part	Kāinga Ora supports in part the rezoning of land within the large-scale development area of Owairaka. The relief sought to Map Number 29, as per Figure 1, is to ensure the rezoning accurately reflects the land exchange process agreed between Kāinga Ora and Auckland Council in relation to the Owairaka large-scale development area.	As depicted in Figure 1, Kāinga Ora seeks that the agreed boundaries and zoning of the parcels of land in Owairaka are recognised and implemented in their entirety.
2.	1, 3 & 5 Olea Road, Onehunga (Map Number 30)	Support	Kāinga Ora confirms the proposed zoning and boundary extent of the zoning under Map 30 is correct.	Retain as notified in PC96 Map Number 30.

130.3

130.4

ID	Address	Support/Support in Part/Oppose	Reasons	Relief Sought
Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land				
3.	133R Settlement Road, 11R Fulmen Place, 8R Redcrest Avenue, 16R Redcrest Avenue, Papakura (Map Number 28)	Oppose in Part	Resource consent BUN60364297 (LUC60364298, SUB60364299) was granted on 19/05/2022, where the approved scheme plan included that the reserve land parcel (currently classified as “road”) at 133R Settlement Road would become part of the Kāinga Ora Red Hill redevelopment project. This was endorsed by the Papakura Local Board as per the meeting minutes of a meeting held in the Local Board Chambers and by video conference, 35 Coles Crescent, Papakura on Wednesday, 27 July 2022. In addition, the meeting minutes also confirmed the Papakura Local Board endorsed the revocation of the reserve’s status under the	As depicted in Figure 2, Kāinga Ora seeks that the parcels of land at 133R Settlement Road being Part Lot 289 DP 79448 in NA32C/213 (Part-Cancelled), 11R Fulmen Place being Lot 286 DP 79449 in NA32C/213 (Part-Cancelled), 8R Redcrest Avenue being Lot 287 DP 79449 in NA32C/214 (Part-Cancelled), 16R Redcrest Avenue being Lot 287 DP79450 in NA32C/214 (Part-Cancelled) be rezoned to Residential – Mixed Housing Suburban, and that these changes are accepted and implemented in their entirety.

130.5

ID	Address	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land</i>				
			<p>Reserves Act 1977 for the following three properties:</p> <ul style="list-style-type: none"> • 11R Fulmen Place being Lot 286 DP 79449 in NA32C/213 (Part-Cancelled); • 8R Redcrest Avenue being Lot 287 DP 79449 in NA32C/214 (Part-Cancelled); • 16R Redcrest Avenue being Lot 287 DP79450 in NA32C/214 (Part-Cancelled). <p>In line with the purpose of PC96, Kāinga Ora seeks that these four sites are rezoned to Residential – Mixed Housing Suburban zone, similar to the zoning of their</p>	

ID	Address	Support/Support in Part/Oppose	Reasons	Relief Sought
Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land				
			adjoining land, to reflect the intended future use of these sites.	
4.	3 Jordan Avenue, Onehunga	N/A	<p>3 Jordan Avenue (legal description Lot 5 DP 48904, Lot 6 DP 48904, Lot 7 DP 48904) comprises of two zones. Lot 5 DP 48904 and Lot 6 DP 48904 are in the Residential – Terrace Housing and Apartment Buildings zone. Lot 7 DP 48904 is in the Open Space – Informal Recreation zone.</p> <p>In order to accurately reflect the future intended use of the site for residential purposes, Kāinga Ora seeks that the zoning of Lot 7 DP 48904 at 3 Jordan Avenue, Onehunga, currently zoned Open Space – Informal Recreation zone</p>	As depicted in Figure 3, Kāinga Ora seeks that Lot 7 DP 48904 at 3 Jordan Avenue, Onehunga currently zoned Open Space – Informal Recreation zone be rezoned to Residential – Terrace Housing and Apartment Buildings zone, and that this change is accepted and implemented in its entirety.

