

IN THE MATTER of the Local Government (Auckland Transitional Provisions) Act 2010 (**LGATPA**) and the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of an appeal under section 156(3) of the LGATPA against a decision of the Auckland Council on a recommendation of the Auckland Unitary Plan Independent Hearings Panel (**Hearings Panel**) on the proposed Auckland Unitary Plan (**Proposed Plan**)

AND

IN THE MATTER of Proposed Plan Hearing Process, including Topic 081 Rezoning and Precincts

BETWEEN **Howick Ratepayers and Residents Association Incorporated**

First Appellant

AND

Walter Moffatt

Second Appellant

AND

AUCKLAND COUNCIL

Respondent

NOTICE OF APPEAL

Dated: 16 September 2016

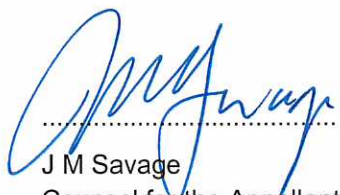
To: The Registrar
 Environment Court
 Auckland

1. Ratepayers Association Incorporated (the Appellant) appeals against part of a decision of the Auckland Council (the **Council**) on the proposed Auckland Unitary Plan (**Proposed Plan**).
2. The Appellant has the right to appeal the Council's decision –
 - (a) Under section 156(3) of the LGATPA because the Council accepted a recommendation of the Hearings Panel which resulted in a provision being included in the Proposed Plan and a matter being excluded from the Proposed Plan; and the provision is beyond the scope of submissions on the Proposed Plan; and the first Appellant and its members and the second Appellant are unduly prejudiced by the inclusion of the provision and the exclusion of matters from the Proposed Plan.
3. This appeal relates to the decision of the Council to upzone 65 properties on the northern side of Stockade Hill, Howick, from Single House zone to Mixed Housing Urban zone. A list of the addresses is attached to this notice as Appendix A (**the land**).
4. The Appellants have simultaneously appealed to the High Court on a question of law pursuant to section 158 of the LGATPA on the basis that:
 - (a) The Council has accepted the Hearings Panel recommendation to upzone the land the subject of this appeal; and
 - (b) No submission in respect of the Proposed Plan sought the upzoning; and
 - (c) The Hearings Panel in its reports to the Council failed to identify that the upzoning was out of scope of submissions in respect of the topic in question, contrary to section 144 (8) LGATPA.
5. This appeal is commenced on the basis that the Hearings Panel recommendation is flawed in not identifying the upzoning of the subject land as out of scope of submissions made in respect of the Proposed Plan.
6. The parts of the decision that the Appellant appeals is the upzoning of the land.
7. The reasons for the appeal are as follows:
 - (a) The Council decision fails to give effect to the principles of sustainable management of resources.
 - (b) The purported upzoning from Single House to Mixed Housing Urban zone is strongly opposed by the Association and the owners of the properties in question.
 - (c) The Single House zone as notified is appropriate and supported by the Appellants. This particular area of land has high amenity values appreciated by local residents and public generally. It is close to the northern side of Stockade Hill, a site of considerable historic significance and value to the community. The adjacent road to the land provides an outstanding vista towards the Hauraki Gulf and attractive 'gateway' to Howick and Mellons Bay.

- (d) There has been no analysis of the need to rezone the land, or any consideration given to the special characteristics the land possesses.
- (e) The Council's decision is based on incomplete information. In particular the decision-makers did not consider or have access to:
 - i. The Appellants submissions on the Proposed Plan.
 - ii. The evidence available to the Hearings Panel.
- (f) The Report to Council dated 19 August 2016 prepared by council officers does not:
 - i. Address the upzoning of the subject land;
 - ii. Include a section 32AA evaluation in respect of the upzoning.
- (g) The Officers Report and Council decision contain no assessment of the upzoning of the land and its effects.
- (h) As a consequence of (a) to (g) above, little or no weight can be given to the Council's decision in relation to the upzoning of the land in terms of section 290A RMA.
- (i) The upzoning of the land as proposed by Council is considered by the local community to be inappropriate given its location and will have a significant negative impact on the amenity values appreciated by the community.
- (j) Significant areas of land have been identified for upzoning in the Howick area in appropriate locations and are broadly supported by the Association. There is no need or justification for the upzoning of this additional land.
- (k) For the reasons given in the Appellants submissions, copies of which are attached to this notice.

(d) The Appellants seek the following relief:

- (a) Rezoning of the subject land to Single House zone
- (b) Such further or other relief as the Court considers appropriate in the circumstance of this case.
- (e) An electronic copy of this notice is being served today by email on the Auckland Council at unitaryplan@aucklandcouncil.govt.nz. Waivers and directions have been made by the Environment Court in relation to the usual requirements of the RMA as to service of this notice on other persons.
- (f) The following document is attached to this notice:
 - (a) a copy of the appellants submissions.
 - (b) copies of the zoning maps, notified and decision versions.



