

I hereby give notice that a hearing by commissioners will be held on:

Date: Monday 18, Tuesday 19, Wednesday 20,
Thursday 21 and Friday 22 November 2024
Time: 9.30am
Meeting room: Council Chamber
Venue: Ground floor, Auckland Town Hall
301/317 Queen Street, Auckland

PRIVATE PLAN CHANGE 94
HEARING REPORT VOLUME 2
WAIRAKA PRECINCT IN CARRINGTON
ROAD, MT ALBERT
MINISTRY OF HOUSING AND URBAN
DEVELOPMENT – HANNAH MCGREGOR

COMMISSIONERS

Chairperson Greg Hill (Chairperson)
Commissioners Gavin Lister
Councillor Chris Darby
Vicki Morrison-Shaw

Chayla Walker
KAITOHUTOHU WHAKAWĀTANGA
HEARINGS ADVISOR
Telephone: 09 890 2009 or 027 231 5937
Email: chayla.walker@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
 - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

**A NOTIFIED PRIVATE PLAN CHANGE TO THE AUCKLAND UNITARY PLAN BY
MINISTRY OF HOUSING AND URBAN DEVELOPMENT – HANNAH MCGREGOR**

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Reporting officer, Peter Reaburn, Planner

Reporting on proposed Private Plan Change 94 - Wairaka Precinct in Carrington Road, Mt Albert in summary, proposes the following:

- a) Parts of the current Special Purpose - Tertiary Education Zone no longer to be occupied by Unitec are proposed to be rezoned to the adjoining Business - Mixed Use Zone.
- b) A further strip of land is to be rezoned from Special Purpose -Tertiary Education to Residential - Mixed Housing Urban, adjoining existing land with that zoning in the southern part of the precinct.
- c) A revised precinct plan and revised precinct provisions are also proposed, with the principal change sought being to allow for greater height for residential buildings.
- d) The precinct is proposed to be renamed Te Auaunga Precinct.

APPLICANT: MINISTRY OF HOUSING AND URBAN DEVELOPMENT –
HANNAH MCGREGOR

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Page 926	Michelle Strawbridge
Page 929	Julia Helen Woodward
Page 931	Mike Elliott for Sport Auckland
Page 933	Katherine McCallum
Page 935	Jo austad
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Page 949	Cameron Nicholas
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FURTHER SUBMITTERS: VOLUME 3	
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Page 57	Alice Nicholls for Gardens4Health, Diabetes Foundation Aotearoa
Page 60	Marguerite Pearson for Auckland Transport
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APPENDIX 3

Submissions and Further Submissions

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Leon Lu
Date: Thursday, 30 November 2023 2:45:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leon Lu

Organisation name:

Agent's full name: Leon Lu

Email address: gllu@hotmail.com

Contact phone number:

Postal address:
13A Woodward Rd
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 34 Phyllis St

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 Campus was a lovely and memorable place for the local residents. There used to be a lot of students studying there. Now the new National central government will reconsider the future of Unitec and the so-called mega polytech. Unitec might need the campus back for better education. Education is our future.

2.1

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

Submission date: 30 November 2023

Attend a hearing

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

Declaration

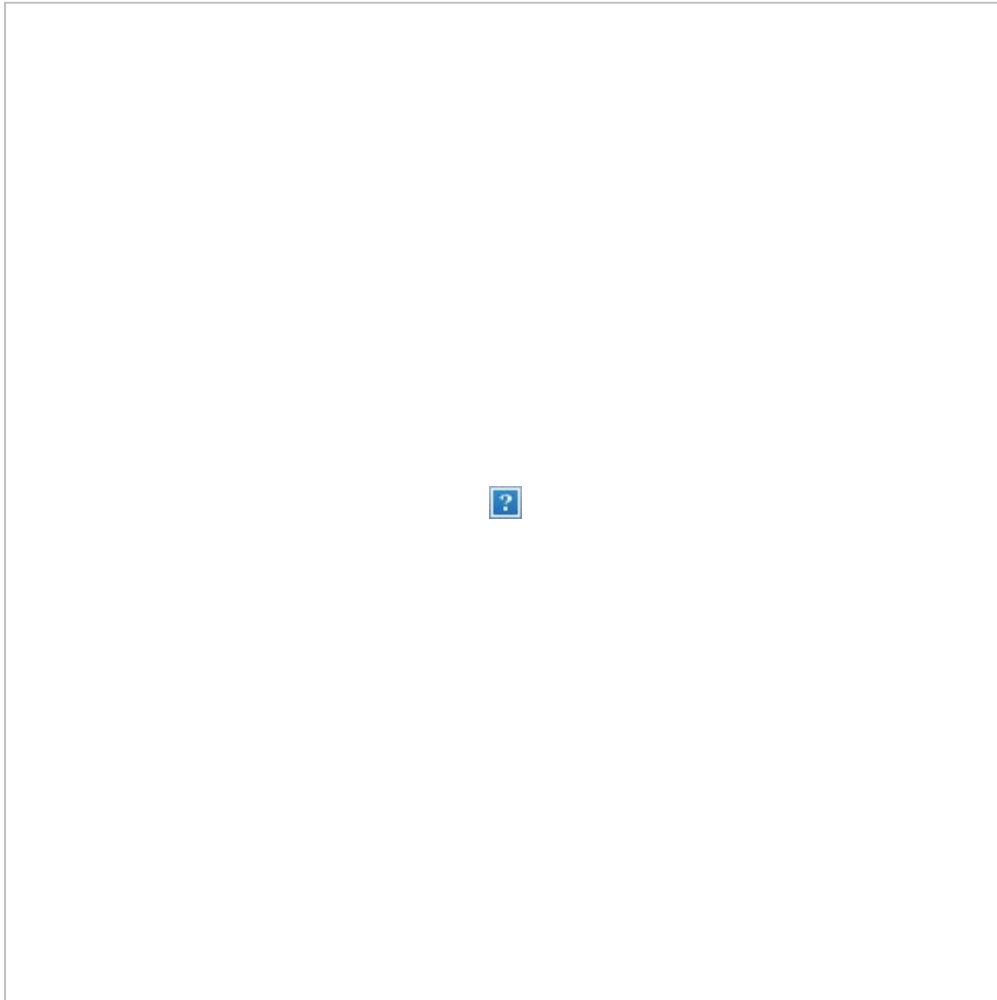
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Clement Richer
Date: Thursday, 30 November 2023 11:15:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Clement Richer

Organisation name:

Agent's full name:

Email address: clement.richer@gmail.com

Contact phone number:

Postal address:
175 Jervois road
Herne Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Lack of Master plan.
Open spaces.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Auckland Council states that in the application, there is no masterplan for the precinct. A masterplan would indicate the probable footprints of buildings, retail areas, and open space areas for recreation or passive use.

3.1

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

Submission date: 30 November 2023

Attend a hearing

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

Declaration

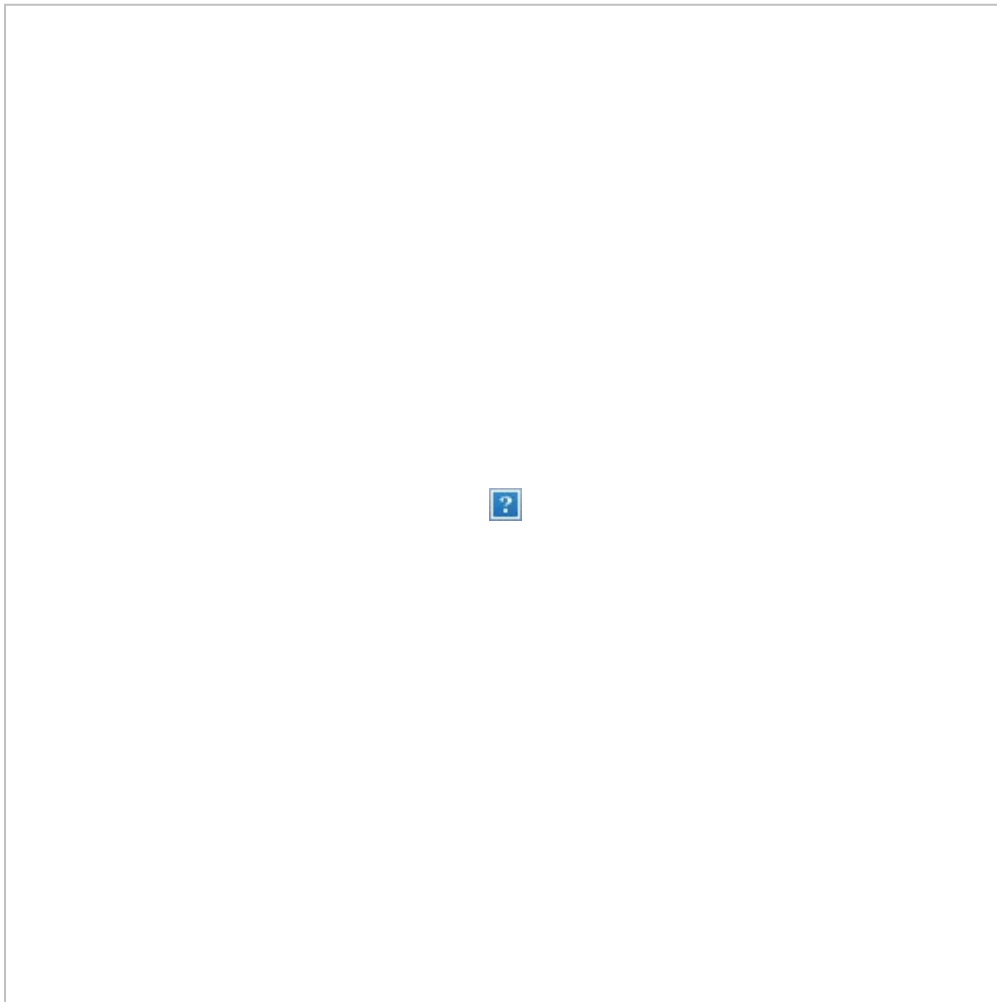
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Michael Thomas Browne
Date: Tuesday, 5 December 2023 9:45:56 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Thomas Browne

Organisation name:

Agent's full name:

Email address: mtjbro@xtra.co.nz

Contact phone number:

Postal address:
3/5 Lambeth Rd
Mt Eden
Auckland 1041

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Proposed open space provision for precinct. Lack of a master plan indicating building footprints for a community of 4000+ dwellings and thereby giving context to proposed open space.

Property address: 1-139 Carrington Road, Mt Albert

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:

Proposed open space provision for precinct. Lack of a master plan indicating building footprints for a community of 4000+ dwellings and thereby giving context to proposed open space.

4.1

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

Details of amendments: As above

Submission date: 5 December 2023

Attend a hearing

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

Declaration

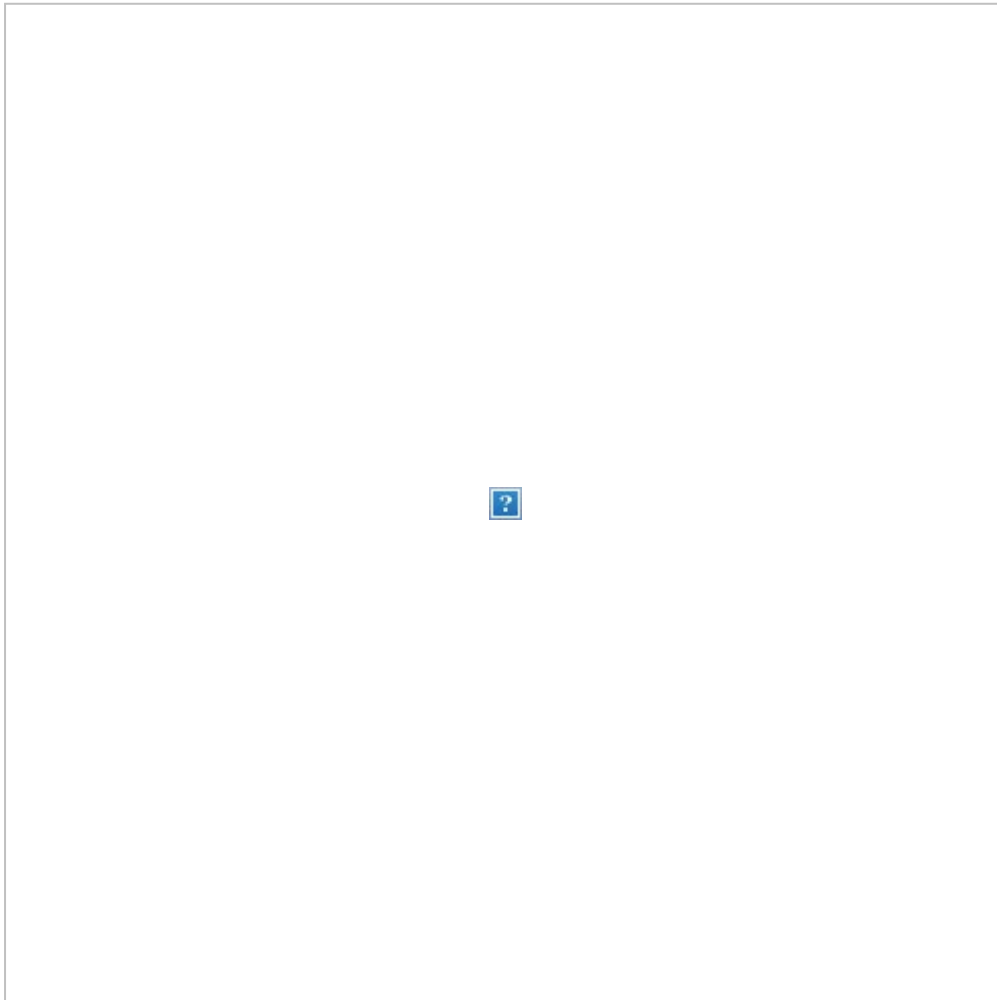
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Trevor Keith CROSBY
Date: Thursday, 7 December 2023 2:30:31 pm
Attachments: [TKC Submission on Plan Change 94.pdf](#)
[TKC Open Space in Wairaka Precinct.pdf](#)
[Variation 25 4 of agreement Sanctuary Gardens.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trevor Keith CROSBY

Organisation name:

Agent's full name:

Email address: trevorcrosby@actrix.co.nz

Contact phone number: 0276989962

Postal address:
40 Monaghan Avenue
Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. Name change: no information given as to why a name change is needed or justified.
2. Building height controls: it is not clear if the increased height sought will allow more open space to be available to the community by going up rather than out, or if it is just to increase yield.
3. Masterplan: there is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs. The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).
4. Open Space: 5 open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to

extra open space. The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland." However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." ""
https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

5.1

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

5.2

Submission date: 7 December 2023

Supporting documents

TKC Submission on Plan Change 94.pdf

TKC Open Space in Wairaka Precinct.pdf

Variation 25 4 of agreement Sanctuary Gardens.pdf

Attend a hearing

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

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

Declaration

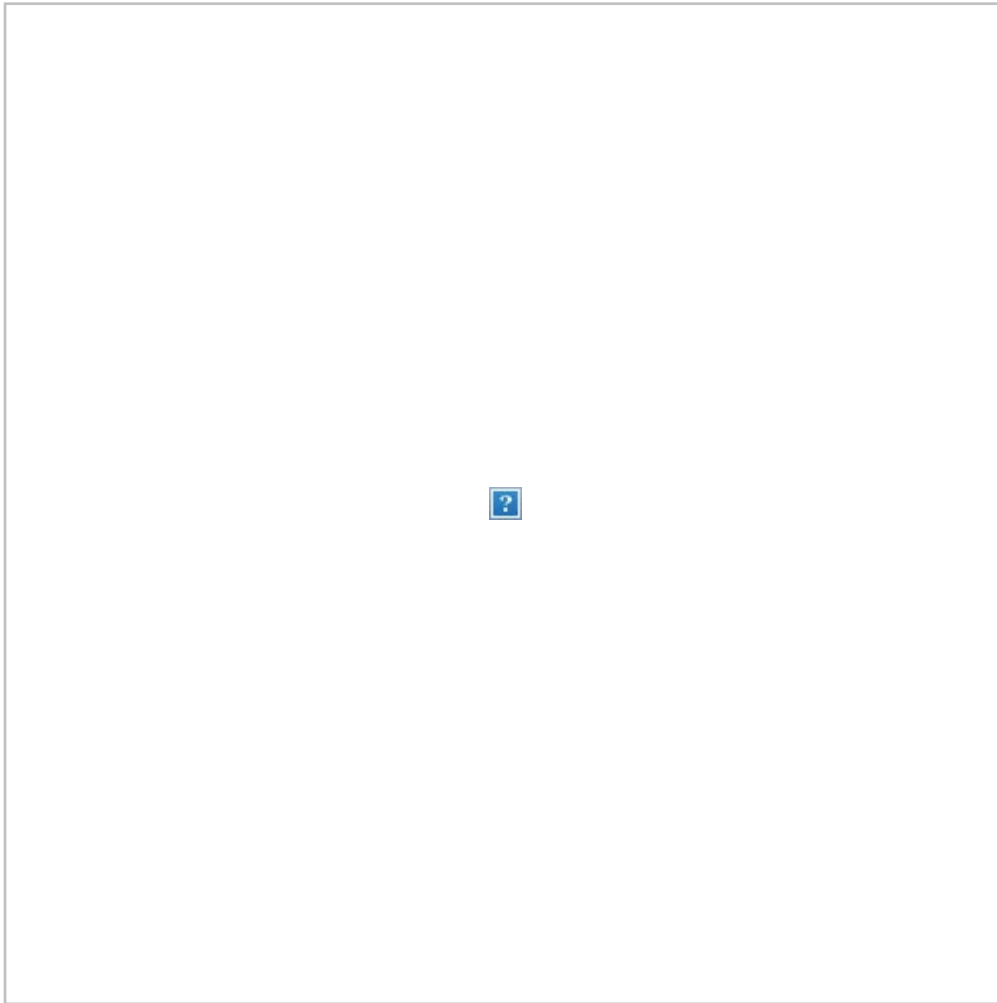
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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Submission on Plan Change 94

Trevor Crosby

1. **Change of name of Precinct.** The applicant proposes to change the name of the precinct from “Wairaka” to “Te Auaunga”.