130.6

ID	Address	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land</i>				
			<p>is rezoned to Residential – Terrace Housing and Apartment Buildings zone.</p> <p>As part of 3 Jordan Avenue, Lot 7 DP 48904 is intended to be used for residential development with Lot 5 DP 48904 and Lot 6 DP 48904. Therefore, Kāinga Ora determines it appropriate for Lot 7 DP 48904 to have the same zoning, being the Residential – Terrace Housing and Apartment Buildings zone.</p>	

Figure 1 – Boundaries and zoning of land subject to land exchange process at 46 Range View Road, Owairaka

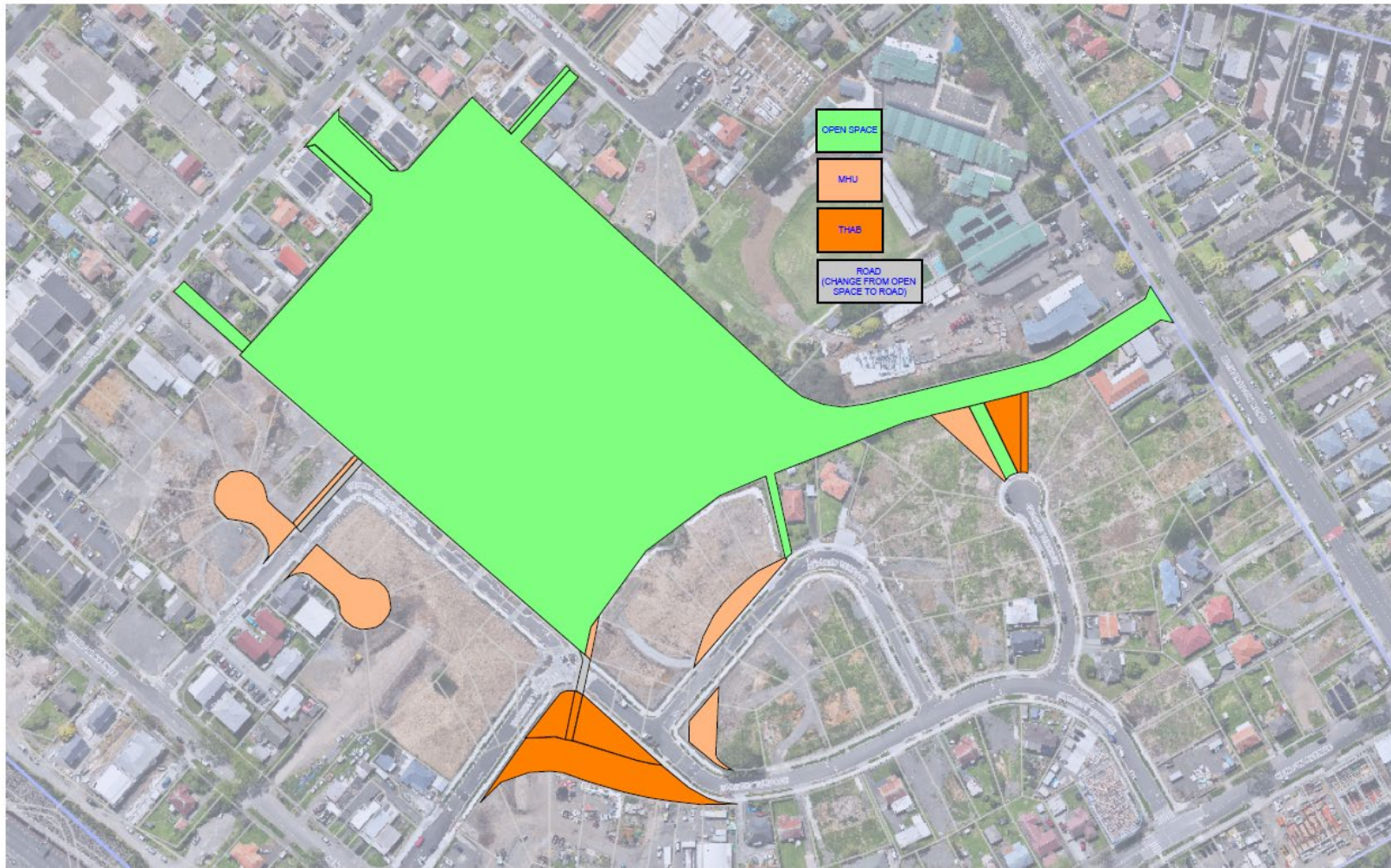
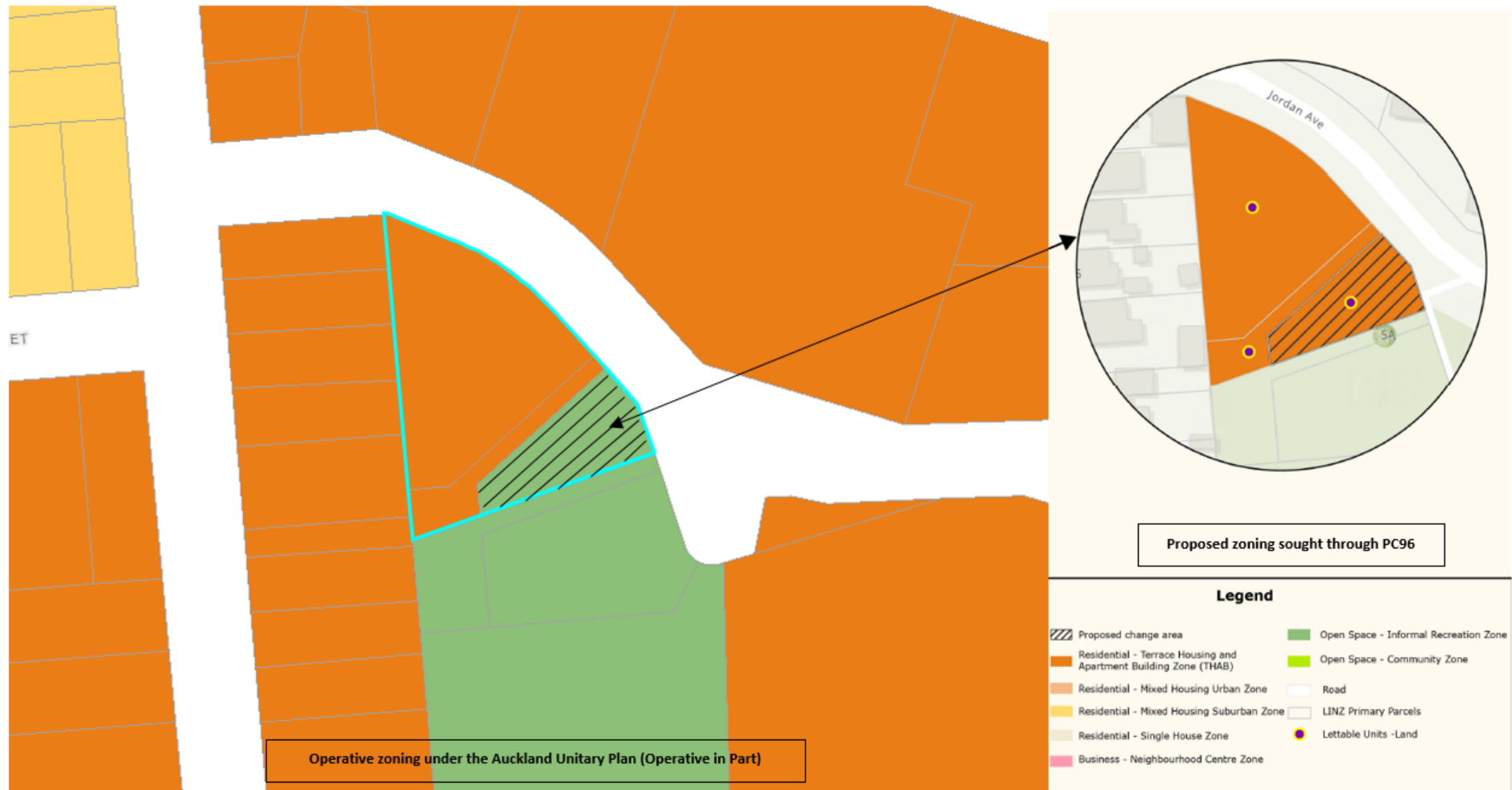