J M Savage
Counsel for the Appellants

14 September 2016

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Auckland 1141

Telephone: (09) 379 9780
Facsimile: (09) 377 0361
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Appendix A

7	Bleakhouse Road, Howick	38	Mellons Bay Road, Howick
5	Bleakhouse Road, Howick	40	Mellons Bay Road, Howick
3	Bleakhouse Road, Howick	42	Mellons Bay Road, Howick
1	Bleakhouse Road, Howick	44	Mellons Bay Road, Howick
47	Ridge Road, Howick	46A	Mellons Bay Road, Howick
45	Ridge Road, Howick	46	Mellons Bay Road, Howick
43	Ridge Road, Howick	48A	Mellons Bay Road, Howick
41	Ridge Road, Howick	50	Mellons Bay Road, Howick
39	Ridge Road, Howick	52	Mellons Bay Road, Howick
37	Ridge Road, Howick	31	Mellons Bay Road, Howick
35	Ridge Road, Howick	33	Mellons Bay Road, Howick
2A	Mellons Bay Road, Howick	35	Mellons Bay Road, Howick
2	Mellons Bay Road, Howick	37	Mellons Bay Road, Howick
4	Mellons Bay Road, Howick	39	Mellons Bay Road, Howick
6	Mellons Bay Road, Howick	41A	Mellons Bay Road, Howick
8	Mellons Bay Road, Howick	41	Mellons Bay Road, Howick
10	Mellons Bay Road, Howick	43	Mellons Bay Road, Howick
12	Mellons Bay Road, Howick	47	Mellons Bay Road, Howick
14A	Mellons Bay Road, Howick	49	Mellons Bay Road, Howick
14	Mellons Bay Road, Howick	2	Picton Street, Howick
16	Mellons Bay Road, Howick	20	Park Hill Road, Howick
18	Mellons Bay Road, Howick	24	Park Hill Road, Howick
20	Mellons Bay Road, Howick	26	Park Hill Road, Howick
22	Mellons Bay Road, Howick	27	Park Hill Road, Howick
24	Mellons Bay Road, Howick	28	Park Hill Road, Howick
26	Mellons Bay Road, Howick	30	Park Hill Road, Howick
28	Mellons Bay Road, Howick	32A	Park Hill Road, Howick
30	Mellons Bay Road, Howick	32	Park Hill Road, Howick
32	Mellons Bay Road, Howick	3	Glenfern Road, Howick
34	Mellons Bay Road, Howick	5	Glenfern Road, Howick
36	Mellons Bay Road, Howick	7	Glenfern Road, Howick
		9	Glenfern Road, Howick
		11	Glenfern Road, Howick
		13	Glenfern Road, Howick

Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may become a party to the appeal if you are one of the persons described in section 274(1) of the RMA.

To become a party to the appeal, you must, within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003) with the Environment Court by email (to unitaryplan.ecappeals@justice.govt.nz) and serve copies of your notice by email on the Auckland Council (to unitaryplan@aucklandcouncil.govt.nz) and the appellant.

Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the RMA.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003).

Advice

If you have any questions about this notice, contact the Environment Court in Auckland.

#2709



**Submission by
The Howick Ratepayers & Residents Association
(Incorporated)
P.O. Box 38-370, Howick,
Auckland, 2145**



Chairperson: Gayleen Mackereth Tel 5358098

We wish to appear at the hearing

Our Concerns: General

- We fear the haphazard approach to development which will be fostered by the Proposed Unitary Plan's generally undifferentiated rezoning of most of Auckland.

AREA BY AREA APPROACH

- We propose that an area by area approach be taken on development so that the results of the policies promulgated made be seen before very serious planning mistakes are made

IMPORTANCE OF RESIDENTIAL CHARACTER

- We do not believe the PAUP adequately recognizes the importance of retaining the residential character of Auckland's suburbs

ALTERNATIVE DEVELOPMENT

- We query the policy of corraling all development within the RUB and suggest the development of unserviced satellite villages in the countryside which would accommodate up to 3000 residents with access to larger centres.

MAORI HISTORICAL, CULTURAL, METAPHYSICAL, CLAIMS & CONTROL

- There is considerable disillusionment and concern in the Ratepayers over the influence Maori, "Manu whenua" (MW) are being granted in the Unitary Plan as it stands. Virtually every section of the PAUP has detailed requirements for Maori (MW) to be involved. # (See list at end of document) We are particularly concerned that the Auckland Council has gone far beyond the provisions of the Resource Management Act in the requirements for consultation with Maori (MW) and ask that Panel examine this problem in detail so that the UP may reflect fair dealings with all sectors of the population.