No information is provided by the applicant why the proposed change of name is required for the precinct, or to justify a change of name. Therefore I do not support this proposed change. | 5.3

2. **Increased height of buildings.** I support an increase in height of buildings, provided it results in more usable open space in the precinct for the community. | 5.4

I note that the applicant states that under Plan Change 78 it is proposed that the eastern side of Carrington Road will change from Residential-Mixed Urban Housing allowing up to 3 stories to Terraced and Apartment buildings from 5-7 stories, so the increased height sought by the applicant would fit the proposed PC 78 for the east of Carrington Road. According to Auckland Council’s map of proposed zones, the increased height only applies south of Fifth Avenue and in the north the small section from Sutherland Road to the Northwestern motorway. Most of the east of Carrington Road remains Residential-Mixed Urban Housing. It is extremely unlikely that that the land on which Gladstone School is based will become part of the intensified housing. The nett result is that most of the east of Carrington Road will not change.

3. **Masterplan:** Auckland Council states that in the application there is no masterplan for the precinct. A masterplan would indicate the probable footprints of buildings, retail areas, and open space areas for recreation or passive use.

The applicant considers that masterplans have already been prepared for the precinct, and refer to the 2019 document "A Reference Masterplan & Strategic Framework" which was agreed between Mana Whenua and the Crown (<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf>). This document sets out the high level linkages for infrastructure such as transport and communication corridors, and likely number of dwellings and open space. The applicant states that development proposals have also been informed from plans for the precinct prepared by Unitec’s former land company, the Wairaka Land Company. The applicant says that details about buildings and such-like will come when each iwi group submits for consent.

The Cabinet Business Meeting of 29 June 2022, released 20 October 2022, noted Page 1, para 5: “Over the second half of 2018, Auckland iwi/ hapū and the Crown jointly prepared a high-level masterplan (Reference Plan) to guide development of the Site.” Noted on page 2, paragraph 9, that with Unitec opposing the release of this Reference Plan, that it had delayed several key steps including “detailed master-planning”. <https://www.hud.govt.nz/assets/Uploads/Documents/Cabinet-material-Acquisition-of-additional-land-from-Unitec-for-housing.pdf>. As the Unitec land

A concern is that the current approach is approved, then a “first in, best dressed” may follow – for example, the first in build as much as they can and leave it to other iwi to find the required open space or service facilities that Auckland Council requires for the precinct.

2. **Open space:** in the application around 5.1 ha has been identified as public open space (i.e., vested to Auckland Council, if they accept it). However, nothing in the plan change application has been indicated about the quantum of private open space (i.e., open space not vested to Auckland Council) available or where it will be located except in very generalised terms. [Note: Currently the open space in the precinct is considered “private open space” as it is not vested to Auckland Council, and has been looked after by Unitec and, more recently, the Crown.]

In the 2019 document "A Reference Masterplan & Strategic Framework" which was agreed between Mana Whenua and the Crown the open space was given as 7.72 ha of the 26.6 ha they had purchased, with an additional 3.56 ha coming from road reserve (page 12); effectively around 42% open space of varying uses and qualities. The document did not divide the open space into the proportions of what would be public open space and private open space.

Subsequently a further 10.67 ha was purchased in the precinct by the Crown. This second tranche of purchase makes up the bulk of the proposed zoning change to business mixed use from educational. This zone change can be supported, as it is no longer used for its main purpose of education.

5.5

Plan Change 94 information now indicates there will be 4000-4500+ dwellings for the precinct, up from around 2500+ at the time of the 2019 document. Note, however, that the **ground infrastructure being put in place now has the capacity to service approximately 6,000 dwellings** (page 58, in the file pc94-attachment-01-planning-report-and-s32-analysis-final.pdf). If this is the case, what is the expected percent of open space (public and private) available in the precinct when there will be around 4000 dwellings, and then when up to 6000 dwellings may be in the precinct? The applicant only gives information on the expected ratio of public open space that will be available from the 5.1 ha.

5.6

Auckland Council notes that recreational space is being removed from the precinct (playing fields, Unitec Sports Centre, and eventually Squash Centre.) The applicant states that there will be a couple of areas 30 x 30 m available for kicking around balls (not sports fields) – recreational areas are a regional (Auckland Council) issue and not one that needs addressing for the precinct.

Open space in connection with Sanctuary Mahi Whenua community gardens. There is apparently no recognition of variation 25.4 of the sale and purchase agreement between Unitec and the Crown settled in April 2018 to preserve about 0.7 ha of this area. This was noted in the Cabinet Business Meeting of 29 June 2022 also, on page 2, footnote 4: 9age 2, footnote 4:

5.7

“4 Unitec’s other significant issue is the illustrations which show the community gardens moving to allow development. HUD and mana whenua have made no decisions on the community gardens and there is no intention of allowing development on any culturally significant sites, as will be reflected in the detailed master-planning.”

In the Reference Plan, page 104, the developable area (lots) is given as 122,955 m². However, adding up the lot sizes for the 7 precincts comes to 116,183 m², a 6772 m² difference. This is explained by the lot size of Precinct 7, Te Auaunga North on which the Sanctuary Mahi Whenua is placed, is only 11,000 m² [the only precinct which is not stated to the 1 m²], and knowing that variation 25.4 was to preserve approximately 7000 m².

Open Space stated for Wairaka Precinct (AUP:OP, Chapter I334)

Document 1. 4 February 2019 “A Reference Masterplan & Strategic Framework, Ngā Mana Whenua o Tāmaki Makaurau & Crown”, page 12, section 1.4 Summary metrics:

= 7.72 ha + 3.56 ha road reserve (11.28 ha).

Document 2. June 2020 “Unitec Reference Plan & Strategic Framework”, page 2, key metrics; this document has a cover +7 numbered pages based on information in 2019 document (1 above):

= 11.3 ha (including road reserves) = 7.72 ha

Document 3. August 2023 MHUD mega lot subdivision for EPA application:

= 5 areas identified totalling 5.1 ha.

Difference in open space between 2019 and 2023

= 7.7 – 5.1 = 2.6 ha less identified open space, which is a third less.

Document 4. June 2023 hearing report, Mason Clinic Plan change 75, para 69:

“Ms Laird identified in her summary that the Operative Precinct plan shows 7.1 ha of open space, 0.9 ha of which is currently contained within the Mason Clinic land. We consider that this level of open space provision should remain in place within the Precinct, meaning that MHUD land (or other land) will need to accommodate the 0.9 ha that is being displaced from Sub-precinct A by PC75.” On 21 May 2021 Matt Fraser, MHUD, supported the plan change and stated in para 9 “..it will be possible to provide equivalent private open space ... on the Housing Development Land.”

Note that Open Space is not just grass and tree areas suitable for year round use. The 1.5 ha area identified in document 3 above as “southern open space and park” contains the Mt Albert stormwater ponding areas: currently the grassed areas surrounding the ponds become spongy and muddy during the wetter months of the year.

Open space (0.9 ha) “west of spine road”

1. The 0.9 ha open space on Mason Clinic land and shown in the **2017 Auckland Unitary Plan: Operative Plan (AUP: OP)** is designated as open space (private) in chapter I334 of the AUP: OP.

The use of the word **Private** in this context was because the open space was not to be vested to Auckland Council – during the Unitary Plan process Auckland Council made it clear it would not accept offers of open space for more reserves because of ongoing expenditure requirements for reserve land it was responsible for.

2. In the **2013 Proposed AUP**, Unitec had this 0.9 ha space shown over the area of land occupied by the Sanctuary Mahi Whenua and proposed associated playground. It was noted as “Key open space”, as a linking green corridor from Oakley Creek/Te Auaunga to the central open space and Wairaka Awa.

Notes on Wairaka Precinct Open Space and Sanctuary Mahi Whenua; Trevor Crosby November 2023

3. **November 2016**, at a Mediation Meeting, Unitec [=Wairaka Land Company] indicated it may “move open space west of main spine road further north”. Within 5 days Auckland Council had mapped this space to the Mason Clinic boundary.

As a result, the open space including the Sanctuary Mahi Whenua was moved to the then southern boundary of the Mason Clinic, as in the AUP: OP for I334. This area was subsequently included in the land sold to the Mason Clinic (Lot 1 of subdivision of Lot 4 DP 515012, 1.2053 ha; deposited 11 Nov 2019).

Precinct 7 – Te Auaunga North

The Sanctuary Mahi Whenua is part of Precinct 7 in the 2019 and 2020 Reference Masterplan & Strategic Framework documents. These are the only publicly available documents providing indicative information on proposals for the Wairaka Precinct.

1. The February 2019 document (page 105) states that the Lot size is 11,000 m² for the area of approximately 21,000 m², with 7 buildings and 236 units. This indicates that when this document was agreed between Mana Whenua and the Crown, the 25.4 Condition of Sale of land from Unitec to the Crown to preserve the area on which the Sanctuary Mahi Whenua was based was taken into account.
2. The June 2020 document (page 5) states that the north and south Te Auaunga precincts will have community gardens – community gardens are not listed for other precincts.

Release of 2019 and 2020 documents by MHUD

1. The February 2019 “A Reference Masterplan & Strategic Framework” document was placed on the MHUD website in October 2020, and made more generally known when MHUD representatives [Brett and Hannah] spoke to a Mt Albert Residents Association (MARA) meeting on 8 December 2020 about the “Unitec Development”. This document showed buildings on the Sanctuary Mahi Whenua.
2. In April 2019, MHUD asked Unitec for the use of Building 1 to launch a document about the development. Unitec did not agree, as the document showed a proposed school site was in buildings owned and used by Unitec (Buildings 111-115 [page 110]), and that Building 48 was part of land that could be purchased in the next tranche of land. Further, buildings were shown on the Sanctuary Mahi Whenua. The launch did not occur.
3. On 15 June 2020 an 8-page document on the “Unitec Reference Plan & Strategic Framework” was released. Unitec were not aware of its release until members of the public queried them when it appeared on the Greater Auckland website. This document showed **buildings on the Sanctuary Mahi Whenua**, and Building 48 as land for future purchase. It proved to be derived from the February 2019 document released some months later.
4. Trevor Crosby emailed Matt Fraser (MHUD) 16 June when he became aware of this 8-page document. He queried the placement of buildings on the Sanctuary Mahi Whenua, and sent Matt (also Hannah McGregor; MHUD, and Barbara Ward, PMs electorate organiser) a copy of the variation 25.4 sale of land from Unitec to the Crown.

Notes on Wairaka Precinct Open Space and Sanctuary Mahi Whenua; Trevor Crosby November 2023

5. Matt replied 16 June “The key thing to understand with the Unitec Reference Masterplan & Strategic Framework is that it is not to survey, and does not represent development master-planning where you might expect accurate locations for the footprints of buildings, roads and other infrastructure. . . The Plan does not set out any master planning for the Sanctuary Mahi Whenua Gardens.”

References

Auckland Unitary Plan - Operative, Wairaka Precinct I334, available at:

<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20I%20Precincts/3.%20Central/I334%20Wairaka%20Precinct.pdf> (accessed 6 November 2023)

MHUD (Ministry of Housing and Urban Development) website:

“A Reference Masterplan & Strategic Framework”, Ngā Mana Whenua o Tāmaki Makaurua & Crown available at:

<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf> (accessed 6 November 2023)

“Unitec Reference Plan & Strategic Framework”, June 2020. Unnumbered title page + 7 pages available at:

https://www.hud.govt.nz/assets/Uploads/Documents/Unitec_Plan_and_strategic_framework_June_2020-1.pdf (accessed 6 November 2023)

Associated cabinet papers:

<https://www.hud.govt.nz/assets/Uploads/Documents/Cab-Minute-Unitec-Site-Development-Reference-Plan.pdf> (accessed 3 November 2023)

<https://www.hud.govt.nz/assets/Uploads/Documents/Cabinet-paper-Unitec-Site-Development-Reference-Plan.pdf> (accessed 3 November 2023)

Mason Clinic: Private Plan Change 75. Decision following the hearing of a Private Plan Request to the Auckland Unitary Plan under the Resource Management Act 1991, available at:

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-75-decision.pdf> (accessed 6 November 2023)

File: "080 Med - Mark-up for mediation (Wairaka Precinct-Unitec) - Rules.docx" (stored file)

For November 2016 mediation hearing on. PART 3 - REGIONAL AND DISTRICT RULES» Chapter K: Precinct rules»2 Central» 2.23 Wairaka.

Figure 1 - Concept Plan 5 November 2015 (page 5 of 28 in document); includes Sanctuary Mahi Whenua as part of “Key Open Space” west of spine road.

File: “080-Mediation-Joint-Statement-Wairaka-Precinct-Unitec-2015-11-16-FINAL-4.pdf”

<https://hearings.aupihp.govt.nz/download/files/zUmhOIAKWjB07ak2Y2ZzkNn42Bq3KYfEtfN2Q53snzUm> (accessed 3 November 2023)

7. Summary of discussion:

Extent, location and accessibility of Public Open Space

Matters outstanding/in dispute:

“Unitec may move open space west of main spine road further north, while retaining proposed area.” As a result, the open space including the Sanctuary Mahi Whenua was moved to the then southern boundary of the Mason Clinic, as in the AUP: OP for I334. This area was subsequently included in the land sold to the Mason Clinic (Lot 1 DP 156226, 1.2053 ha).

Notes on Wairaka Precinct Open Space and Sanctuary Mahi Whenua; Trevor Crosby November 2023



Proposed AUP, from submission by Unitec.

Notes on Wairaka Precinct Open Space and Sanctuary Mahi Whenua; Trevor Crosby November 2023

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-75-attachment-2-proposed-plan-change-provisions-and-maps.pdf>

I334.10. Precinct plans I334.10.1 Wairaka: Precinct plan 1 [DELETE FOLLOWING PLAN
[REPLACE WITH FOLLOWING PLAN]

This shows the removal of the open space now within Mason Clinic.

25.4 Community gardens

05

- (a) *The purchaser acknowledges the cultural and historical significance of the gardens and fruit forest (occupying up to 7000 square metres) (**Community Gardens**) currently situated on part of what will become Lot 4 following the Subdivision and agrees to consult with Unitec, Iwi and Kaumatua in agreeing and documenting an arrangement for the ongoing use and preservation of those gardens.*
- (b) *To assist the purchaser in respect of the matters set out in clause 25.4(a), following the date that this agreement is unconditional:*
- (i) *the vendor will provide written notice to the Sanctuary Community Gardens Mahi Whenua Incorporated (Society) (being the current occupiers of the Community Gardens) that*

HAR9380.17.132

Per B

Agreement varying agreement for sale and purchase of Wairaka Precinct

Page 3

the vendor will transfer ownership of the property including the Community Gardens on Lot 4 to the purchaser on the settlement date; and

- (ii) *the purchaser and vendor will work collaboratively with other interested groups (including Iwi and Kaumatua) in relation to the proposed arrangements for the Community Gardens in order to:*
- (A) *have formal documentation finalised before settlement; and*
- (B) *agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor's Adjacent Land and wider environs that commemorate early occupation by Maori (notably the spring Te Puna, the Marae on the Vendor's Adjacent Land, and the landing site of the waka Mataatua).*
- (c) *the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor."*

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Trevor Keith CROSBY
Date: Friday, 2 February 2024 9:30:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trevor Keith CROSBY

Organisation name:

Agent's full name:

Email address:

Contact phone number: 0276989962

Postal address:
40 Monaghan Ave
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This submission adds further information or details to my submission of 14 December 2023.