Figure 2 – Proposed zone change at 133R Settlement Road, 11R Fulmen Place, 8R Redcrest Avenue, 16R Redcrest Avenue, Papakura



Figure 3 – Proposed zone change at 3 Jordan Avenue, Onehunga



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Mitesh Pankaj Parikh
Date: Friday, 23 February 2024 7:45:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mitesh Pankaj Parikh

Organisation name: NA

Agent's full name: NA

Email address: mattservices22@gmail.com

Contact phone number: 0211015287

Postal address:
40 Whimbrel Road
Flatbush
Auckland 2019

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
PC 96: Open Space and Other Rezoning Matters (2024)

Property address: 56 Brookview drive

Map or maps: 18

Other provisions:
NA

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

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

The reason for my or our views are:

- I/We do not agree with the thought of rezoning the region for residential purposes. Ormiston is a big community and have many houses build up over years - we as a suburb deserve to have options for sports and recreation (council pool/library etc.)
- It will affect the freedom we have for our children to play.
- We were advised of sports/recreational zone at the time we purchased the property.
- It will drop our property prices largely affecting all the homeowners significantly.
- Disruption during construction for young babies / older adults and work from home personal.
- Health & Safety issues: effects from building construction so close to our residence affecting our quality of life.
- Increased congestion in traffic and lack of parking, which is anyways an ongoing serious concern in the neighborhood.
- Unfair proposal to suddenly change the residential situation without any empathy towards locals'

consideration.

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

131.1

Submission date: 23 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.

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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 96 - Pragna Patel
Date: Friday, 23 February 2024 9:45:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pragna Patel

Organisation name: Sophie-sus-ed

Agent's full name: Pragna Patel

Email address: ansuyap@yahoo.com

Contact phone number: 0212052419

Postal address:
3 Annagary Rise Dannemora
Auckland
Auckland 2016

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
to rezone areas of bush and new walkways on the edge of Barry Curtis from OPEN SPACE - Sport & Active Recreation Zone To RESIDENTIAL - Terraced Housing & Apartment Building Zone

Property address: Whimbrel, Rorida, Brookview and surrounds FlatBush

Map or maps: MAP 19

Other provisions:
Plan Change 96 Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

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:
ENJOYMENT OF AREA - Taking away open and pathed spaces for the community (bike, scooter, walking), decreases in values to surrounding properties .
ENVIROMENTAL IMPACT - cutting of established trees / bush area and animal / birdlife. Howick Local Board is spending a lot of energy/money investing in Environment- Flagship program Pest Free Howick, Otara Waterways and Lake Trust.
Contractors have been responsible for poor pollution control degrading the water quality beyond recovery with concrete wash- killing eels.
INFRASTRUCTURE IMPACT- Increase in traffic congestion, increase of local parking issues - there are no amenities at presnet in FlatBush- No Library no community centre - no place to craete community connectedness.
TRUST - when you buy / reside near a park and its' zoned as Open Space - you don't expect that

area/park to be turned into Terraced Houses and Apartment Buildings (different if it was always zoned for that and there is heaps of local land which is which is "deadland" & ex farmland and zoned for residential already.).

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

132.1

Submission date: 23 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - John McLean
Date: Friday, 23 February 2024 10:15:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John McLean

Organisation name:

Agent's full name:

Email address: j.d.mclean@xtra.co.nz

Contact phone number: 021930424

Postal address:
17b Edwards Court
Pukekohe
Pukekohe 2120

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:

Property address: 81 Franklin rd Pukekohe

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:

Pukekohe Borough Council originally intended Franklin Rd to be a unique strip of parcels of land dedicated to fitness, sport, non-profit organisations and social clubs. The express purpose was to provide recreational areas and social spaces that would benefit the whole of the community residing in Pukekohe and the surrounding areas. These parcels of land begin next to the Z Service Station with the Radio Club (theatrical Club which burnt down) the skate and bike park, the Stadium, Recreation centre, Squash club and Pukekohe Hot Rod Club and ends with the Pukekohe Rugby Club Building. Green spaces make up a large part of this "Recreational Belt" and are very popular with the community.

Pukekohe Rugby Club was offered the purchase of the land at 81 Franklin Rd at a very low price (compared to the market value at the time) by Pukekohe Borough Council. There was an expectation that if the Rugby Club no longer required the land then it would be moved on to another club or non-profit organisation.

Changing the use of the land at 81 Franklin Rd, where the Rugby Club Building is situated to residential housing will fundamentally will change the original vision of the Pukekohe Borough

Council to preserve this area for all residents of Pukekohe to enjoy furthermore it sets a dangerous precedent for other buildings on Franklin Rd to change their usage as well. As Pukekohe grows in size it is imperative that areas that support community wellbeing and health are preserved.