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- We object to the non definitive nature of the provisions allowing sites of importance to Maori(MW) for cultural or any vague "values" to be identified long after the Unitary Plan is finalised. (Part 1 Chapter B, 5.1, 5.2, 5.3, 5.4) 4
- We ask that the list of sites identified should be open till the end of the consultation, after which, only under very exceptional circumstances or in view of a significant archaeological find should any more sites be gazetted . Sites identified should be of consequence *plus* be able to be backed up by historical record. (sufficient record now exists in national collections) 5
- We ask that the "Secret" clause (Pt 1.B, .5.4.(14) in the PAUP regarding sites of significance to Maori (MW) be thrown out as the Ratepayers need to know what arrangements are being made on their behalf not behind closed doors.
" Recognise that some information surrounding the values and associations of Mana Whenua to their cultural heritage may be sensitive and put a site or place at risk of destruction or degradation, meaning it may not be appropriate to make it public." 6
- We are very concerned that the provisions in (Part 1 A 2.2) on the "council's role in enabling Manu whenua to benefit from redress. "
This suggests starting a new gravy train for money to be demanded for often illusionary or recently invented "Culture or "Values" claims or assessments with no documented valid historical basis. 7
- (Part 1 B 5.1)We are concerned at the PAUP requirements of Maori (MW)to be involved in most resource consent processes at a level beyond that envisaged by the existing Resource Consent legislation.
." Mana Whenua can exercise Tino Rangatiratanga through participation in resource management processes and decisions ". 8
We note instances of the resource consent process becoming exceedingly cumbersome and costly already, where a developer has had to consult numerous lwi before proceeding and have lwi representatives on site.S
- We are also particularly concerned that Maori(MW) may be permitted to control access to areas of Public Open Space .
(Part 2 D 2.2.)" The integrated management of the coastal environment, and in particular the coastal edge and margins of lakes and rivers is of utmost importance to Mana Whenua.
Access to these areas needs to be carefully managed --" 9

#2705

IMPORTANCE OF ENVIRONMENT AND GREEN SPACES;# (see attached research)

- In a recent survey of our members environment and green space was *the factor of utmost importance* to them. We submit that the research around the importance of green spaces and contiguity of green spaces for the city's people, for climate modification and for the survival of fauna and flora has not been taken into account in the PAUP.

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YARDS: Part 3, chapter 1.6.4 (S) 7.5 (MHS) 8.6 MHU and 9.3 THAB

We are very concerned that the suggested side and rear yard allowances of one metre only or none at all in all but the SH zone above, are completely inadequate to provide wildlife corridors and completely impractical for daily living. These yard sizes completely exclude the growing of normal sized trees. This will increase pollution levels exponentially in the next decade. See new research 2014:

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http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=11194445

"New Zealand researchers ---have found that larger, older trees keep bulking up and can be "star players" at sucking carbon from the atmosphere.--- in some cases, large trees appear to be adding the carbon mass equivalent of an entire smaller tree each year."

Lack of large trees absorptive ability and loss of permeable earth will also increase water runoff to catastrophic levels to our beaches.

- We ask that provision for backyards be re-instated allowing for passive recreation, supervision of young children playing, and room to grow a garden to provide food and sustain bee populations and plant trees to absorb the increased CO2 generated by additional population.

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- We ask that any planning of new multi-storey developments must be mandated to provide a children's playing area and a green space in each block.

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DISABILITY

- We note that side/rear yards of 1 metre prevents a disabled person on an electric wheelchair from accessing round a house and this is a form of discrimination.
- The PAUP makes no serious attempt to ensure Lifemark design of buildings from cradle to grave.
(Pt 3 | 9.1) The 10% token of accessible housing required in multi unit developments in the Terrace Housing and Apartment Zone will be unusable as the doors for disabled should be 900 wide yet the UP requirement is only 810 mm wide.

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HERITAGE

- (Pt 3 Ch J 3.6.5) We applaud Heritage status allotted to some buildings in the Howick Town Centre. | 15
- We ask that greater provision be made for Heritage in the Unitary Plan and express our dismay at the removal of the traditional Heritage Zone zoning in the Howick/Cockle Bay area. We do not believe that the proposed overlay will provide sufficient protection for our Heritage area. | 16
- (Part 3 J 3.3.6) We ask that the pre-1944 demolition protection zone in Howick be extended beyond a selected area so that the particular historical nature of the larger area may be preserved. | 17

UPZONING

- We note that despite the submissions to the Draft UP the area originally zoned Single Housing zone in Howick has been deleted and a lot of this original area upzoned to Mixed Housing. (## see maps attached in support documents) | 18

We request that the original area zoned Single Housing in the DUP be re-instated in the PAUP as much of this area encompasses the early settled area of the Howick township. The upzoning is against the nature of the historic character of the Howick village.

Zone Rules

MIXED HOUSING SUBURBAN ZONE

- Development in the MHS zone should be limited so that it fits in with existing residential character. This zone must be clearly differentiated form the MHU zone. We believe there is inadequate protection for this in the UP. (Pt3 I subsections 7 & 8) | 19
- Specifically we request that back yards in the MHS zone be increased to 4 metres and side yards to 2 metres (Pt 3 I 7.5 (MHS) | 20
- We are very concerned that requirement to " limit low density development" in the MHS zone There must be a guarantee that persons remaining in their single houses on a larger area in mixed housing zones will NOT be deliberately forced off their land by Council policies. | 21
- We fear the dull uniformity of overseas developments and the abandonment of individually styled homes i which are the charm (and the visitor attraction) of Auckland.

HEIGHT TO BOUNDARY: Consultation imperative:

- We are particularly concerned at alternate height to boundary controls in the MHS/MHU zones (Pt 3 I 7.3,8.3) which could mean higher buildings closer to the boundary which | 22

have significant effects on neighbours yet the PAUP does not require written approval from those affected

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- We insist that there must be changes in the UP to require all Controlled and Discretionary activities to obtain consent from affected parties and that Council always be required to consider the affect on neighbours during the consent process.
- No building should be permitted up to or on the boundary.