1. Retain precinct name as Wairaka. I do not support a change especially since there is no information provided in the application justifying the need for a name change.
2. Information about Wairaka Stream and water from springs near the community gardens. The name 'Wairaka' has historically important connections to this site, particularly to Māori but also to Pākehā. Wairaka was a female ancestor, with links to numerous iwi who lived here. She is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance and because it is a meaningful feature of the site. A large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the Sanctuary Mahi Whenua community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of

environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the Wairaka Stream project. In the 1940 map on Auckland Council's GeoMaps website, before the Wairaka Stream was channelled, it can be seen flowing alongside the road in a southerly direction from the Pumphouse until taking a sudden turn to the west and then following the channel that was uncovered during the daylighting. It seems that the Wairaka Stream changed direction suddenly at this point because it met the flow of the spring that was subsequently culverted and its existence no longer recognised.

These springs are assumed to have been an important source of fresh water for Māori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens. Their importance is also founded in legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pākehā as the source of water for early settlement before they and groundwater became contaminated. On 13 April 1922 the Auckland Medical Officer of Health closed the Pumphouse because of the typhoid outbreak affecting Mt Albert.

3. Open space, especially in relation to the Sanctuary Mahi Whenua gardens and food forest. According to the March 2018 sale and purchase agreement between Unitec and the Crown, clause 25.4 of the "Agreement varying agreement of sale and purchase for Wairaka Precinct", the Sanctuary Mahi Whenua gardens and food forest should have been specifically identified by the applicant as open green space. This 0.7 ha space was to be preserved as open green space according to the sale and purchase agreement.

Unitec Interim CEO Alastair Carruthers spoke about clause 25.4 at a "Saving the Sanctuary" celebration on 29 April 2018, when planting a persimmon tree to mark the occasion. This is a 4-minute video on YouTube videoed by Rebecca Swan (<https://www.youtube.com/watch?v=5wL7qp0I5f4>).

The applicant has not stated anywhere in the application that the 0.7 ha Sanctuary gardens and food forest is to be preserved according to the sale and purchase agreement between Unitec and the Crown.

I went to the 23 February 2023 information session about the proposed plan change and asked about the Sanctuary Mahi Whenua with regards to the proposed plan change. There was no information available or offered.

In the 2019 Reference Plan (<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf>, cover date 4 February 2019, pdf released 9 October 2020), page 104, the developable area (lots) in Wairaka Precinct is given as 122,955 m². However, I note that when adding up the developable lot sizes for the 7 precincts they come to 116,183 m², a 6772 m² difference.

Precinct 7 in which the Sanctuary Mahi Whenua is located (119B Carrington Road) is 21,229 m² in area according to the Auckland Council website. The developable lot size of Precinct 7, Te Auaunga North, is 11,000 m² in the Reference Plan (the only Precinct in which a rounded number was used for developable lot size; all 6 other Precincts showed the developable lot size to 1 square metre). As well 3,246 m² of Precinct 7 is for the open space that gives access from the central Spine Road to Te Auaunga walkway. The remaining area in Precinct 7 in the Reference Plan, approximately 7000 m², is for the Sanctuary Mahi Whenua. Therefore the Reference Plan for the Wairaka Precinct acknowledged that clause 25.4 of the sale and purchase agreement between Unitec and the Crown was to preserve this area of Precinct 7. This is not acknowledged in the application.

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 2 February 2024

Attend a hearing

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

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

Yes

Declaration

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

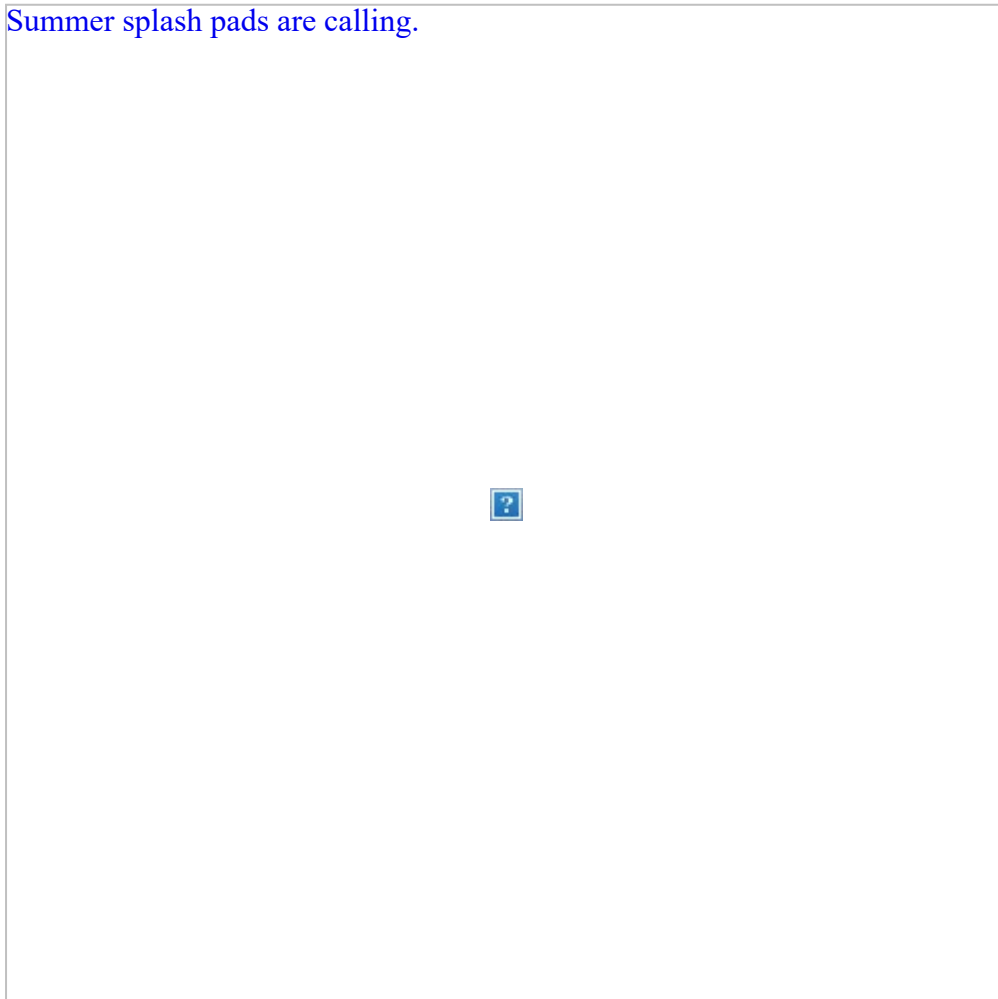
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

[Summer splash pads are calling.](#)



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jennifer Ward
Date: Thursday, 7 December 2023 9:15:33 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Ward

Organisation name:

Agent's full name: Jennifer Ward

Email address: jennifer.m.ward@me.com

Contact phone number:

Postal address:
8 O'Neill Street
Ponsonby
Ponsonby
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

- 1. Name change: no information is given as to why a name change is needed or justified. | 6.1
- 2. Building height controls: it is not clear if the increased height sought will allow more open space to be available to the community by going up rather than out, or if it is just to increase yield. | 6.2
- 3. Masterplan:
There is no master plan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs.
The 2019 document the applicant considers a masterplan is a high-level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz). | 6.3
- 4. Open Space:
Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland | 6.4

Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition, the 2019 document identified a further 3.56 ha as a road reserve. Subsequently, a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

The open space grassland areas by the Pumphouse and to the west of the southern park become boggy when wet and will require significant work to be suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant's response was; "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland." However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, and many of the trees are exotic – but all the lichens that are growing on the rock outcrops are native. The rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."

6.5

https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 7 December 2023

Attend a hearing

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

Declaration

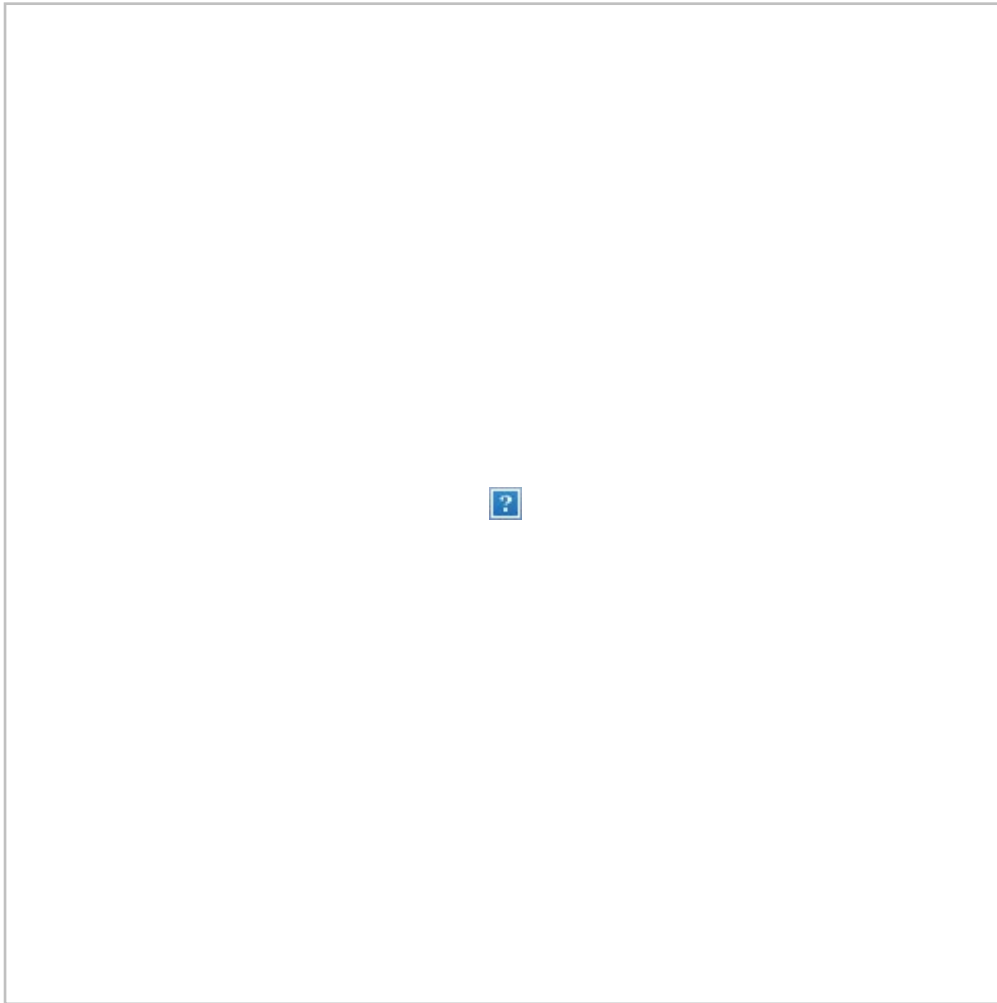
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Beverley Gay CROSBY
Date: Saturday, 9 December 2023 2:30:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Beverley Gay CROSBY

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

40 Monaghan Avenue

Mount Albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

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:

Open Space. At the moment only 5.1 ha in 5 areas has been identified, and which are expected to be vested to Auckland Council. I expected to see the Sanctuary community gardens noted as a green space, as this area was to be preserved as open space under the sale and purchase agreement when Unitec sold land to the Crown. On 16 November Ngaati Te Ata had an open day at Unitec's marae showing a big building all over the community gardens rather than preserving it as open space, and say they intend to submit their plans for resource consent in January 2024. Masterplan. I expected to see a masterplan on how all the proposed open space in the precinct (not just the 5.1 ha) related to proposed buildings to be in the precinct. Without such a masterplan for guidance, it is difficult to decide if the proposed open spaces listed will fit the needs of the new community.

7.1

7.2

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

Details of amendments: Provide a masterplan that gives context to the placement of green space and open space (whether public or private).

Submission date: 9 December 2023

Attend a hearing

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

Declaration

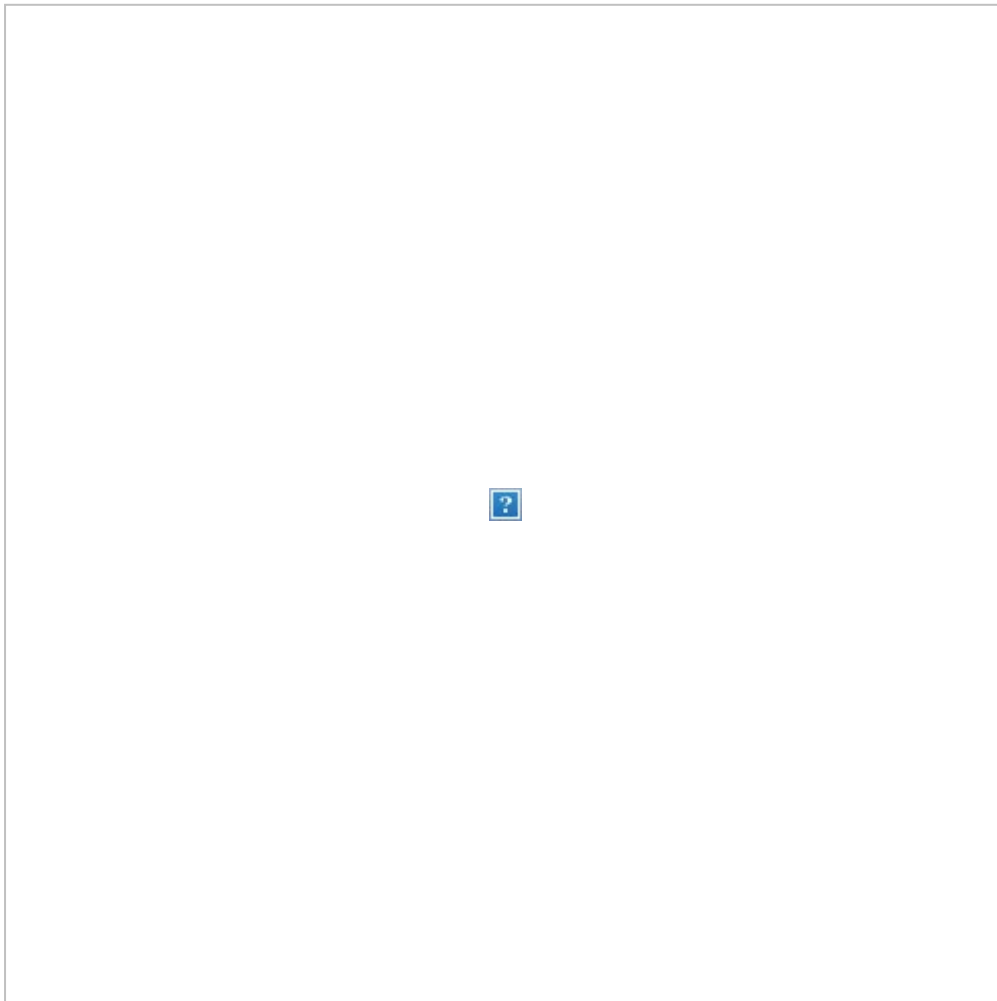
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Beverley Gay CROSBY
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Beverley Gay CROSBY

Organisation name:

Agent's full name:

Email address: bevcrosby@actrix.co.nz

Contact phone number: 098495023

Postal address:
40 Monaghan Ave
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This submission supplements my previous submission of 14 December 2023.