When the Pukekohe Rugby Club successful applied for a grant from the Council to build the new clubrooms (in association with Pukekohe Softball Club) on the Colin Lawrie playing fields on Reynolds Rd, the Council was well aware the old rugby clubrooms situated at 81 Franklin Rd would be vacant and had been leased by the rugby club to a funeral home. The intention being to use the money from leasing the building to advance Junior Rugby in Pukekohe. The council has been aware of the situation for atleast five years and appears to have been satisfied with this arrangement. If the rugby club no longer wishes to own the building then it should be passed on to another club, community association or non-profit organisation to use and benefit the community of Pukekohe.

If the change proceeds, It is to be noted that 81 Franklin Rd, section Lot 1 Deposited Plan 87998 would be "Land Locked" because it is behind Lot 2 Deposited Plan 87998. Plus the land at 81 Franklin is considered to be included in the new flood zone and given the recent weather events across New Zealand and in Pukekohe with flooded damaged homes and damp homes we consider it ludicrous to change the zoning to housing and oppose it.

We will be keen to attend all meetings in regards to this submission and discuss it further.

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

133.1

Submission date: 23 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.



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 96 - Nicole McLean
Date: Friday, 23 February 2024 10:30:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicole McLean

Organisation name:

Agent's full name: Nikki McLean

Email address: nikki.mclean@outlook.com

Contact phone number: 0221300797

Postal address:
11 Edwards Court
Pukekohe
Pukekohe 2120

Submission details

This is a submission to:

Plan change number: Plan Change 96

Plan change name: PC 96: Open Space and Other Rezoning Matters (2024)

My submission relates to

Rule or rules:
PC96

Property address: 81 Franklin Rd Pukekohe

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I was very annoyed to hear that for a second time Pukekohe Rugby Club are trying to rezone the land at 81 Franklin Rd they were almost gifted by the Council to housing (PC60). Pukekohe Borough Council sold them the land cheaply as they intended Franklin Rd to be used for fitness, sport, non-profit organisations and social clubs. It provides beautiful recreational areas and social spaces that benefit the whole of Pukekohe community and it will be RUINED if the land the Rugby Club is situated is zoned residential housing.

I have been told that there is no intention to build houses, that the rezoning is merely to 'formalise' the leasing of the building to the funeral home. Does the Rugby club and council honestly think we are gullible enough to believe this rubbish? If so then why has it taken 5 years for the council to action and why did I hear of this rezoning via a neighbour? No letter was sent to my house which is within 800 metres of the club. Why is this rezoning plan so secretive when such a change could potentially affect the whole of Pukekohe if it is successful and sets a precedent for other properties

on Franklin Rd to follow suit?

Pukekohe Rugby Club bought the land cheap off the council and its my belief they want to have the option to sell to the highest bidder to satisfy their own greed and add to their bank account. There is nothing community minded about this application and it is self serving and a disservice to a community that has supported them wholeheartedly over the decades. Shame on them. If they no longer have use for the club rooms then they should pass the space onto another sports club or non profit organisation to use and enhance the community.

That the land is considered to be situated on a flood zone and the council are involved in re-zoning it to housing is just another reminder of the incompetence we face with our councils. Sharpen your pencils and stop this madness. I oppose this change to zoning 100% and intend to educate Pukekohe's community about the threat to the green spaces they currently enjoy

I or we seek the following decision by council: Decline the plan change | 134.1

Submission date: 23 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.



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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) Allyson Wood

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

Address for service of Submitter

3 McCulloch Road Panmure Auckland 1072

Telephone: Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Based on open community consultation issues and lack of access to masterplan

Based Open Space consultation document and variances on information provided

Based on 2 reclassification notices so confusing and contradictory information

(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.