DEMANDS OF UNIFORMITY-FOOLISH RULES

- (Part 3 | 7.13, 7.15,7.16, 8.15,8.16, 9.14) We wonder at the seemingly inflexible "rules" set out for the most common zones in the Howick area (and most of Auckland)-namely Mixed Housing Suburban and Mixed Housing Urban - on garage setbacks, on insistance that all houses face the street (which is contrary to siting housing for maximum sun and light) and limiting fence heights to 1.2metres which any dog can jump over.

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MINIMUM LOT SIZES-NO DOWNSIZING

- There must be a limit to dwellings per site. We request that strict limits be set on the number of dwellings permitted on multi-unit sites.
- (Part 3 | 3.1 table1) We maintain that the lot sizes announced for various zones must be adhered to and that developers should not be able to whittle down the stated sizes to half the amount eg from 400m2 in MHS zone to 200m2
- We believe that 6:1200m2 site is too high particularly in the MHS zone .
- We request a change to a minimum lot size in the Mixed Housing Urban zone to 280m2 and maintain that no developer should be able to make lots less then this size. (We note a private developer is adhering to this size in constructing low cost housing in West Auckland)

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DWELLING SIZE

- (Part 3 Ch | 9.16): In the Terrace housing and Apartment zone, we submit that the minimum apartment sizes should be 50 sq mtrs for a small apartment and 60 sq mtrs for a one bedroom apartment, (not 40 sq mtrs and 45 sq metres as in the PAUP) to give minimum living standards.
- We are concerned that apartment buildings with large numbers of tiny box like apartments will soon become slums and be a target for transient people and possible drug problems.

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- We do not believe that larger apartments will make housing more unaffordable. The trend of unaffordable housing is replicated in all modern cities with RUBs according to research attached.

PUBLIC OPEN SPACE

- (Pt 3 | 4.1) Our Public Open Spaces have always been prized for being open with few buildings and limited with few buildings and limited interference. We object to the fact that new buildings and a range of buildings will be allowed by the UP in these special areas and deplore the idea of commercial operations such as cafes in such places.

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Thank you for considering our submission

Gayleen Mackereth (Chairperson Howick Ratepayers and Residents Association)

PO Box 36-370 Howick, Auckland

SUPPORTING MATERIAL:

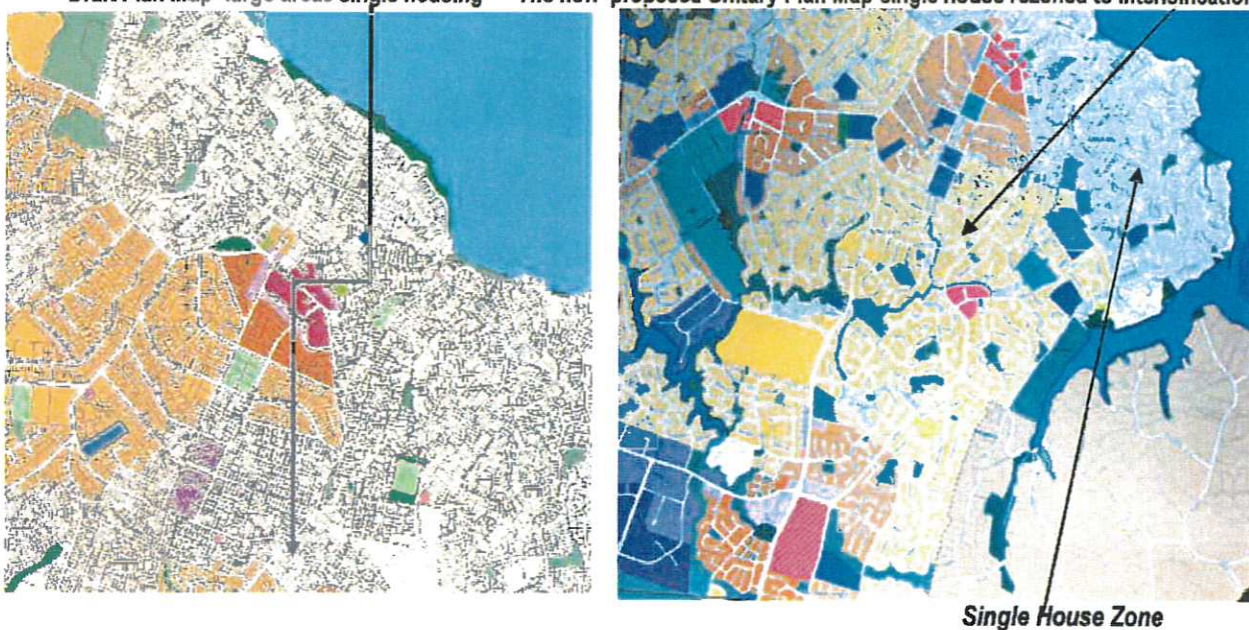
SOME OF THE SECTIONS WITH PARTICULAR REFERENCE TO MOARI/MANUWHENUA

- Part 1 Introduction and Strategic Direction >> Chapter B – Regional policy Statement 1.4 Addressing issues of significance to Mana Whenua
- Part 1 Chapter B 5 Addressing issues of significance to Mana Whenua
- Part 1 Chapter B Clause 5.1. Recognition of Te Tiriti o Waitangi partnerships and participation
- Part 1 Chapter B 5.4 Protection of Mana Whenua culture and Heritage
- PART 2 Regional and District Objectives and Policies >>Chapter C >>Auckland wide objectives and policies>> 2. Mana Whenua
- Part 2 Chapter E Overlay Objectives and Policies >> Section 5.1 Sites and Places of Significance to Mana Whenua, and
- 5.2 Sites and Places of Value to Mana Whenua
- PART 2 Regional and District Objectives and Policies Chapter C >> 5.15.1 Water quality and integrated management
- Part 3 Chapter G Section 2.7 Clause 4 Cultural impact assessments

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Maps: Single Housing area Howick -please re-instate

Draft Plan Map -large areas single housing The new proposed Unitary Plan Map-single house rezoned to intensification



Research :

Howick Ratepayers and Residents' Submission

**An Investigation into the Disappearance of
Back Yards in the Newer Australian Suburb**

Tony Hall

Research Paper 13, Tony Hall of Griffiths University

August 2007

Consequences

"With the disappearance, or minimisation, of the private space to the rear of dwellings, all the functions and advantages associated with it also disappear.

In summary, the following disadvantages are suffered by the wider community:

- reduced aesthetics;
- reduced surveillance of the public realm;
- little or no biodiversity;
- poor microclimate, including loss of shade, in hot weather;
- increased run-off in wet weather.

The residents themselves also lack the space for the following:

- sitting out in private;
- secure outdoor children's play;
- provision for swimming, barbeques;
- drying laundry and other components of a sustainable lifestyle;

and suffer from:

- lack of pleasant outlook from windows;
- dark interiors;
- lack of natural ventilation;
- increased electricity consumption.

The design implies an entirely indoor lifestyle, insulated from the prevailing climate and with little opportunity for exercise"

Importance of Backyard Habitat in a Comprehensive Biodiversity Conservation Strategy: A Connectivity Analysis of Urban Green Spaces (Rudd H, Vala J. and Schaefer V. 2002) (Wiley online Library)

"Therefore, it is important to remember that preserving parks is only part of the solution. Without connections between them [backyards], isolation and loss of genetic diversity is imminent (Hobbs & Saunders 1990). Green corridors, utility rights-of-way, and backyard habitat are important parts of urban planning, because they increase biodiversity in cities and improve the quality of life for all residents. For example, they increase opportunities for wildlife viewing, human relaxation and education, and controlling pollution, temperature and climate, erosion, and noise (Adams & Dove 1989)

The view of the compact city_How realistic is the current view of the PAUP with its plans to force intensification?

**The Challenge of Change: Australian Cities and Urban Planning in the New Millennium
CLIVE FORSTER**

School of Geography, Population and Environmental Management, Flinders University, GPO Box 2100, Adelaide, SA 5001, Australia. Email: clive.forster@flinders.edu.au

Received 15 September 2005; Revised 15 February 2006; Accepted 21 February 2006

<http://propertyoz.com.au/library/The%20Challenge%20of%20Change%20-%20Australian%20Cities%20Urban%20Planning%20in%20the%20New%20Millennium%20Feb%202006.pdf>

This paper examines the latest generation of strategic planning documents for these major metropolitan areas, all published between 2002 and 2005, and argues that there is a mismatch between the strategies' consensus view of desirable future urban structure, based on *containment, consolidation and centres*, and the complex realities of the evolving urban structures. In particular, the current metropolitan strategies do not come to terms with the dispersed, suburbanised nature of much economic activity and employment and the environmental and social issues that flow from that, and they are unconvincing in their approaches to the emerging issues of housing affordability and new, finer-grained patterns of suburban inequality and disadvantage. Overall, the paper contends that current metropolitan planning strategies suggest an inflexible, over-neat vision of [urban densification] for the future that is at odds with the picture of increasing geographical complexity that emerges from recent research on the changing internal structure of our major cities.

KEY WORDS

Urban structure; employment location; housing; residential differentiation; metropolitan planning; urban containment

How good is the policy of urban densification?

Here is a very good analysis of the problem

<http://www.macdonaldlaurier.ca/commentary-canada's-biggest-cities-hurt-by-'radical-densification'/>

OTTAWA, May 23, 2012 – Quality of life in Toronto and Canada's other major cities has been seriously harmed by urban planners' "radical densification" policies that use "malicious incentives" to force developers to build within restrictive urban boundaries,

— Given the significant share of the Canadian population living in a handful of cities, the losses of efficiency occasioned by these policies are borne by the entire national economy and not just by workers, consumers and taxpayers in the cities themselves.