1. I do not support the name change as no reasons are given in the application to justify the requested change.

The name 'Wairaka' has historically important connections to this site, particularly to Māori but also to Pākehā. Wairaka was a female ancestor, with links to numerous iwi who lived here. She is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance and because it is a meaningful feature of the site. A large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the Sanctuary Mahi Whenua community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the Wairaka Stream project. In the 1940 map on Auckland Council's GeoMaps website, before the

Wairaka Stream was channelled, it can be seen flowing alongside the road in a southerly direction from the Pumhouse until taking a sudden turn to the west and then following the channel that was uncovered during the daylighting. It seems that the Wairaka Stream changed direction suddenly at this point because it met the flow of the spring that was subsequently culverted and its existence no longer recognised. These springs must be preserved in any development.

2. Open space in connection with Sanctuary Mahi Whenua community gardens. According to the March 2018 sale and purchase agreement between Unitec and the Crown, clause 25.4 of the "Agreement varying agreement of sale and purchase for Wairaka Precinct", the Sanctuary Mahi Whenua gardens and food forest should have been specifically identified by the applicant as open green space. This 0.7 ha space was to be preserved as open green space according to the sale and purchase agreement.

The applicant has not stated anywhere in the application that the 0.7 ha Sanctuary gardens and food forest is to be preserved according to the sale and purchase agreement between Unitec and the Crown.

The 2019 document "A Reference Masterplan & Strategic Framework" agreed between Mana Whenua and the Crown (<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf> cover date 4 February 2019, pdf released 9 October 2020) refers to the 7 precincts .

Precinct 7 in which the Sanctuary Mahi Whenua is located (119B Carrington Road) is 21,229 m² in area. The developable lot size of Precinct 7, Te Auaunga North, is 11,000 m² in the Reference Plan (the only Precinct which a rounded number was used for developable lot size; all 6 other Precincts showed the developable lot size to 1 square metre). As well 3,246 m² of Precinct 7 is for the open space that gives access from the central Spine Road to Te Auaunga walkway. The remaining area in Precinct 7 in the Reference Plan, approximately 7000 m², is for the Sanctuary Mahi Whenua. The Reference Plan acknowledged that clause 25.4 of the sale and purchase agreement between Unitec and the Crown was to preserve this area of Precinct 7. This is not considered in the application.

3. I support the submissions made by the Sanctuary Community Organic Garden Mahi Whenua Inc., Ngā Ringa o Te Auaunga - Friends of Oakley Creek, and The Tree Council.

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 2 February 2024

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Summer splash pads are calling.



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Louise Tu'u
Date: Sunday, 10 December 2023 12:00:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Louise Tu'u
Organisation name:
Agent's full name:
Email address: talofa@weshouldpractice.com
Contact phone number: 021633814
Postal address:

Otahuhu
Auckland 1062

Submission details

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

My submission relates to

Rule or rules:
Property address: 25 Laurel Street, Mt Albert, Auckland
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:
My position is as a child of my parents, my late father, Sale and my mum, Lafitaga Tu'u, who own 25 Laurel Street. The reason I am opposed to the planned building is the quiet and peace for which they sought in purchasing their property in 1990, is going to be severely diminished. In the climate of the housing shortage, which NZ has continued to experience in increasing numbers, the value of their property also stands to become devalued with all of this new infill housing that is suggested here. The actions I would like to suggest is an independent property evaluation of the affected housing, including my parents, to be offered to owners and implemented, before the majority of the infill housing is to begin.

8.1

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

Submission date: 10 December 2023

Attend a hearing

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

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

Declaration

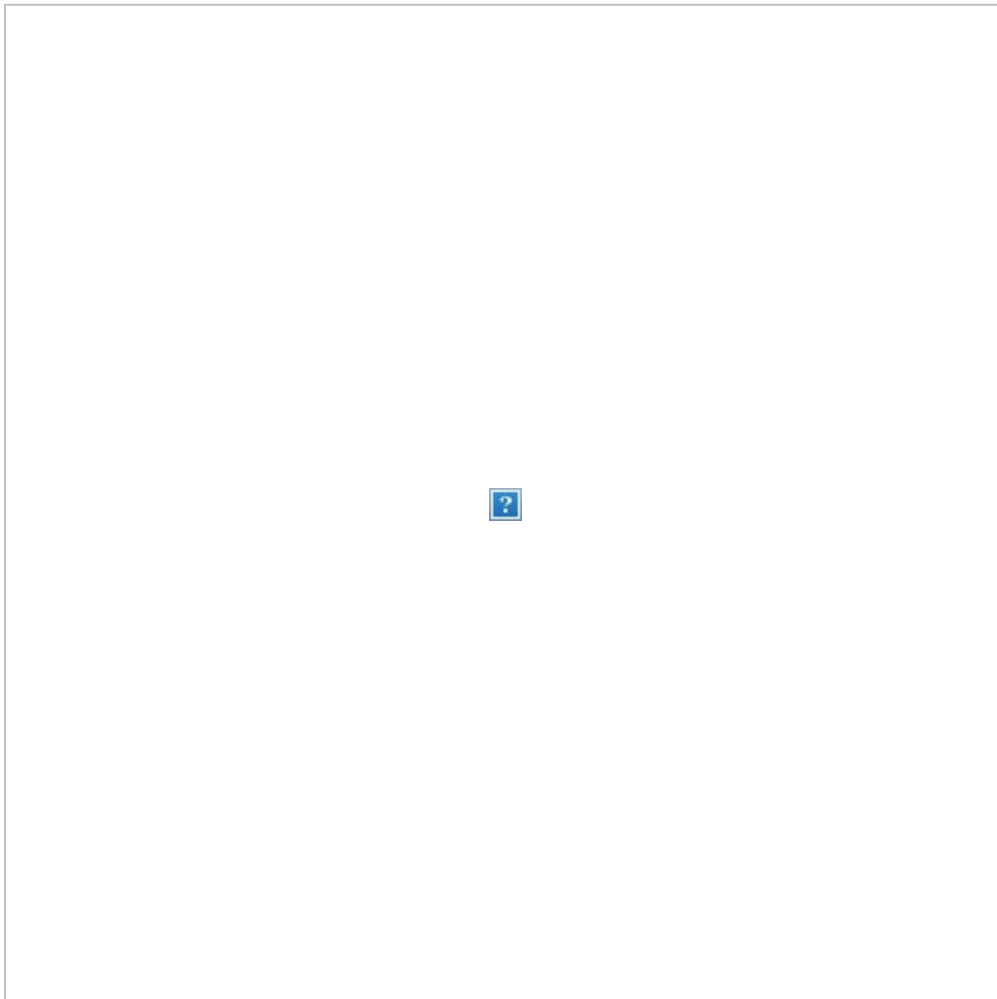
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tina Salehi
Date: Sunday, 10 December 2023 12:45:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tina Salehi
Organisation name:
Agent's full name:
Email address: tinadelaram@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: 1_139 Carrington road, Mount Albert, 1025
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 clarity on where the open space is going to be, in relation to all the proposed buildings.

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

Details of amendments: We need more open spaces than what is seemingly planned. And I expected to see the Sanctuary Gardens as an open space in the planning.

9.1

Submission date: 10 December 2023

Attend a hearing

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

Declaration

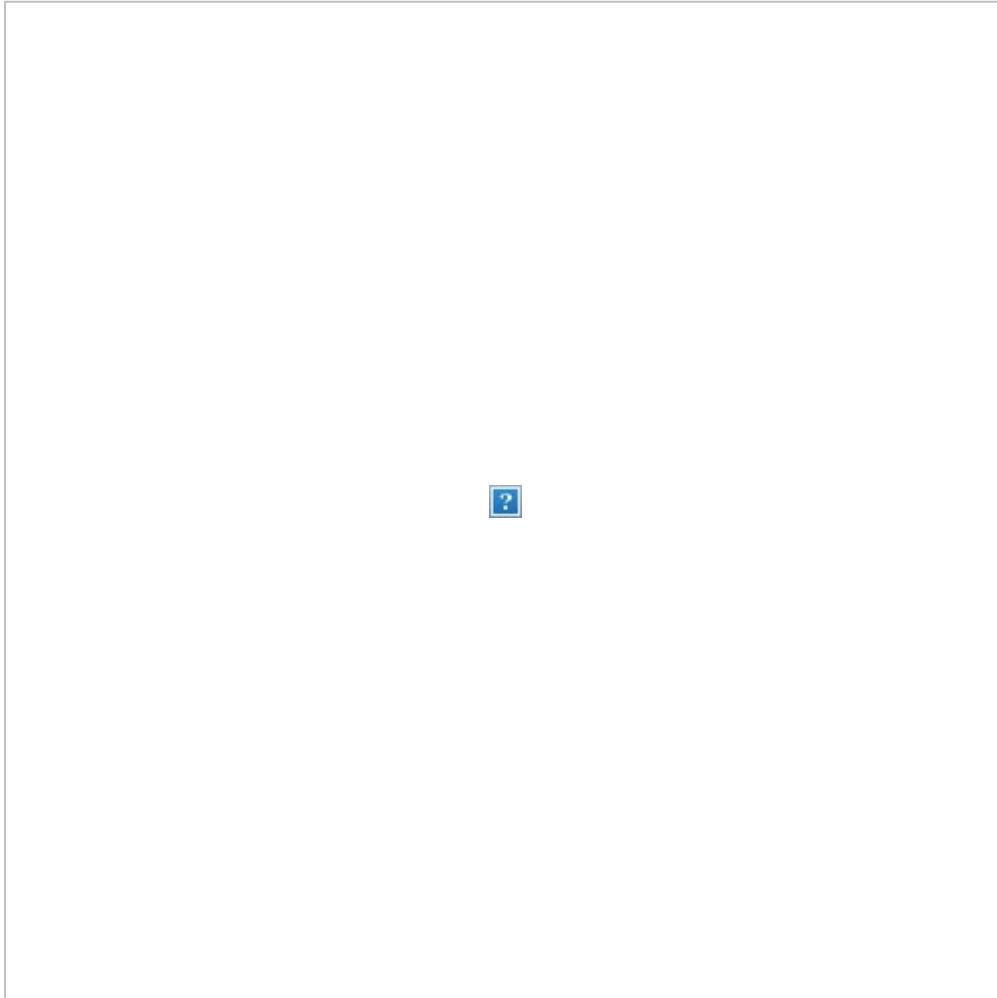
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Samuel John Stewart
Date: Sunday, 10 December 2023 2:00:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Samuel John Stewart

Organisation name:

Agent's full name:

Email address: stewart1000@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

I support the submission as presented

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:

Additional housing intensification is required in Auckland which this submission supports

10.1

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

Details of amendments:

Submission date: 10 December 2023

Attend a hearing

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

Declaration

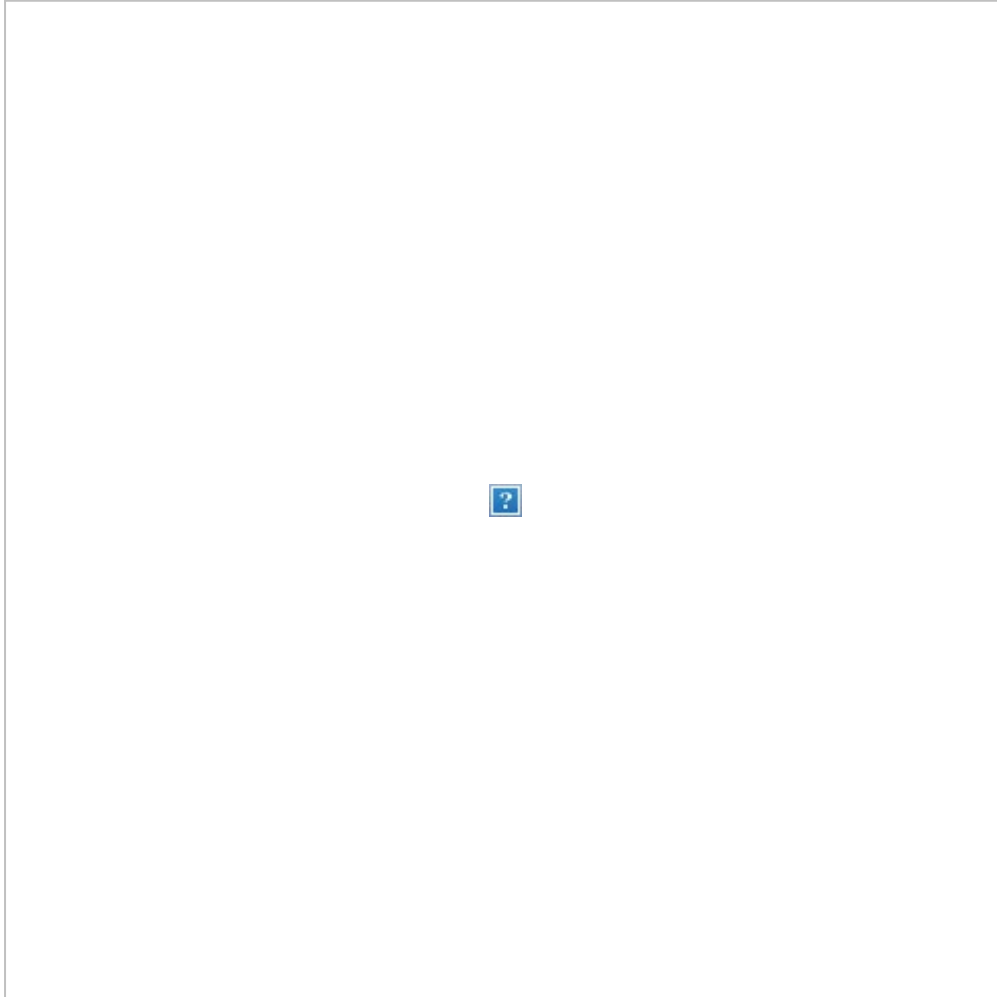
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Vivek B
Date: Monday, 11 December 2023 4:31:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vivek B
Organisation name: Mercury NZ
Agent's full name:
Email address: viv_batra@hotmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: Property address: 1-139 Carrington Road
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 reason for my or our views are:

1. Name change:

No information has been provided as to why a name change is needed or justified.
The name Wairaka has special significance to the pure water springs near the old Pump-house and the significant aquifer that feeds it. To remove the name Wairaka will contribute to the erasure of this Taonga, from not only the geographical site but also from cultural context that was shaped by the topographical features of the landscape, the climate, and the natural resources (the aquifer Wairaka).

11.1

2. Building height controls:

It is unclear if the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield.

11.2

3. Masterplan:

11.3

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.).
The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).

4. Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

11.4

The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was;
"There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*.

"According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."

11.5

""https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 11 December 2023

Attend a hearing

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

Declaration

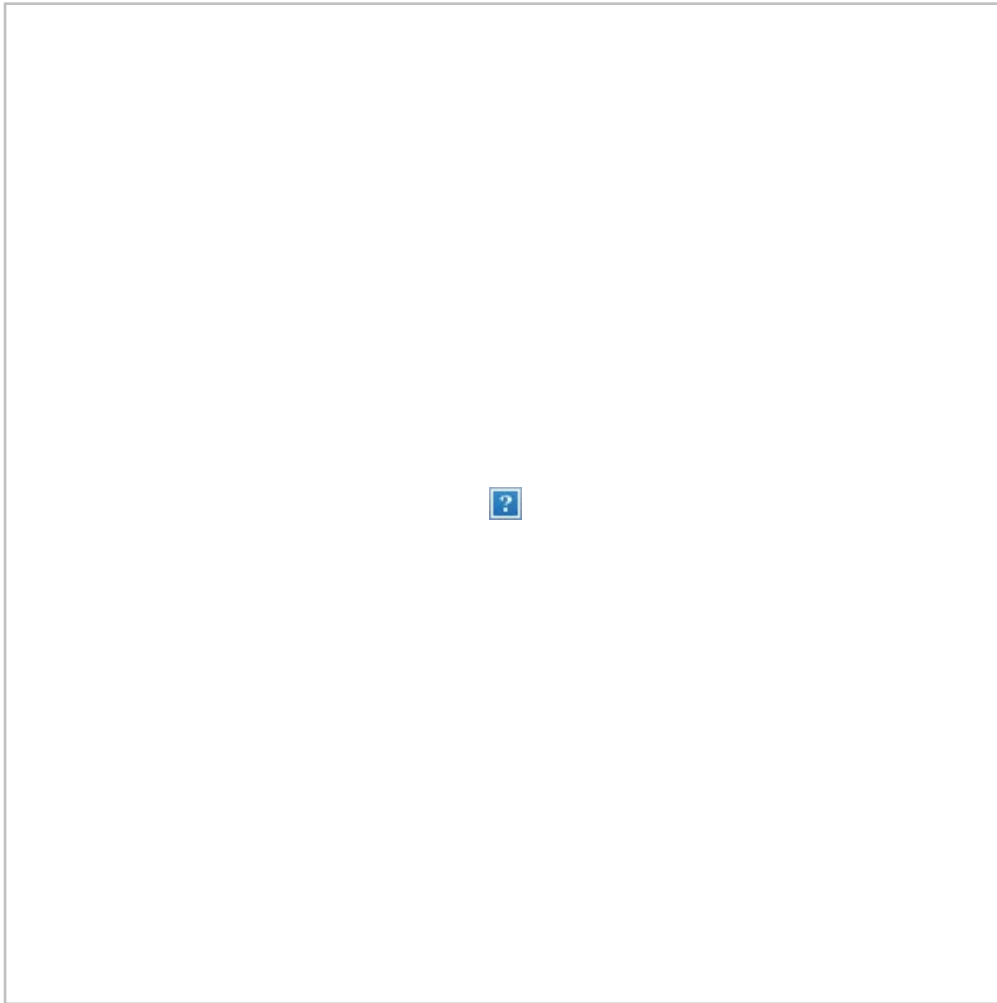
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Nigel Denny Jr
Date: Monday, 11 December 2023 4:46:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nigel Denny Jr

Organisation name: Te Akitai Waiohua Investment Trust

Agent's full name:

Email address: invest@teakitai.com

Contact phone number:

Postal address:
17 Kotuitui Street
Manukau
Auckland 2104

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
PC94 in full

Property address: Entire precinct

Map or maps: Entire precinct

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:

Te Ākitai Waiohua is a Mana Whenua iwi of Tāmaki Makaurau collaborating with the Crown over the development of housing and associated activities within the Te Auaunga Precinct (currently called Wairaka Precinct).