Open Spaces Community Buildings or Open Spaces Community Zone | 135.1

I wish to be heard in support of my submission

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

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

Allyson Wood

02/23/2024

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

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

**PC 96 - Description Ruapōtaka Marae, 40 Maybury Street Point England, Part 14A, 1/12 & 2/12
Maybury Street Point England – Location Map 7**

**Reclassification from Current Zone: Open Space – Informal Recreation Zone, Open Space
Community Zone, Terrace Housing and Apartment Building Zone**

Proposed Zone: Special Purpose – Māori Purpose Zone

I oppose this reclassification and below are by reasons:

A. Public consultation Tamaki Open Spaces Network Plan indicated civic community buildings open precinct.

The Auckland Unity Plan address for the land shown as Ruapotaka Reserve is 96-108 Line Road. This site contains a number of community buildings including Te Oro centre, Glen Innes Library, and Glen Innes Community Centre, as well as a building leased to the Ruapotaka Marae Incorporated Society. Furthermore, Ruapotaka Reserve is shown in the Tamaki Open Spaces Network Plan (TOSNP), with a stated role as *“a civic space with community facilities for Glen Innes”* which is covered under H7 Open Spaces Zones - Civic or Community. This document does show the current marae situation and states a redevelopment. There is no historic or legal information within the TOSNP on Ruapōtaka reserve. So, why move away from Local Purpose reserve Community Buildings?

B. Lack of public consultation for Marae Redevelopment

While the Local Community Board have supported the Marae redevelopment project. There has been no consultation on the Marae Masterplan for the wider community to ask questions and see the proposed redevelopment Masterplan. This redevelopment was shown in the TOSNP under Ruapotaka Reserve, however this January 10th 2024 notice (see Part C) shows Maybury West reserve land is part of the redevelopment and lease. This is a Open Space recreational reserve.

The TOSNP consultation document for Maybury West Reserve not show the planned marae extension or redevelopment. It states the function/purpose of this reserve is to provide *“a connection between the town centre and coast with destination and youth play amenity,”*. Given the TOSNP images state *“indicative only”* is the TOSNP incorrect?

Moreover, the Local Board would have known that the open space reserve was required for the Marae redevelopment at the time of voting to adopt the TOSNP, why then was the wider community not consulted with or shown the masterplan for the marae and for the surrounding Ruapotaka and Maybury Reserve?

C. Public Notice January 2024 and inconsistent information

This classification was subject to a notice in the Eastern & Bay courier on January 10th, 2024. The January 10th notice stated purpose is a proposed reclassification and for the issuing of a lease. This notice provided just three (3) legal titles and stated a total of 5454m² of land. There were no maps or addresses in the notice.

The PC 96 notice, map and additional information have inconsistencies e.g. 4A & 10A Maybury Street not in the notice but on the Sec 32 document excel sheet. Additionally, no meterage is shown therefore it is hard to know if both notices cover the same land and area. I am presuming they do or am I wrong?

Given the January notice closed on February 16th and the PC 96 notice was issued on January 25th this raises questions regarding public consultation, no consideration could or has occurred in regards

to the first notice responses. How could a second notice be issued when the first notice is still in progress?

D. Loss of public open space and access

The Open space Community/Civic zones does limit access generally to the buildings only not the land around the space. A Marae limits access to buildings and the land, as you must be formally invited on to the site. Additionally, a marae generally has fencing and gates which will diminish the public's right to freedom of access to the reserve land. The Reserve Act includes the public's right to freedom of access which the administering body's must consider as part of their function and powers/conditions when granting a of lease. The land is not iwi owned and while the lease is for 20 years, there is the likelihood that there could be limited access to the Open recreation reserve beyond that timeframe. Has this been considered given the reclassification being proposed?

E. Proposed zoning and implications

The PC96 notice seeks a reclassified to Special Purpose – Māori Purpose Zone. This would mean from an operational viewpoint, the Auckland Unity Plan Zone H27 policy would apply rather than the H7 Open Spaces Zone policy. The H7 Policy generally is guided by the Reserves Act. The H27 policy includes Marae, papakāinga housing, commercial activities and Urupā provision. So, this zone includes more than a marae. Will this Special Purpose - Māori Purpose Zone also be guided by the Reserves Act or will other Acts need to be considered?

The Māori Purpose Zone covers iwi owned land and land uses agreed for land through Treaty settlement, however this not the case, it is leased land and public land derived from the subdivision of the original Deposited Plan. Or is this an incorrect assumption?