It is a fallacy to think that public transit is quicker than automobile trips. Cox looked at the six Canadian metropolitan areas with populations of more than one million (Toronto, Montreal, Vancouver, Ottawa-Gatineau, Calgary and Edmonton), and found that transit trips take more than 50-per-cent more time than trips by car. "Forcing more people onto transit will not reduce work trip travel times," says Cox, "but rather the reverse."

While transit is typically oriented towards urban cores, the largest employment is now often outside the core.

Mobility and Prosperity in the City of the Future
By Wendell Cox

<http://www.macdonaldlaurier.ca/files/pdf/Mobility-and-Prosperity-in-the-City-of-the-Future-Commentary-May-2012.pdf>

RADICAL DENSIFICATION POLICIES CAN BE CHARACTERIZED AS HOPELESS. This is illustrated by regional planning in San Diego. There, officials have adopted a plan through 2050. The plan uses more than one half of all of the transportation money on transit. Yet little gain would be achieved for this huge expenditure

---There are also health consequences to radical densification. As traffic congestion increases, traffic slows down and there is more stop and go traffic. Air pollution along congested corridors intensifies with negative health impacts on those living nearby.

Britain's tower blocks should be bulldozed and replaced with streets of traditional terraced housing, report finds

- High-rise estates raise crime and are now 'no-go areas', think-tank says
- If you live in one you are more likely to have stress, mental health problems and a marriage break-up, researchers found

Read more: <http://www.dailymail.co.uk/news/article-2267441/Britains-tower-blocks-bulldozed-replaced-streets-traditional-terraced-housing-report-finds.html#ixzz2tj4GJMjd>

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Demolish High-Rise Social Housing, Report Says

<http://news.sky.com/story/1042284/demolish-high-rise-social-housing-report-says>

By Jo Couzens, Sky News Online

The housing crisis, crime and social alienation could all be tackled with the demolition of high-rise social housing blocks, a think tank report says.

They should then be replaced them with real streets made up of low rise flats and terraced homes, Policy Exchange said.

There is wealth of emerging research showing the failed direction of the popular panning policies of the current proposed Unitary Plan

We ask that the Panel seriously consider this research

Howick Ratepayers and Residents Association Incorporated

#2705

PO Box 36-370 Howick, Auckland

**Gayleen Mackereth (Chairperson) ph 5358098
170 Cook St
Howick 2014**

11/11

Proposed Auckland Unitary Plan Submission Form

Sections 123 and 125, Local Government (Auckland Transitional Provisions) Act 2010
Clause 6 of First Schedule, Resource Management Act 1991
FORM 2



Correspondence to :
Attn: Unitary Plan Submission Team
Auckland Council
Freepost Authority 237170
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date: 22 JAN 2014

Submitter details

Full Name of Submitter or Agent (if applicable)

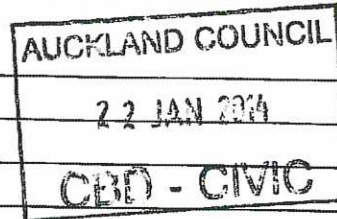
Mr/Mrs/Miss/Ms(Full Name)

WALTER MOEDAT

Organisation Name (if submission is on behalf of Organisation)

Address for service of the Submitter

10 MELLORS Bay Rd
Hauraki



Email:

I live in the following Local Board area (if known)

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to: Proposed Auckland Unitary Plan

The specific provisions that my submission relates to are:
Please identify the specific parts of the Proposed Plan

Provision(s)

Additional Submission Local Overlay in Hauraki East

Or

Property Address

10112 Mellors Bay Rd, Hauraki

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: It is not to amend the 1st schedule per 2011.2 is a restrictive discretionary activity. The Unitary Plan makes it be a discretionary activity. This will alter the character of the zone, as many more lots will be able to be further developed

(continue on a separate sheet if necessary)

I seek the following decision from Auckland Council:

- Accept the Proposed Plan
- Accept the Proposed Plan with amendments as outlined below
- Decline the Proposed Plan
- If the Proposed Plan is not declined, then amend it as outlined below.

Make the submission make more stringent by making it a non-complying activity, or at least a restricted discretionary activity to meet the 1 dwelling per 700m² requirement

- 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

Telephone _____

Please note that your contact details and phone number will be 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.

[Signature]

17/1/19

Signature of Submitter

Date

(or person authorised to sign on behalf of submitter. A signature is not required if you make your submission by electronic means)

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

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 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 this submission that:

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

Proposed Auckland Unitary Plan Submission Form

Sections 123 and 125, Local Government (Auckland Transitional Provisions) Act 2010
Clause 6 of First Schedule, Resource Management Act 1991
FORM 2



Correspondence to :
Attn: Unitary Plan Submission Team
Auckland Council
Freepost Authority 237170
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

WALTER McFEAT

Organisation Name (if submission is on behalf of Organisation)

Address for service of the Submitter

10 MELLON BAY RD
HOWICK

Email:

I live in the following Local Board area (if known)

HOWICK

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to: Proposed Auckland Unitary Plan

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan

Provision(s)

Designation 1811

Or

Property Address

27 Moore St, Howick

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: Extend the designation to include a park land on the corner of Moore St and Fensholt Drive adjacent to designation

Notify all works and proposed changes to this proposal

All of this reports was given to Council as reports and needs to be printed

(continue on a separate sheet if necessary)

I seek the following decision from Auckland Council:

- Accept the Proposed Plan
- Accept the Proposed Plan with amendments as outlined below
- Decline the Proposed Plan
- If the Proposed Plan is not declined, then amend it as outlined below.