Te Ākitai Waiohua is part of the Waiohua Tāmaki Alliance Limited Partnership roopu that is the entity involved with the Wairaka Precinct as a development project. Te Ākitai Waiohua Investment Trust (TAWIT) is a charitable trust involved with the Wairaka Precinct development on behalf of Te Ākitai Waiohua.

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

TAWIT is directly affected by the cultural, social, economic and environmental effects of the proposed plan change.

This submission is in support of PC94 in its entirety.

Te Ākitai Waiohua are a Mana Whenua iwi of Tāmaki Makaurau that have utilised the whenua since time immemorial. There is a strong cultural and historical significance of this land to our people.

There is an opportunity for redevelopment of this land which will achieve cultural, social and economic objectives for Te Ākitai Waiohua. This can be done in a manner which contributes to managing Auckland’s growth and does this in a manner which respects the history, heritage and environmental aspects of this land.

12.1

Te Ākitai Waiohua as an iwi is part of the Land for Housing Programme and is working with the Crown to develop this land for a variety of housing including affordable and market housing.

The plan change encourages Māori economic development and the cultural aspects of this precinct, recognising its history and the importance of development proceeding in a culturally appropriate manner.

The changes to the objectives and policies appropriately set the planning framework for development of this precinct.

The proposed rezoning of this land ensures the land is available for appropriate residential and mixed-use development.

The changes to the activities and standards including changes to height, provide for quality development at an appropriate scale and intensity given the unique location of this precinct.

The changes to the assessment criteria appropriately encourage a high quality of development.

The changes to the precinct plan provisions are necessary to set a planning framework for the physical development of this place.

On behalf of Te Ākitai Waiohua, TAWIT seeks approval of PC94 in full. This includes a decision to:

- (a) Approve the name change of the Wairaka Precinct to Te Auaunga.
- (b) Approve the objectives and policies as proposed by PC94.
- (c) Approve the rezoning of land as set out in PC94.
- (d) Approve the changes to the activities, standards, and assessment criteria as proposed by PC94.
- (e) Approve the modifications to the precinct plans and the introduction of the new precinct plan as set out in PC94.

12.2

12.3

TAWIT does not wish to be heard in support of its submission, but will consider presenting a joint case with others making a similar submission.

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

Details of amendments:

Submission date: 11 December 2023

Attend a hearing

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

Declaration

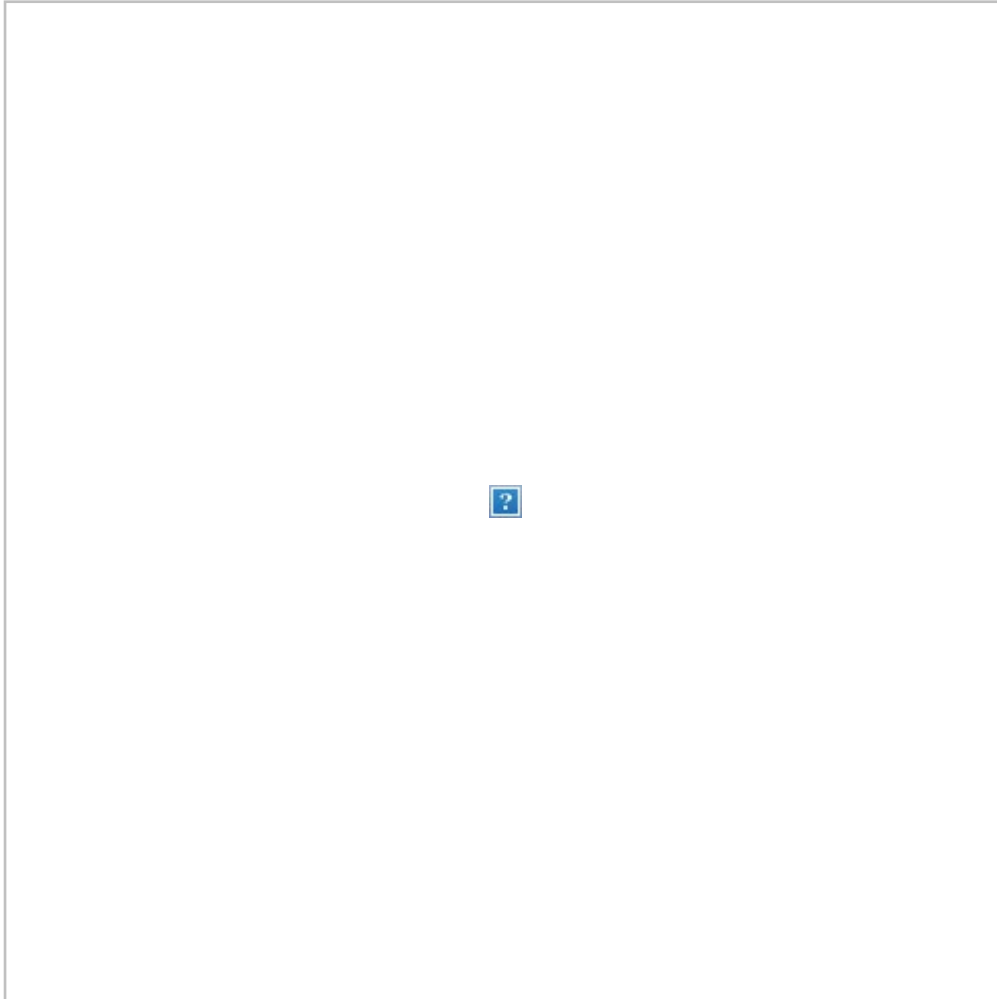
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Emma Chapman
Date: Tuesday, 12 December 2023 2:45:19 pm
Attachments: [Advance_Nov_2013.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emma Chapman

Organisation name:

Agent's full name: Emma Chapman

Email address: emmachapman40@gmail.com

Contact phone number:

Postal address:
 15 Saxon Street
 Auckland
 Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

- Name change from the Wairaka precinct to Te Auaunga
- Building height controls
- No existing masterplan about services for the new community
- Open space provision

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

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

The reason for my or our views are:

1. No reason has been given for the name change proposal.

13.1

Also: The name Wairaka has historically important connections to this site, particularly to Māori but also to pakeha. Wairaka was a female ancestor, with links to numerous iwi who lived here and is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance, and because it is a meaningful feature of the site.

It should be noted that a large part of the water flow in the Wairaka stream is contributed by

sizeable springs, located in the area near the SMW community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream

They are assumed to be an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens, and by legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the Pump-house, built in the early 1900's would confirm this.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Nga Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.

2. Building height controls:

It is unclear if the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield.

13.2

3. Masterplan:

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.). The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz). A masterplan is needed.

13.3

4. Open Space:

More open space is needed. The development is relying too heavily upon open space at Unitec and around Te Auaunga creek.

13.4

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was;

"There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*.

"According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii*

13.5

is one of those species.”

""https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Submission date: 12 December 2023

Supporting documents
Advance_Nov_2013.pdf

Attend a hearing

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

Declaration

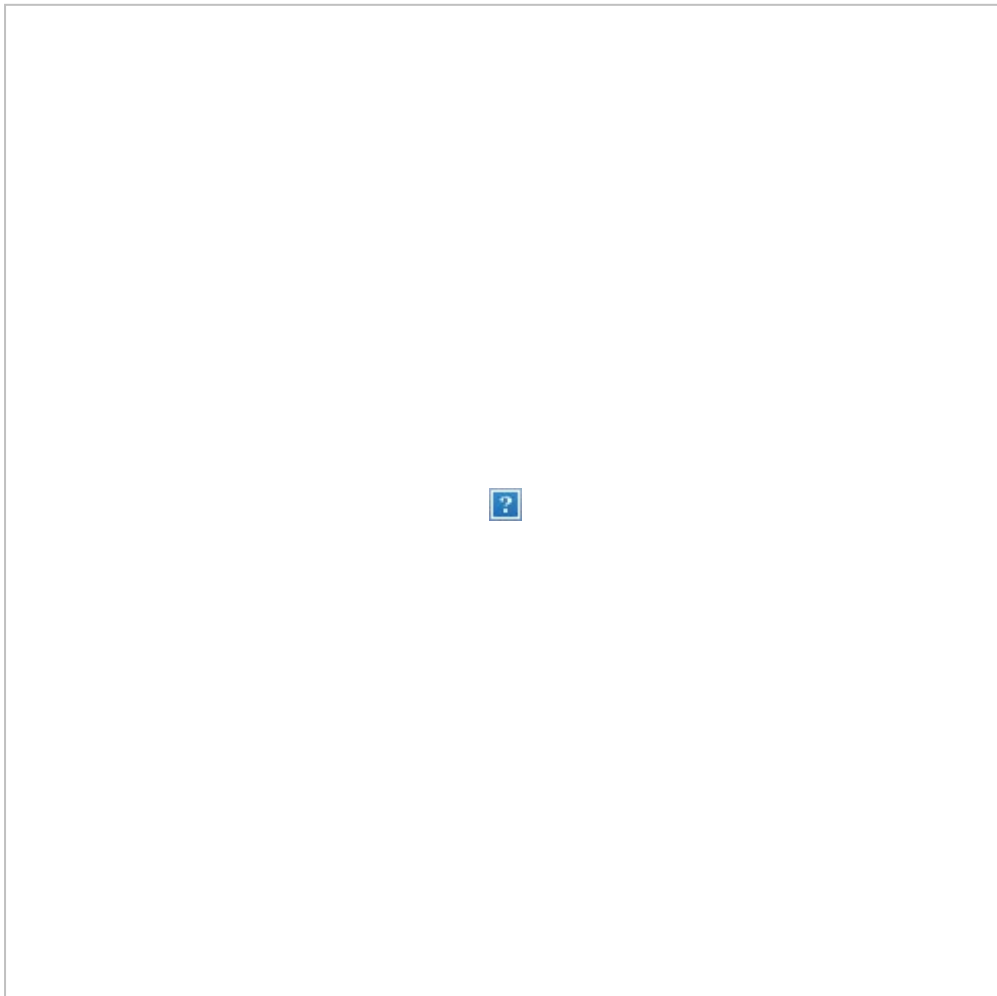
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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advance

Spring 2013

Research with impact

Protecting our urban forest

*Creating an arboretum at
Unitec's Mt Albert campus*



Unitec
Institute of Technology
TE WHARE WĀNANGA O WAIKAKA

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Creating impact through partnership

Unitec Institute of Technology is a member of a group of large metropolitan institutes of technology and polytechnics (ITPs) called the Metro Group. Collectively, and as part of an on-going conversation with government, we have been attempting to articulate the unique role that ITPs play in New Zealand's research and innovation scene.

Often when people consider the investment that government makes in research and innovation in New Zealand it is the Universities and Crown Research entities (e.g. NIWA and Callaghan Innovation) that are mentioned. This is understandable given the large amounts of financial investment made in these organisations, their research intensity, and the worthwhile outcomes of their work. That said, the work completed at ITPs sometimes flies under the radar. This magazine is one way we try to get our message out; by telling our research stories.

As part of communicating the value of research and development work done in the ITP sector we recently held a two-day symposium and industry showcase event in Wellington to which a range of government and industry representatives were invited. Each Metro ITP displayed one or two projects that exemplified how we do research and development in partnership with industry and business. Unitec's contribution was the whole house research project that provides an on-going, real-life test bed for building materials, construction techniques and building performance modelling. Readers will recall several stories we have written on various aspects of this project.

The wide range of projects presented by the other ITPs was impressive and included everything from a new type of wind turbine, an innovative exercise bike for people recovering from illness and farm management software to imprinted polymers. One thing that struck me was how relatively small amounts of investment, applied in the right places, can produce highly innovative and very valuable outcomes.



The government would like to see more alignment between institutions engaged in research such as Unitec, and the needs of industry and other community stakeholders, with less reliance on government support. Fortunately this is a direction of travel that comes naturally to Unitec and one that we emphasise through our strategies and everyday actions.

We believe our research has much more likelihood of being useful and providing impact when it is in partnership with the people who can actually make good use of that research and innovation.

If you want to know more about our work at Unitec please contact anyone featured in this issue of Advance or go to www.unitec.ac.nz/research

Associate Professor Simon Peel
Dean of Research and Postgraduate Studies



Lichen the new name

Unitec Natural Sciences Senior Lecturer Dan Blanchon recently had a species of lichen named after him by Chicago's Field Museum of Natural History.

Having a species of lichen named after him was recognition that Natural Sciences Senior Lecturer Dan Blanchon wasn't expecting - at least, not this early in his career. "You're not allowed to name species after yourself, it's not the done thing," he says. "So generally it's people who are later in their careers, or people who do something amazing who have a species named after them. I was quite surprised and blown away to have one named after me this early in my career. It's quite an honour."

The new species was originally part of the species *Cladia aggregata*. "It's found worldwide," says Blanchon. "Researchers at the Field Museum of Natural History in Chicago did some DNA work, and I sent them some specimens from Unitec and other places, and that bit of *Cladia aggregata*, one of the Australasian species of *Cladia aggregata*, was renamed *Cladia blanchonii* by Dr Thorsten Lumbsch and Dr Sittiporn Parmen."

For those who want to find it, the newly renamed lichen can be found on Unitec grounds. "It's small, quite tubular, and it looks a little bit like crushed instant noodles. It's called a coral lichen, because it looks a little bit like coral, and it commonly grows on volcanic rocks. There are several volcanic rock outcrops on campus that are part of the lava flow that Unitec is built on."

According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants - all the grasses are exotic, many of the trees are exotic - but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."

Blanchon is a strong defender of the importance of lichens, saying that they are ecologically important, but often overlooked. "This particular lichen would be habitat for insects that birds will eat, and it will also break down and make soil. So on somewhere like Rangitoto Island, where these lichens live and die, they break down and make soil for other things to come in. It's one of my crusades to raise awareness of lichen biodiversity, and all my research is around elucidating what biodiversity we have."

"New Zealand is really diverse in lichens; we have 1800 species, which is about 10 per cent of the known lichen species in the entire world. So from a biodiversity point of view, it's really important."

He says it's the uniqueness of studying lichens that attracted him to the field. "I think it's because very few other people study them, so there's a lot of work that needs to be done. We know most of our trees and shrubs really well, but the lower plants, and things like lichens, we don't know so well."

"And I just find them interesting; they're one of those unsung heroes of the New Zealand ecosystem because they have a lot of jobs, they're involved with soil formation, they harbour insects, and some of them leak nitrogen to fertilise other things. They're just really interesting."

An exciting new relationship

Unitec and the Nara Institute of Science and Technology (NAIST) in Japan have signed a Memorandum of Understanding (MOU) that will enhance co-operation between the two institutions by offering an exciting new dual doctoral programme.

Signed during a visit to Japan by Unitec Chief Executive Dr Rick Ede, this initiative will enrich research collaboration, strengthen international relationships and encourage academic exchanges of doctoral students.