Kāinga Ora submissions to the PC 78 intensification, for the proposed reclassification zone, states *"Māori Purpose Zone – Kāinga Ora seeks amendments to the development standards within the Māori Purpose Zone to enable development of a scale generally consistent with that of the MDRS – (Medium Density Residential Standards), within relevant residential zones."* Given these comments from Kāinga Ora, and having no knowledge to the lease terms, has Council considered the impact if papakāinga housing and Urupā provision occurs? Given the intensification within the surrounding streets and Glen Innes Town centre, could this recreational reserve be placed at risk for more housing?

The Open Spaces Community Buildings Zone permits Marae, and the Maybury Reserve Opens Space Recreation Zone can allow for Marae activities Reserve, so why move away from the H7 Open Space provisions?

While the Maybury Street residential THAB zoning does need to be reclassified I believe the Open Spaces Community buildings does describe the current and future for the marae, as well as integrates the marae into the broader concept of an Open Space Civic zone.

Given the outline above and questions raised, I must object to the proposed reclassification. I believe more information is needed before any reclassification should be granted.

From: [Adam van den Berg](#)
To: [Unitary Plan](#)
Subject: PC 96: Open Space and Other Rezoning Matters (2024)
Date: Saturday, 24 February 2024 11:28:49 am

Hello,

I wish for this not to go ahead due to the lack of green space around the area. It would be best to keep this area open and have the park in use for the local kids in the area. I know I have personally seen kids use and love this park and would hate to see it gone for them.

136.1

There is a lack of playgrounds within the area for the kids so it would be nice to see it stay.

I also believe that adding more space to the area will be terrible due to the large amounts of storms and weather events that seem to be happening every year. We need this open area as a catchment area to help soak up the water within the area instead of having it overflow the stormwater system and destroy peoples homes within the area.

Cheers,
Adam

Modification Number	Plan Change 96	
Modification Name	PC 96: Open Space and Other Rezoning Matters (2024)	
Submission date	16/02/2024	
Full Name of Submitter	Shariman Saad	
Organisation name		
Agents Full Name	Shariman Saad	
Email address	sharimansaad@gmail.com	
Daytime phone number		
Postal address	sharimansaad@gmail.com , Flatbush, Auckland 2016	
Provisions	Rezone to Residential	
Provision Property Address	66 Flatbush School Rd	
Provision Maps	Map19	
Provision Other		
Support or Oppose	I or we oppose the specific provisions identified	
Amend Provisions	Yes	
Reasons	Beautiful area that's got a path for biking and there's lovely bushes. I regularly bike through this area and building apartments and units in an established area is not ideal. The park needs more established trees and greener instead of more housing. Build elsewhere not next to our parks or on existing reserves.	
Decision Sought	Decline the plan change	137.1
Details of Amendments		
Attachments		
Attend hearing	No	
Joint Submission		
Trade Competitor	No	
Directly Affected	Yes	
Declaration	I accept	

From: [Bridgette MacWhinney](#)
To: [Unitary Plan](#)
Subject: Re: Tim MacWhinney
Date: Monday, 4 March 2024 3:19:32 pm

This is regarding Plan Change 96

On Mon, 4 Mar 2024 at 15:15, Bridgette MacWhinney
<bridgetmacwhinney24@gmail.com> wrote:

My submission:

The area of the zone north of Kaka Road, Kuku Street, and northeast of Kereru Road
adjoining the reserve areas planted in indigenous plantings (zoned Informal Recreation)
be restricted to Light Industry and Informal Recreation and to not include Heavy
Industry which is an incompatible use adjoining Informal Recreation areas.

138.1

Regards
Tim MacWhinney

From: Bridgette MacWhinney <bridgetmacwhinney24@gmail.com>
Sent: Friday, March 1, 2024 2:09 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Tim MacWhinney

Request for Late Submission

Further to your answer to my submission regarding the Auckland Council Plan Change 96. I am the owner of a Property at 2 Drury Hills Road, Drury, and also 87, 93, and 111 Drury Hills Road as well as other various properties in MacWhinney Drive and Drury Hills Road. I wish to make a submission regarding changes to the zoning of land and precinct boundaries in the Auckland unitary plan.

- 1) Submitter - TJA MacWhinney as owner and sole director of Kilkeel Holdings LTD which owns the properties listed below

- 2) Contact address - 13A Wapiti Ave Epsom Auckland

- 3) Phone - 0275225116 or 0275225118

- 4) Wish to be heard at hearings

Regards,
Tim MacWhinney