Amend designation by extending it to cover all Council owned land
adjacent to this designation.] [Require all changes or works to be
notified

2
93

- 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

Telephone _____

Please note that your contact details and phone number will be 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.

Michael [Signature]
Signature of Submitter

17/1/14
Date

(or person authorised to sign on behalf of submitter. A signature is not required if you make your submission by electronic means)

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

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 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 this submission that:

(a) adversely affects the environment; and

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

Proposed Auckland Unitary Plan Submission Form
Sections 123 and 125, Local Government (Auckland Transitional Provisions) Act 2010
Clause 6 of First Schedule, Resource Management Act 1991
FORM 2



Correspondence to :
Attn: Unitary Plan Submission Team
Auckland Council
Freepost Authority 237170
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

WALTER McFEAT

Organisation Name (if submission is on behalf of Organisation)

Address for service of the Submitter

10 WELLS BAY RD
HOWICK

Email:

I live in the following Local Board area (if known)

Howick

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to: Proposed Auckland Unitary Plan

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan

Provision(s)

Designation 1830

Or

Property Address

Pecten St, Howick

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: Partially support and changes to this proposal.

All of this capital was given to Council as capital, by different businesses, and needs to be protected.

(continue on a separate sheet if necessary)

I seek the following decision from Auckland Council:

- Accept the Proposed Plan
- Accept the Proposed Plan with amendments as outlined below
- Decline the Proposed Plan
- If the Proposed Plan is not declined, then amend it as outlined below.

Require all changes and notes to be submitted

7/7

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

Telephone _____

Please note that your contact details and phone number will be 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.

[Handwritten Signature]

17/1/14

Signature of Submitter

Date

(or person authorised to sign on behalf of submitter. A signature is not required if you make your submission by electronic means)

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

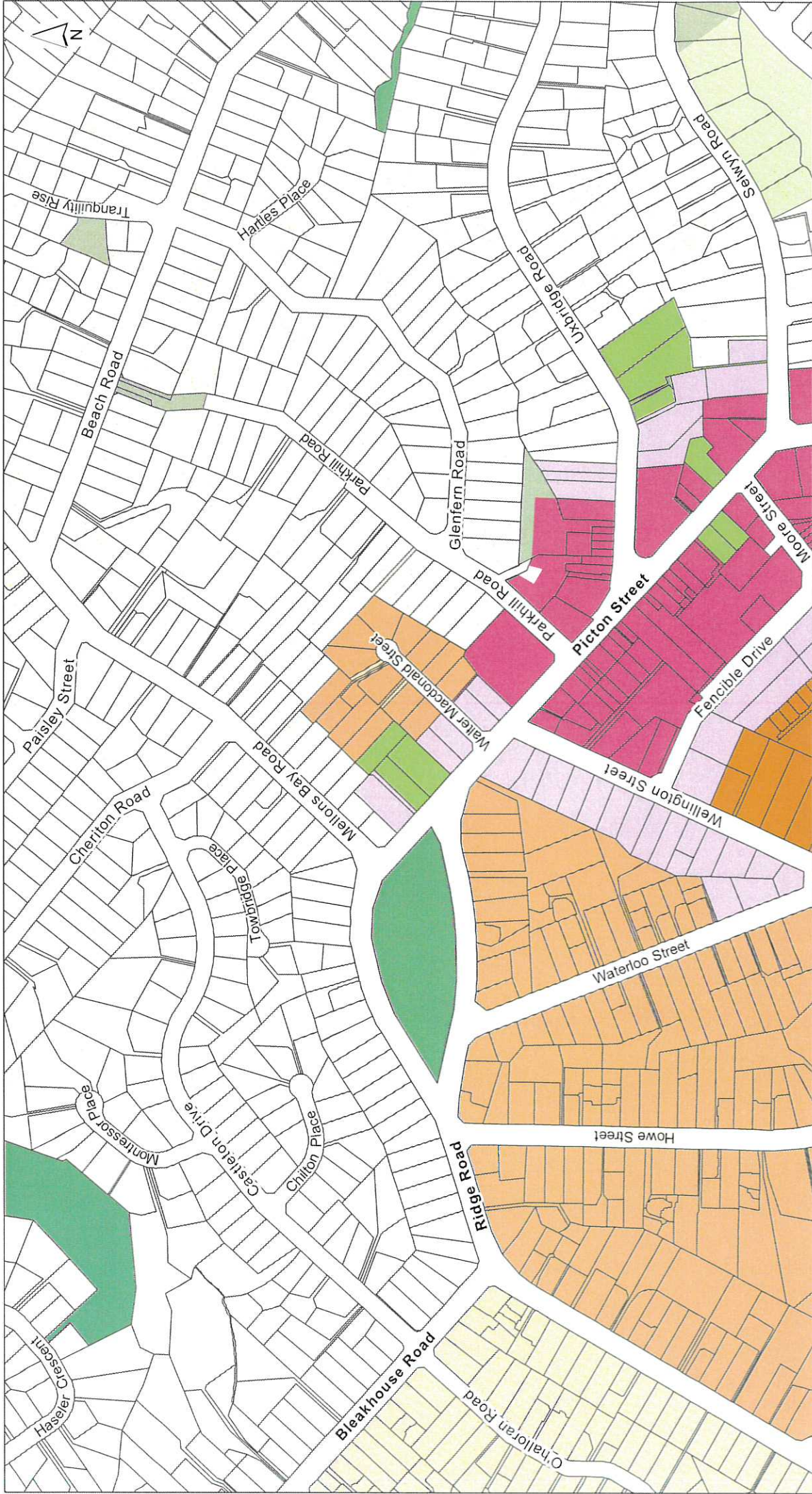
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