NAIST has been the top-ranked national university in Japan over the past three years for both research and education, based on the quality of its postgraduate programmes. As a national university consisting solely of graduate schools that specialise in teaching and research in advanced science and technology, NAIST tackles problems at the frontiers of science in an environment of interdisciplinary and international cooperation.

The opportunity for Unitec to work with this highly rated university is globally significant, and a huge boost for the Computing Department.

Computing Head of Department Hossein Sarrafzadeh says of the new MOU: "Through this initiative, Unitec students will get the opportunity to undertake high-level research in cutting-edge areas of information science and build on the experience gained at Unitec's Cyber Security Research Centre."



Unitec Chief Executive Dr Rick Ede and NAIST President Dr Naotake Ogasawara at the signing of the MOU.



New Head of Department: John Stansfield

Newly appointed head of the Social Practice Department John Stansfield says he's been working in hot and dangerous countries for much of his working life. "I went to Papua New Guinea for the first time in 1976 as an 18 year old. It got deeply into my blood and it's never left. I've spent about a third of my working life in the Pacific. I'm fluent in Melanesian languages, and I love it."

Now living on Waiheke Island, Stansfield says his main career and research focus started as a question raised during his time at Unitec as a lecturer in the '90s. "I started to think, 'What if the most important piece of biodiversity at risk from extinction is not Hochstetter's frog? What if it's the way that we know and understand and decide things? The way we manage? What if there was a kind of extinguishing of diversity as a result of a cultural juggernaut out of the US, that says there is one truth about how you manage stuff, and it's about how white men in suits from Boston manage, and we will go forth and train the entire world to manage in this way.' That was kind of my big thought."

With that big thought in mind, Stansfield studied at the School for International Training in Vermont, US, for a Masters in International and Intercultural Management, before heading to Bangladesh for a year to do a post-graduate diploma in NGO Leadership and Management. Since then he has worked, lived and researched in the Pacific in a range of roles such as a consultant for the United Nations, lecturer for Unitec, and director of advocacy for Oxfam. "I've also had roles for various international agencies, like Save the Children Australia, United Nations Development Programme (UNDP) and the United Nations Food and Agriculture Organisation (UNFAO)."

He says he's excited to be back at Unitec. "There's always a great deal of passion and intellectual stimulation around here, especially at a time when tertiary education is going to change out of sight. I'm looking forward to meeting the challenges head on."

SHORTS

Research Symposium 2013

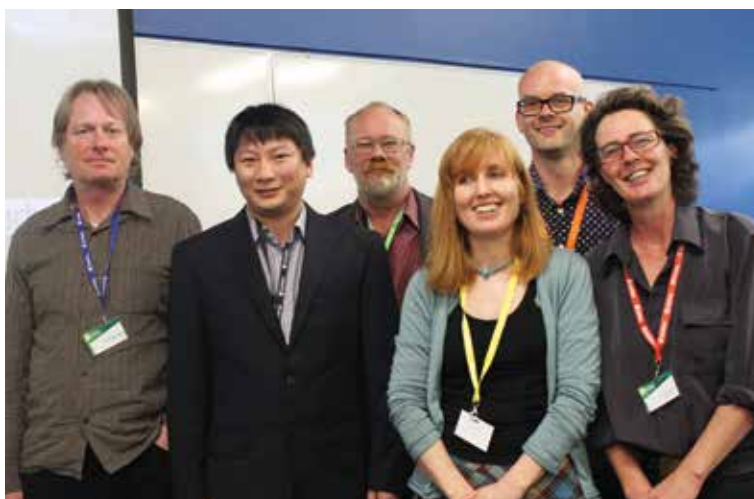
This year's Research Symposium showcased new research from a range of disciplines, the always-exciting Three Minute Thesis competition, as well as a new award to encourage undergraduate students to talk about their research.

The aim of the Research Symposium is to highlight the range of research taking place at Unitec across a broad spectrum of disciplines. It is also a chance for researchers to interact, network, and be inspired by the work being done by their peers.

The big award on the day was the Research with Impact Prize, this year hotly contested by five finalists and judged by a team that included Management and Marketing Professor Pieter Nel, Teaching and Learning Maturanga Māori Josie Keelan, and Executive Dean Academic Development Ray Meldrum.

Natural Sciences Senior Lecturer Mark Farnworth presented his research into the welfare of cats in New Zealand, contrasting the ways in which we deal with them as feral, stray or companion animals. Interacting with the people of Avondale was the central theme to Design and Visual Arts Lecturer Paul Woodruffe's research, in which he used a survey to understand the creative needs of Avondale locals.

Computing Department Doctoral Student and Lecturer Lei Song talked about creating an algorithm to analyse indoor pollution data from NIWA, (see the full article about the project on page 26) while Design and Visual Arts Lecturer Paula Buckley talked about her work to design a new writing aid for people crippled by arthritis. Finally Electrotechnology Lecturer Wayne Holmes spoke about his project to develop a



Clockwise from top left: 3MT winner, Joseph Chalmers. Research with Impact winners Paula Buckley and Jesse Dyer. Research with Impact prize finalists. At the prize giving. Undergraduate Prize competition speakers.



SHORTS

Global business

sensor that can assess defects in composite materials, specifically for the marine industry.

The winners were Paula Buckley and Jesse Dyer, with their arthritis writing aid. The research team also included Wendy Hook and Gillian Whalley and was completed in collaboration with the Awhina Waitemata Health Campus and the Waitemata District Health Board. Buckley says she was blown away to receive the prize, for a project that started as an attempt to make the life of her great aunt easier. "It began as a very personal project for me, but after seeing the positive changes in the lives of the people in our pilot, I've realised how much of an impact the pen will actually have. I'm excited that it's been recognised in this way, and I'm proud to be part of this team."

Another hotly contested event on the day was the Three Minute Thesis (3MT) Competition, which has grown in popularity to the extent that heats were necessary to determine the finalists. With topics that ranged from an assessment of online activism in Kazakhstan to the glass ceiling for female executives in the Vietnamese banking sector, it was an exciting and interesting event for listeners.

The winner was Master of Architecture student Joseph Chalmers, who spoke about his research into architectural boundaries through a reinterpretation of the Berlin Wall.

A new event for the Research Symposium this year was the Undergraduate Research Award, which was a chance for undergraduate students to show off the research they are completing as the final part of their degrees. The winner was Bachelor of Construction student Blake Hogarth, who spoke about his research into the cost and value of carpentry apprentices.

Dean of Research Simon Peel says that the event was again a fantastic success for everyone involved. "We use this event to drive the interaction between researchers at Unitec, and we often see collaborations emerge out of this day, whether it's from a casual conversation over coffee at break, or as part of a more formal section of the day. It's exciting to see the sparks first fly in a research idea that has been created through such a collaboration or partnership, and it's integral to the research culture at Unitec."

Receiving this year's Global Excellence Award from the Global Business and Technology Association (GBATA) was a huge honour, says Unitec's Creative Industries and Business Executive Dean Leon Fourie. "It's recognition of my continued contribution to GBATA. This will be my twelfth year with the organisation; I've been on the executive board for ten years as the Vice President, I serve on the editorial board for the *Journal of Global Business and Technology*, have been serving on the Conference Coordinating Committee that annually organises the GBATA conferences; and I've headed up two of the conferences, in 2004, and again in 2010. In addition to that, I have presented double-blind peer reviewed research papers at each of GBATA's annual international conferences over the past decade."



The chance to network and collaborate on a global scale with a multitude of cultures is part of the reason Fourie chose to join GBATA over other organisations. "GBATA has a truly international flavour, so you not only get exposed to benchmarked practices globally, but you also get the richness of its cultural reach. I also like the duality of it, the association attracts some of the top researchers in their field in the world, but also allow emerging researchers a place. In the time I've been part of GBATA, the membership has increased dramatically - we are represented in 46 countries, and attract around 400 delegates to the conference annually. It's an organisation with a truly global reach."

This year the 15th annual conference was held in Helsinki, Finland, and next year it is going to Baku, Azerbaijan, says Fourie. "It's made up of probably about 65 per cent academics and 35 per cent practitioners from industry and business. The conferences used to be held only in America and Europe, and when I came in I suggested that we go wider, to Asia and Africa, which we have done since then. I intend to bring the conference to New Zealand in the next two years as well, and host it at Unitec."

In Helsinki Fourie presented four papers; was a plenary session respondent, session chair, moderator and discussant at various sessions, and one of his papers was published in the Spring 2013 accredited journal, *Journal for Global Business and Technology*. "The papers are all HR-related. It is research in association with Unitec staff members Professor Peiter Nel and Senior Lecturer Andries Du Plessis, and it spins out of a 25-year longitudinal research project monitoring the efficiency of HR specialists and their contribution to business strategy."

As a senior manager, Fourie says it's tough to maintain the kind of research outputs he aims for. "Remaining research active, whilst doing the day job is a major challenge. In 2009 I set it as a goal to be PBRF rated in the 2012 round, and managed to do exactly that."



watch the video
www.unitec.ac.nz/advance/



photos: Simon Riera



Clockwise from top: The branches of Auckland's largest jacaranda tree near building 48. Senior Lecturer Penny Cliffin and her research assistant Daisy Tang sitting in front of the arboretum sign on Carrington road. Kowhai flowers. Penny Cliffin and Daisy Tang.

Unitec's Arboretum

Creating an arboretum of the trees on Unitec's Mt Albert campus has been a satisfying journey for Landscape Architecture Senior Lecturer Penny Cliffin.

The park-like surrounds of Unitec's Mt Albert campus are worthy of mention on many levels, but of particular note is the vast array of trees and shrubs that cover the 55-hectare grounds, many of which are historically significant or rare.

Establishing an arboretum on campus seemed only logical to Landscape Architecture Senior Lecturer Penny Cliffin. "I started working on the project around three years ago," she says. "One of our aims was to make more of the opportunities at the Mt Albert campus, for both teaching and research purposes. By documenting and managing the trees, we're able to more effectively plan and maintain our collection."

The project began with Cliffin – who did her Master's degree on Auckland's tree collections – investigating what was required to actually create an official arboretum. "I discovered that it needs to include the collection itself, the documentation about the collection, the labelling of the collection, the library associated with the educational scientific pursuit, and a herbarium. So we set about putting that together."

Cliffin and her team of students have now officially catalogued and named over 2,000 trees and shrubs – including more than 200 different species – and labelled around 100 of the most significant trees with the relevant information. With her throughout the process has been Cliffin's research assistant, Daisy Tang. "Daisy is a senior Landscape Architecture student. She has become passionate about trees through her involvement with the project and her work supervising other students in documenting trees has been invaluable, as well as her computer expertise with the database and website."

Tang says it was inspiring to be part of the arboretum project. "The features at Unitec are rich enough to be promoted as an arboretum. It's important to remind people of the great features

that are right here, and be grateful for the environment that we're in."

As well as collecting data about the trees from the students, Tang also helped to set up the Unitec Arboretum's website and Facebook page. "My own project for the past year has been based on climate change, which is quite related to what we're doing with the arboretum, in terms of allocating a value to each tree's ability to negate the effects of climate change through the absorption of carbon dioxide," she says. "It's been hugely beneficial for me to be part of setting up the arboretum."

The website has been developed as the main public interface with the Unitec Arboretum and its database of trees. "It has a map on one side with all the icons, to find out the names of the trees – and their botanical names. And if you don't know the name of the tree but you know where it is on campus, you can go to the map and find it there," says Cliffin. "There are also videos of Daisy and I talking about the project."

The pair have labelled the first 100 trees using the same system used by the UK's Kew Gardens arboretum, and intend to continue with that over time, says Cliffin. "We felt that doing the top 100 most interesting or relevant trees and putting them onto a self-guided walk route would be effective to start with. We've just completed an update to the self-guided walk map on the website, to locate the trees by a number and say what its botanical name is.

"The label on the tree also has a QR code, and you can use your smart phone to link to the website and find out about the trees as you go. For example, we have a rare Japanese tan oak and the biggest Jacaranda tree in Auckland on campus and the map lets you know how to find them."

The creation of the arboretum is part of the Landscape Architecture department's research

What is an Arboretum?

An Arboretum is a living collection of plants and trees that can be used for scientific research and education, as well as to conserve and beautify an area. One of the main roles of an arboretum is to display a botanically significant collection with a variety of high quality examples to the wider public, including samples that can be used as prototypes for other gardens and plantings. They can be a stand-alone entity, or part of a botanic garden.

"A database of trees would help the Auckland Council with developing policy around utilising the urban forest to mitigate the effects of climate change."

The History of Unitec through our trees

According to Cliffin, the trees around the campus are not only a record of the natural environment; they provide evidence of the human history of the area, too. "The four distinct land uses of the campus can be experienced through the plantings of each era, from the early Māori settlers and the European farming communities through to the psychiatric hospital and the land's use as an education institution," she says. "The layers of history come alive through the knowledge of the different types of trees and shrubs present on campus - a kind of outdoor museum of trees."

The first era is the Māori inhabitation. "I think the water is the most significant link back to that era, because the waka would have come up Oakley creek before Great North Road went across there, and a dam was put in. They also probably cultivated vegetables on the good volcanic soil parts of the campus."

The next time period was the farming era. "The farming period was very short, probably only about 30-50 years. There would have been clearing of the land, and planting of shelter belts. The trees in the Oakley creek dip would also have been planted for protection against the south westerly winds. The dry stone walls are also from the farming times. There's a really nice stacked dry wall down by the wetlands, between The Hub and the gym."

Then there is era of the psychiatric hospital. "Some of the things we know about that time are that the buildings were designed to have broad outlooks to calm the minds of patients. The idea of 'airing courts' has also been written up. They thought the smell of conifers was almost disinfecting of the bad things in people's minds, so they planted those around the buildings. Gardening was seen as therapeutic for patients. Vegetables were grown down in the area still used for productive community gardens, and there was a large orchard."

The final period is the use of the area as an educational institution, up to present day. "The Ring Road avenue was planted in the early '90s, and there were new plantings and several new buildings at that time. Isthmus Group Architects won an award for the creation of the wetland in the mid-90s, which was designed as a natural feature to take the run-off that was part of the new carpark at Gate 4. The creation of areas like the Suffrage Gardens, and new plantings around newer Unitec buildings such as the sports centre are all indicators of the latest era of trees at Unitec."

strategy, and incorporates the department's research aims for the greater Auckland region, says Cliffin. "The Arboretum is useful for the analysis and planning aspect of landscape architecture. It allows us to work on projects like the regional planning of green infrastructure and environmental resources, as well as the concept of an urban forest. Our goal is for Auckland to be our laboratory in which to test those theories. The Unitec Arboretum is the first step towards doing that on a larger scale."

The next goal, says Cliffin, is to establish a wider Auckland database. "I have developed a lot of knowledge and skills while working on the Unitec pilot scheme and the next stage is to expand the model for the whole of Auckland. I've been writing a proposal for Auckland Council, and I've been to visit a couple of the local boards to talk about the project."

A database of trees would help the Auckland Council with developing policy around utilising the urban forest to mitigate the effects of climate change, says Cliffin. "Carbon sequestration - which is when trees absorb carbon dioxide, then turn it into carbohydrates in their structure, so it's no longer in the air - obviously provides a mitigation effect against greenhouse gases being released into the atmosphere."

"So the more trees we have, the better. There's lots of research about how much, and how it varies across climates, and across forest types. There's also research on water absorption, soil stabilisation, storm protection and temperature reduction. If they know how many trees they have and can measure the benefits, the council can more effectively plan the future of Auckland's urban forest."

Cliffin has found examples of other tree databases used by cities around the world: one she's particularly excited about is San Francisco's Urban Forest Map. "It's a live open-sourced mapping programme, which generates eco-data, or sustainability data, from what's been entered into the mapping system, including information added by local citizens about the trees in their gardens."

"So from the types and numbers of trees logged into the program, the system adds up all the carbon sequestration that the forest is doing, and all the water absorption, for example, and then provides data the council can use to quantify the benefits. It's fantastic for councils because they can say, 'This is what our urban forest is generating', and then use that for future planning." **a**



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Botanical name: *Ginkgo biloba*

Common name: ginkgo, maidenhair tree

Family: Ginkgoaceae

Native to China, the ginkgo has distinctive fan-shaped leaves that turn a golden colour in autumn. It's considered a living fossil, recognisably similar to fossils dating back over 270 million years. Because it's a hardy tree, resistant to disease, insects and pollution, some specimens are claimed to be more than 2,500 years old. The female trees produce fruit-like seeds that smell like vomit once they have fallen, so the male trees are most often cultivated. The seeds are a traditional Chinese food, and are also believed to have health benefits including brain function and memory enhancement. We have examples of both male and female ginkgo trees around building 48.

Botanical name: *Castanopsis cuspidata*

Common name: Japanese tan oak

Family: Fagaceae

Originally from Japan, the Japanese tan oak is rare in New Zealand. It is a medium-sized evergreen tree, and a relative of oak. Its deadwood is host to many mushroom types, including the shiitake. Their flowers are unisexual, and individual flowers are either male or female, but both sexes can be found on the same tree. It grows in woods and ravines, especially near the sea. The nut is eaten boiled or roasted. There is a large Japanese tan oak on the western side of building 48.

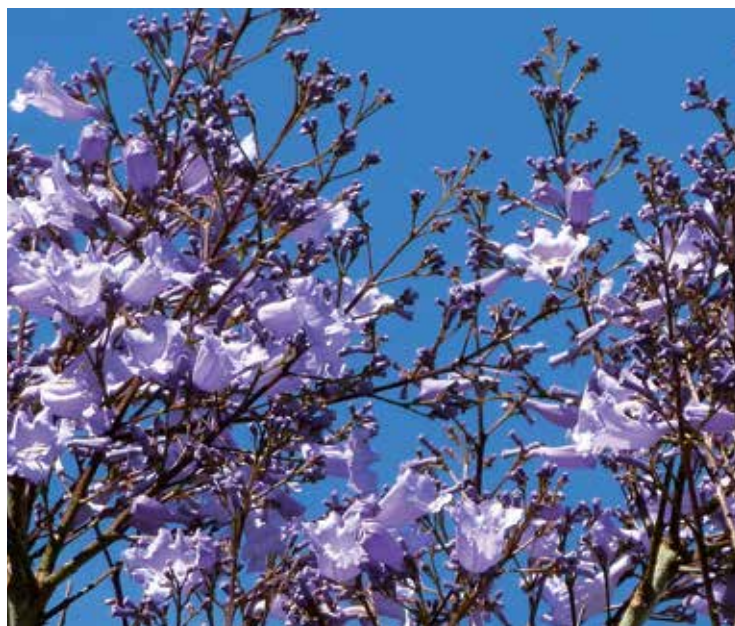


Botanical name: *Jacaranda mimosifolia*

Common name: jacaranda

Family: Bignoniaceae

The Mt Albert campus boasts the largest jacaranda in Auckland, and provides stunning purple flowers in summer, so it's well worth a visit to the campus to view on the lawn in front of building 48. The jacaranda is native to Brazil, and its name is believed to be of Guarani in origin, meaning fragrant. Jacaranda are common in some areas of Australia and South Africa, and it's said that students in both countries believe that to have a jacaranda flower fall on them is good luck for their exams. It's also sometimes known as the Tree of Knowledge and Wisdom, so it's the perfect tree for our campus!



Winning ways

Joanne Drayton's biography, The Search for Anne Perry, was recently a finalist in the prestigious New Zealand Post Book Awards.

When this year's finalists in the New Zealand Post Book Awards were announced, Associate Professor Joanne Drayton said she didn't believe it at first. "I was in the UK to present a paper at a conference in Oxford. I checked my emails, and there was an email from the PR person at Harper Collins, and it said 'You will probably know what this is about'. And I thought, 'I've been sued'. I thought something terrible had happened."

Even when Drayton opened the attachment, it didn't immediately set in. "I double clicked on it, and it was a confidentiality agreement. I saw the New Zealand Post Book Awards logo at the top and I still didn't realise what it was about. I rang my partner in New Zealand, and said I'm going to send you an email. So I had to send it to New Zealand to get it confirmed."

But it was a rush to get that kind of appreciation for her novel, she says. "It's such a huge amount of work, and sometimes you think to yourself, 'Was it all worth it?' But then you get something like this. I just couldn't believe it; I didn't expect to be a finalist."

Drayton's book, one of four finalists in the non-fiction section, is about the life of successful crime novelist Anne Perry, known to many New Zealanders as Juliet Hulme, one half of the teenage duo who murdered Christchurch housewife Honorah Parker in the 1950s. Perry was outed as Hulme in 1994 when Peter Jackson's movie about the murders, *Heavenly Creatures*, came out and a journalist tracked her down.

Drayton says she was extremely happy to be one of just four finalists in the awards. "I felt the victory was in being a finalist. I think to be

a finalist is to have that viewpoint accepted as part of the New Zealand cannon, and that was enough for me."

The book still has deals being made around its publication internationally, with a paperback version poised to be released in Canada, a potential deal with Harper 360 for worldwide rights in discussion, and an American publisher talking with her publishers. "You just never know with publishing, it's a very uncertain business at the moment. But the book has done really well, actually, and my publishers obviously think that it has the potential to do more."

Even more thrilling, says Drayton, is the news that she has just signed a contract with South Pacific Pictures to option the film rights. "I turned them down initially, because I thought it was going to be another exploitation of one of my books. I've done two documentary films, with two different directors, and I ended up out of pocket both times. When South Pacific Pictures came to me, I thought 'No, I don't want to do that again.' But Harper Collins said to me, 'I think this is a bit more serious than that.'"

Despite the contract being signed, she's quick to point out that the rights being optioned doesn't always mean a film is made. "You've got to remember that 80 per cent of film options don't get out of the drawer once they get done. But this has taken them a year to negotiate, so I'm hopeful. It's down on the contract as a documentary, but I don't know specifically what form a film might take at this stage."

Drayton says she is grateful to the environment provided by Unitec for her own work, and the work of others around her. "Unitec and other polytechnics have supported some of the most important voices from a more peripheral position. I think people from the periphery of academia often feel less of an obligation to go with the company line – the assumptions and mores and values of their time – and I think you get a clearer and more honest voice.

"Unitec has been one of the key providers of an alternative and distinctive voice that sits outside the ivory tower of academia and offers a more incisive and honest view of New Zealand. It has created an environment of intellectual challenge and vibrancy, a kind of agility and stealth that comes from not being too comfortable." **a**

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photos: James Ensing-Trussell

Fishing for answers

Assessing how the fishing quota system is used by the commercial fishers it affects has been the focus of recent research by Accounting and Finance Senior Lecturer James Stewart.

New Zealand has one of the largest Exclusive Economic Zones (EEZ) in the world, stretching 220 nautical miles (roughly 370 km) around our coastline, and spanning well over four million km² of sea. It's no wonder that we have one of the most complicated and efficient quota management systems (QMS) in the world.

The QMS, which was introduced in 1986 after concerns about the depletion of New Zealand's fishing stock, has had much international attention thanks to its reach: around 100 species out of 130 are currently managed within the 10 Fisheries Management Areas (FMAs). "New Zealand's QMS is one of the best examples in the world of a system that is pervasive through a fishery," says Accounting and Finance Senior Lecturer James Stewart.

Stewart has been researching in the area of New Zealand's fisheries for the last ten years, and his latest project is for a report requested by the Ministry for Primary Industries (MPI) on how sections of the QMS are operating, particularly the Annual Catch Entitlement (ACE).

Each year, MPI determines a Total Allowable Commercial Catch (TACC) for each fish species in the QMS, and then uses those numbers to determine the ACE for each quota share owned by fishers. The ACE is integral to the QMS, as it tells fishers specifically how much they are allowed to catch per year.

Stewart's research is in collaboration with fellow Unitec researcher Associate Professor Jonathan Leaver, and is focused in two main areas. "It was firstly looking at the information channels in the ACE market," he says. "How well the market works, how well information flows, if information is accessible to everyone. Basically, whether the ACE market operates efficiently."

He attended the annual conference of the New Zealand Federation of Commercial Fishermen in May, where he asked fishers to do a survey on their participation in the ACE system. "We also asked them to comment on the main issues they had with the ACE system, and their suggestions for correcting those."

The second part of the research was more complicated, and involves an arbitrage system that has emerged between fishers who are over-caught on their ACE allowances. "If you catch more fish than you have ACE for then you have to pay a penalty fee, which is called a 'deemed value'," says Stewart. "The deemed value is a tax or levy and it is paid per kilogram on a catch over your ACE. It's proportional, so the higher over your ACE that you go, the higher the deemed value goes too."

The proportional nature of the penalty fee means that those fishers who are heavily over-caught are able to trade ACE with those who are less over-caught, thereby reducing the overall amount of deemed value required to be paid.

This information on the ACE trading is publicly available data, says Stewart. "We looked at the records of ACE trades, ACE balances and catch transactions for our research."

The report is due to MPI by the end of the year, and more information will be available next year. **a**

Did you know?

- » The average life of a New Zealand vehicle is about 12-13 years. In other countries it is shorter – New Zealanders tend to hold onto their cars.
- » Currently, the light vehicle fleet in New Zealand is around three million cars. Leaver's model indicates this may increase to approximately 3.8 million by 2050.
- » Currently in New Zealand vehicle ownership per head of population is falling, at trend that is also occurring in other cities in the developed world.
- » There is typically a 20 per cent drop in the price of a brand new car when it's driven home from the point of purchase.



The electric battery operated Nissan Leaf

Predicting the future of our roads

Civil Engineering Associate Professor Jonathan Leaver has a model that can assess the potential future of New Zealand's energy economy out to 2050.

What kind of car will you be driving in 2050?

According to Civil Engineering Associate Professor Jonathan Leaver, there's a high chance it will be a hybrid car like the current Toyota Prius, and a smaller chance it will be an electric battery-operated vehicle like the Nissan Leaf or even a hydrogen fuel cell powered car like the recently released Hyundai ix35.

How does he know all this? Leaver, with assistance from three Stanford University interns, has spent the last ten years designing a complex model that takes the whole of New Zealand's energy economy into account - what it looks like now, and what it will look like in the future. "What we have done is create what other experts believe to be a very robust model to look at our energy economy and assess what alternative technologies might be on the road in 2050," he says.

On the wall of his office at Unitec, Leaver has a huge printout of the model, a complex array of red lines, squares and circles, measuring the connection between the multitudes of variables. It's not a simple model by any stretch of the imagination. It includes around 5,500 lines of computer code and around 1200 variables, each of which has an algorithm or a formula assigned to it. "Each of the circles on the diagram is a variable, and the lines are lines of dependence to other variables. It's a little bit like a genealogy chart where you are looking at your family tree."

He first began working on the model, called UniSyD, in 2002 when he was contracted to do a project on the potential for hydrogen fuel cell vehicles in New Zealand. It didn't take long for Leaver to realise he couldn't look at hydrogen in isolation. "A student at Unitec had done a very basic model of New Zealand's

electricity system, using a particular type of software called system dynamics, in which the computer variables are represented in the form of networks. It's visually quite simple to understand, so I decided that was the way to go for this project."

UniSyD divides New Zealand up into 13 regions and aims to meet New Zealand's energy needs by placing electricity generating stations, and other forms of energy generation such as hydrogen, in those regions where the model believes they are most viable. Then it uses a range of variables to assess the situation. "Hydrogen has become just one of many factors that the model is capable of considering," says Leaver. "For instance, it now includes water and air pollution costs, the New Zealand vehicle market, and the electricity market. It looks at all New Zealand's primary energy resources - including renewables such as hydro, wind, solar, biomass and geothermal, as well as non-renewables like coal and natural gas. It assesses how much energy is available, at what cost, to a nominal horizon of 2050. Every single variable has a formula or algorithm attached to it."

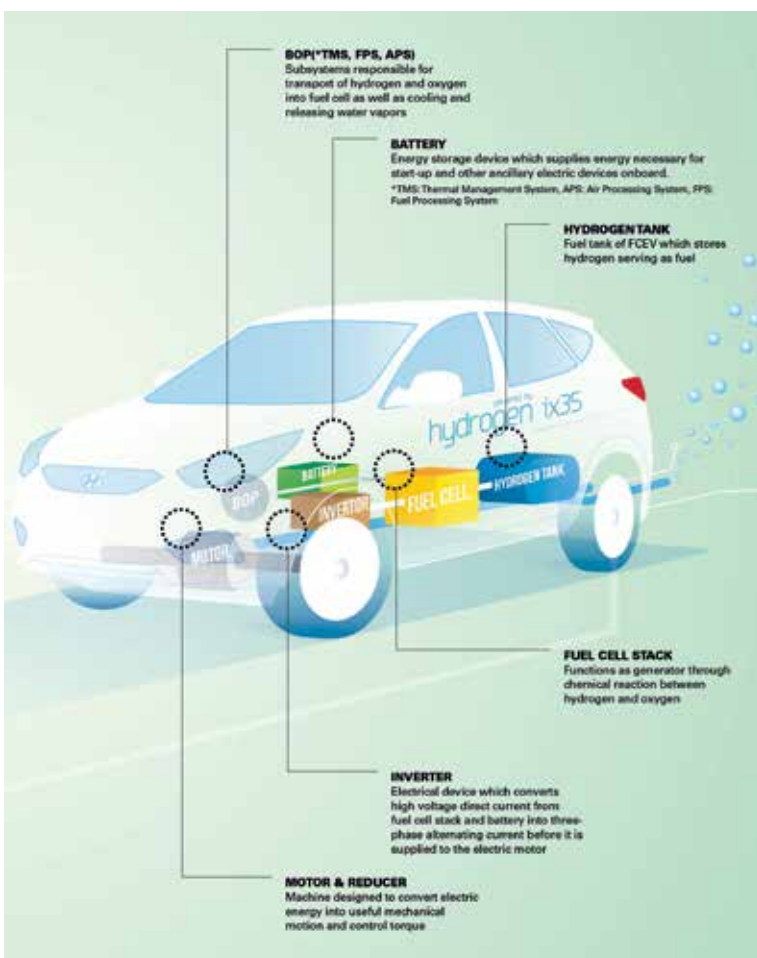
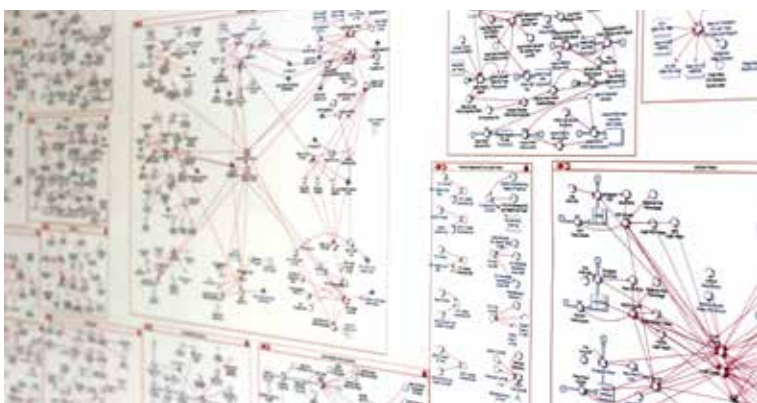
The model even includes less tangible variables. "It has a strong focus on modelling human behaviour, because that has such a strong influence on the composition of the vehicle fleet," says Leaver. "There have been studies done on how people react when they go into a car yard to buy a car. They don't think like economists; they don't look at the life of a vehicle and say 'What's the least net present value for me and my family?' People tend to



photo: Simon Riera



watch the video
www.unitec.ac.nz/advance/



The future according to UniSyD

- » Most of the vehicle fleet will have the capability to run at least a small distance on a battery by 2050. So most cars will have, in some form, the capability of the Toyota Prius Hybrid – which can currently run for up to six kilometres on battery before switching to petrol.
- » Many of the vehicles may well be diesel in 2050, because the diesel cycle is more fuel efficient.
- » There will be a reduction in our fuel use because vehicles will become more fuel efficient and a proportion of their travel will be on batteries. However, it probably won't be to the extent that a lot of people would hope.
- » The light vehicle transport fleet will continue to be dominated by internal combustion engine vehicles and hybrid vehicles like the Toyota Prius, with those vehicles forecast to comprise between 75 per cent and 84 per cent of vehicles by 2050.
- » Hydrogen-powered fuel cell vehicles could contribute as much as 22 per cent in 2050, but that is under the particular provision that there is cheap production of hydrogen. If hydrogen has to come from fossil fuels, this scenario becomes unlikely.
- » Biofuel vehicles aren't likely to constitute more than five to eight per cent, due to limitations on New Zealand's ability to produce cheap bioethanol and biodiesel in the volumes required.
- » Pure battery electric vehicles are likely to be only between one to two per cent if they have a range of over 150kms, but they have the potential to rise to as much as seven per cent under particular types of market situations.
- » The other significant factor is greenhouse gas emissions: there are a range of scenarios in which these could potentially reduce by up to 35 per cent by 2050. For example, through banning production from fossil fuels.
- » However, greenhouse gas emissions could also increase by up to 17 per cent if you allowed for bulk production of hydrogen from the gasification of coal.
- » Overall, New Zealand's renewable electricity generation will increase from 77 per cent in 2011, to a maximum of 92 per cent in 2050, depending on fossil fuel prices, carbon tax and government policy.