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:

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



0 30 60 90
Metres

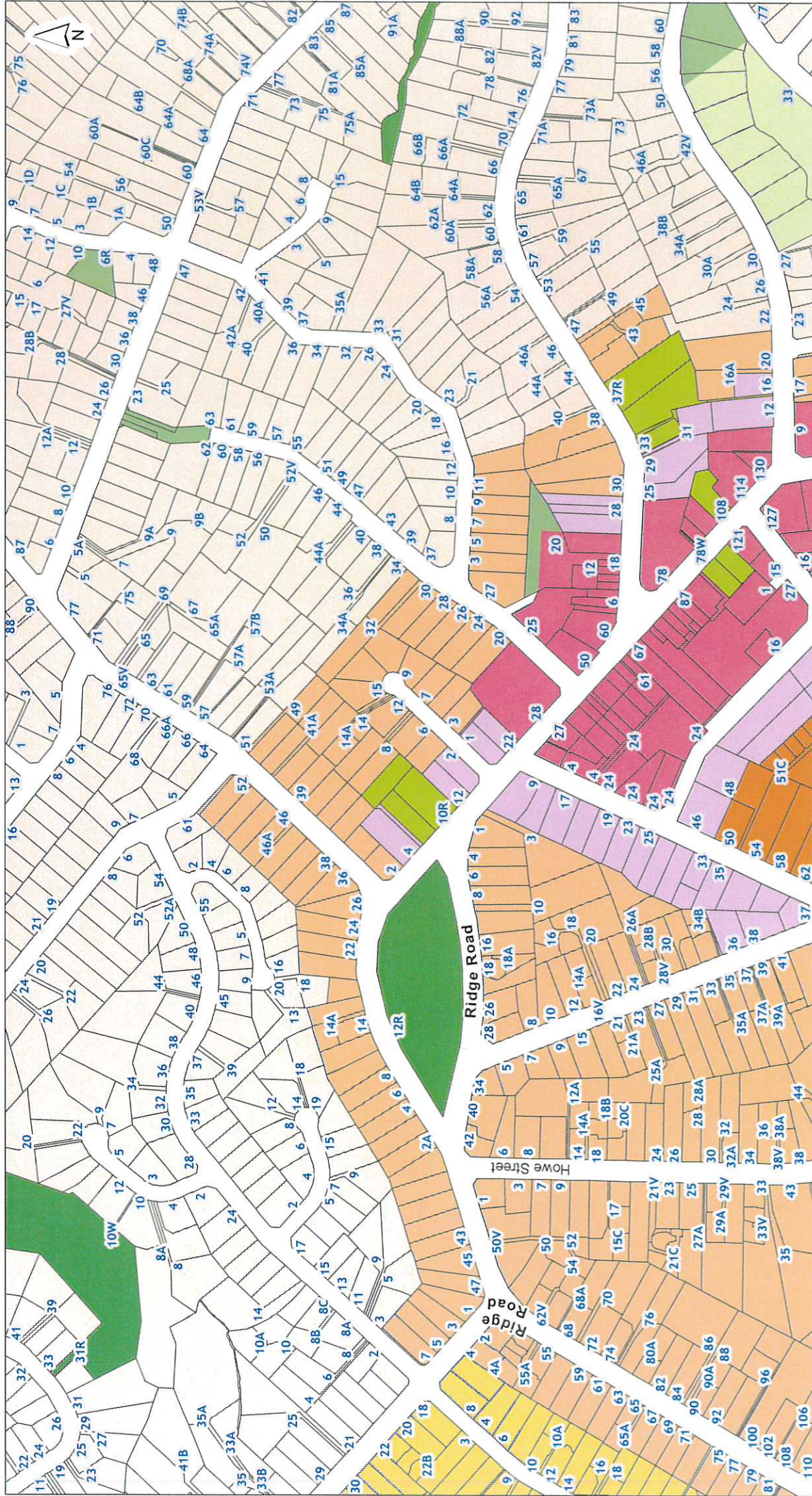
Scale @ A4
= 1:5,000

Date Printed:
16/09/2016

Unitary Plan Base Zone

DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on-site before taking any action.
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Decisions version Zones and Rural Urban Boundary

0 30 60 90
Meters

Scale @ A4
= 1:5,000

Date Printed:
16/09/2016

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