Top to bottom: Inside the Hyundai ix35. The UniSyD model on Leaver's wall. Features of the ix35.

think in quite short time frames; three to five years. So if the car is more expensive but has savings in fuel costs, people want savings within three to five years."

Incorporating this data on behaviour enables UniSyD to make assessments on what vehicles people will purchase in the future. "For example, the short-term three-to-five-year thinking is a big disadvantage for electric vehicles," says Leaver. "That's been reflected in the prices for early second-hand electric vehicles. The Nissan Leaf purchased brand new is around NZD\$69,000. But recently a one-year-old Nissan Leaf was auctioned and sold for around NZD\$36,000. So there's a big difference between what the market is offering and what the average New Zealander is prepared to pay."

Having the right data is integral to the success of the model, says Leaver. "We've searched global literature; we've gone to government agencies such as the US Department of Energy, the US National Energy Laboratories, and the Department of Trade and Industry in the UK; and we've used refereed journal papers. If you start introducing data that is not robust then the credibility of the whole model starts to suffer. Researching the data that goes into the model would be about 20 per cent of the development time."

The UniSyD model recently came to the attention of Nordstar, a consortium of nine research institutes in Scandinavia. "They came to us out of the blue, and said 'We've searched around the world, and we think your model is what we're looking for.' We signed an agreement, and they sent a post-doctoral researcher, Dr Ehsan Shafiei, from the University of Iceland to work with me for two and a half months to learn about the model."

Nordstar has European funding to do an evaluation of the future energy direction in Scandinavia, and plans to use the model to help with this analysis. Shafiei has adapted the model for Iceland – which has a less complicated energy economy than other Scandinavian nations, and a population of only 150,000 people – and he's now looking to extend that into other parts of Scandinavia.

"There were several reasons we went with the UniSyD model," says Shafiei. "It's an up-to-date and innovative model that focuses on the energy supply sector with a detailed resource and technological specificity; the scope of the model covers a wide range of energy systems and interactions across the key energy markets; it highlights the transport sector and endogenous representation of transport fuel demand and greenhouse gas emissions; it was multiregional in its capability; and we felt there were strong


similarities between Iceland's and New Zealand's energy systems."

Shafiei says the results from the Iceland version of the model are almost ready and they're currently checking, processing and analysing the results. "Switching the model to Iceland's case study has been a really smooth process because the original model was so well-documented," he says. "I have been very much supported scientifically by both Unitec and Iceland University."

According to Leaver the testing of the model at the University of Iceland is very valuable. "They've been working on it for a year, and they've already done a lot of robust testing," he says. "Until recently, Iceland has had someone working virtually fulltime developing the Iceland version and they're able to feed back some of the research they're doing to help us improve our model. We're also very pleased that Dr Shafiei is shortly heading to the US to work with leading systems dynamics experts at MIT and North Eastern University. This will enable us to incorporate some of their ideas into our model."

Other collaborations are on the horizon as well, including an agreement with Kanagawa University in Japan. "The model is going to be trialled on one of the 47 prefectures in Japan. There is also some interest from organisations within New Zealand who want more information on the potential of hydrogen fuel cell technology. We would definitely like to collaborate with more partners to see the model develop. But at the moment, it's very exciting to be working with the University of Iceland and Kanagawa University. It's got a second breath of fresh air, and we'll be able to take the model to the next level."

Leaver says the UniSyD model will continue to be updated with improvements as they appear. "For example, the model still needs the addition of other vehicle fleet types. It doesn't currently include diesel light vehicles, which we'd like to add to the model in the next 12 months."

As for the original research, the report for Callaghan Innovation and CRL Energy was able to make some useful conclusions on New Zealand's energy economy out to 2050. "To sum it up, unless there is government intervention to subsidise the capital cost of electric vehicles, then the proportion of electric vehicles in 2050 will probably be less than 15 per cent, and could well be less than 10 per cent," says Leaver. "Hydrogen powered cars will likely be an even smaller percentage. Fiscally neutral changes in government policy will be needed to avoid the vast majority of the vehicle fleet continuing to be powered by fossil fuels out to 2050." 

"We would definitely like to collaborate with more partners to see the model develop. But at the moment, it's very exciting to be working with the University of Iceland and Kanagawa University."



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SUGGESTED ADDITIONAL WARD FOR MENTAL HOSPITAL, at the corner of Woodward Street and Gladstone Road. Ratepayers have protested to the Mount Albert Borough Council against the extension of the Mental Hospital in this district.



Resident managers at Penman House – Mr Ron Auty and his wife Helen.



Penman House – an old and gracious home.

Clockwise from top left: The house in an Auckland Star article from 1930. Mr and Mrs Auty from an article in the Central Leader in 1973. The house in 1973 from the same article, with the lower balcony covered in.

A new life for Penman House

The Unitec Research Office and Postgraduate Centre recently moved into Penman House on Carrington Road, a building with a long and interesting history.

Penman House, located just off the corner of Woodward and Carrington Roads in Mt Albert, and right next to Unitec's gate four, was built in the early 1900s - largely by staff and patients from what was then known as the Avondale Mental Asylum, and previously the Whau Lunatic Asylum.

First used by Medical Superintendent Dr Henry Meredith Buchanan as a residence, it was decided in 1930 that with 15 rooms, the residence was too large, for that purpose. After some local community debate, it was converted into an additional neuropathic unit for female patients. The first patients were admitted between 28 August and 31 December 1931.

Between 1933 and 1937, highly regarded New Zealand journalist, novelist and poet Robin Hyde (1906-1939) voluntarily lived at 'The Lodge', as it was then named, after she attempted suicide in June that year. A collection of her poems, *Young Knowledge: The Poems of Robin Hyde*, edited by Michele Leggott, contains poems written during her time there.

According to researcher Alison Hunt's 2005 paper on Hyde, "Buchanan's handwritten notes record his positive first impressions of Hyde, impressions that I believe were a determining factor in the nature of the mental health treatment afforded to Hyde from 1933 to 1937. That treatment had a profound influence on Hyde's development as a writer."

According to Hunt, Hyde's 1934 unpublished autobiography was written at The Lodge, after being asked to write it by her primary doctor, Gilbert Tothill. She addresses Tothill throughout the document, and describes her room at the Lodge as "a pleasant, quiet room".

Hunt says The Lodge was situated around 800 metres from the main Auckland Hospital building, and was described by



photo: Sir George Grey Special Collection, Auckland Libraries, NZ map 3500



photo: Lisa Truttman



photo: Lisa Truttman

Clockwise from top left:
A map of the Carrington
Road area from the 1950's.
Recent photos of Penman
House.

Buchanan as an “attractively yet economically furnished villa” for “twenty-four patients of either the advanced convalescent type, or for the admission of early border-line cases”.

Hyde referred to it as ‘The Grey Lodge’ in her writing, a nickname also used by the District Engineer in a letter to Buchanan prior to her instalment at The Lodge. It appears to be a name used by those familiar with the building. It also seems to have been known as Oakley Lodge at some point during this period.

Hyde lived alone in a double room in what was then the newest ward in the hospital. Her room on the first floor had two sets of windows facing north and west. It was better furnished than any of the other wards, and she retained sole use of her room until she left in 1937. She lived and worked at The Lodge, and wrote her novel, *The Godwits Fly*, as well as five other books and two collections of poetry while she was living there.

The final stanza of her “Three Poems” gives a description of her room:

*I should like to die in this room -
It looks towards the West.
Outside, the great bronze sickle of the dusk
Mows the red poppies of the sunset clouds.*

Robin Hyde Young Knowledge.


In the 1970s the building was leased from the Auckland Hospital Board by the Baptist City Mission and used as a ‘family-type’ supervised boarding house for psychiatric patients on leave. They named it after the Penmans, a prominent family in the Mt Albert area, and it has been known as Penman House ever since.

Penman House was run by Mr and Mrs Ron Auty, who, in close association with the Baptist City Mission board and social workers, were attempting to help residents adapt back into the local community. According to an Auckland Star article in 1974 they had 22 residents aged from 17 to 72, at different stages of recovery, and some with part time work. These residents paid board from their wages or their benefit, and were given help with budgeting.

Mr Auty was quoted saying the atmosphere of the house was that of a family rather than an institution. “We feel that within the total context of the family there can be healing. We see a lot of problems, but in the midst of this we can see something happening as well,” he said.

Penman House has been part of Unitec since 1992, when all the adjacent hospital land and buildings were purchased by what was then known as Carrington Polytechnic. Until recently, the building housed the Unitec Facilities Management department, and since July 2013 Penman House has been the home to the Research Office and Postgraduate Centre at Unitec.

The purpose of the Research Office and Postgraduate Centre is to support staff and student research by providing research management services such as strategic research funding, ethical review, grants and funding, and student thesis examination. The centre also provides facilities for postgraduate students including study spaces and a computer lab.

Dean of Research Simon Peel says it’s a great new home for his department. “It’s a beautiful old building with an interesting history. We’re very happy to be here, and we look forward to working and meeting with others in this new environment.” 

Alex Williams and some of his students - out of a total of 40, he has two male students.



photo: Jae Frew

2%

men teachers in ECE

15%

Unitec has around 250 students on the ECE programmes at Unitec, spread across its three-year degree and Williams says there are around five or six men on the programme

100%

In the last five to six years, the number of men in early childhood education has doubled, going from one per cent to two per cent

photo: Simon Riera

Where are all the men?

Anyone with young children knows that male teachers are extremely rare in early childhood education. Unitec Lecturer Alex Williams has been looking at why this gender imbalance still exists, and talked to the men brave enough to be in this minority.

The lack of men in early childhood education (ECE) was an issue Unitec ECE Lecturer Alex Williams noticed right away when he moved into the sector. "As soon as I started visiting students out in the field, for me the question was huge: 'Where are all the men?' You go into any early childhood centre and you're unlikely to see a man. For me it was profound," he says.

Williams – who was a primary school teacher before moving into tertiary teaching 12 years ago – believes research in this area needs to be highlighted. "That initial exposure to ECE and the realisation that it's a highly gendered profession where men are largely invisible was what originally sparked my interest," he says. "But I also wanted to start a process of reframing early childhood education as a positive, meaningful, enjoyable and socially significant career for men."

According to Williams, there are three commonly perceived reasons why there are very few men in early childhood. The first and second are the low pay rates, and the low status of the work; both of these are understood to be associated with ECE being seen as a woman's area of work, which is traditionally undervalued. The third reason is the possibility of male ECE workers being accused of child abuse, as in the Peter Ellis case in the '90s.

But Williams doesn't believe these three reasons account for the overwhelming lack of men in ECE. "Early childhood education isn't that badly paid anymore, and we can come up with examples of low paid work that men are happy to do. Also, there are many examples where men are quite happy to do low-status work, although it is important that their sense of masculinity remains intact.

"The potential to be accused of doing something inappropriate is very real, and any man working in an early childhood environment will be aware of that reality, but these days early childhood education centres are designed so carefully, they're wonderfully safe environments.

"Statistically, child abuse doesn't happen in early childhood centres, it happens in the home, by people children know and trust. Added to that, men are quite comfortable working with children in other contexts, such as coaching young children's sports teams, and working with scouts and cubs."

"Society just doesn't see working with young children as something that men do."

Williams says the main reason behind the lack of men in ECE is our traditional stereotypes of what men and women are supposed to do for work. "Ultimately it's an issue about gender stereotyping and traditional gender roles. When we look more deeply at the way society has framed up and perpetuated gender stereotypes around what men and women do, we start to get at the heart of the problem," he says. "Society just doesn't see working with young children as something that men do. It's been framed up as a woman's activity, an extension of mothering, a nurturing and caring role and that's something we don't see as synonymous with what men do. This needs to change."

Once we understand the lack of men in ECE as a sociological issue, Williams says we can work on shifting that imbalance. "It's an issue related to the way we have limited people's choices based on gender. We understand that such limitations are unhelpful, and in many contexts society has worked hard to challenge those limitations. In professions like nursing, flight attending, caring for the elderly, we see more men represented

in those areas than there used to be. It's just that early childhood has been one area that has been really slow to see a positive step forwards in this regard."

While things are changing - the number of men in ECE has doubled from one per cent to two per cent in the last few years - it's not changing fast enough for Williams. "Everybody acknowledges that education is a socially significant, important aspect of our society, and to have such a socially significant activity exclude, through no act of its own, half the population, is incredible. Imagine if we only had male doctors, if 98 per cent of doctors were all men? We're looking at a situation that reflects social beliefs from 50 years ago. These are redundant, unhelpful, restrictive stereotypes about what men and women do, and I find it disturbing."

In an effort to help readjust this imbalance, for his most recent research project Williams decided to talk to the men who are already working in ECE in New Zealand, who are already breaking those traditional social and gender expectations. "There's not a lot written about the lack of men in ECE, and what there is tends to focus on why there are no men: that is, what's the problem? I felt that to understand the situation better, we needed to hear the voices of the men who are already working in ECE; to understand what encouraged them into this sector, and what it is about early childhood that these men like, what interests them."

Williams was able to secure a grant from the Unitec Faculty of Social and Health Sciences to facilitate his research, particularly the intensive interviewing process. "I found 10 men currently working in early childhood. They ranged in age from early twenties through to 62 years of age, and they ranged in experience from two years' ECE experience, to 30-something years of experience, so I had a wide range of representation. I would meet with them in their work context and I interviewed them in a semi-structured way; I had questions I wanted to pursue, but I let them take the conversation where they felt most comfortable."

Williams focused on three areas of interest: "Firstly, I wanted to find out the background of these guys, what they did before they came to early childhood. The second area was what influenced their decision to join early childhood - remembering that these are not

flippant decisions; it's a change in career that was underpinned by the need to gain the necessary qualifications. The third area was their experiences within early childhood, particularly the parts they found most rewarding. The focus was on the positive aspects, because I believe we desperately need to reframe early childhood as a positive, meaningful vocation for men."

The research emerged with some very clear themes across the experiences of all the men, says Williams. "The first thing that was interesting - and very profound - was that none of the men had entered early childhood as a first career. They all had experiences in other careers. They seemed to need some kind of hiatus in their life, or some kind of opportunity to review where they were going with their career.

"For some of them it was possibly a negative thing that occurred. I guess that talks to the reality that most men don't initially see early childhood as a career destination. They'd had businesses, driven

trucks, been plumbers, done a number of different things, and through various situations in their lives had been provided with opportunities to review and re-evaluate their careers."

Often a key factor was being able to spend more time in an early childhood centre with their own children. "It involved positive contact with time; time to sit down and read a book, play in the sandpit, or do a puzzle, rather than the stress of having to drop their kids off in ten minutes to get to work on time. It's a big difference."

Having the extra time to spend with the children widened the perspectives of these men, and made them realise that they wanted to spend more time in that environment, says Williams. "A man might say to himself, 'I'm convalescing, and I've got the whole day in front of me, and I'm going to spend a couple of hours in the sandpit with my kids.' Suddenly they find the sandpit is a vibrant, happening place. In fact, the sand pit goes off; there's a lot of learning happening in the sandpit."

The second theme that Williams found among his research subjects was that they had a shared desire to be involved in something socially significant. "They wanted to do something that was important, and to make a contribution to society," says Williams. "The guys articulated that they were interested in doing something important, rather than just earning a living. That

"These are redundant, unhelpful, restrictive stereotypes about what women and men do, and I find it disturbing."



photo: jae Frew

Alex Williams talks to his two male students, Stephen Horne and Kiran Pollock.


altruistic sentiment was a commonality that existed across all of the guys I interviewed. They all believed they did meaningful jobs."

The last theme to come out from the study didn't initially make sense to Williams. "It was really odd; I struggled with it for a little while, and I didn't know why," he says. "The men said they wanted to do a job that was fun. They perceived early childhood education to be something that was enjoyable and fun, and initially I kind of saw that as a frivolous thing. But as I thought about it more, and I read around theories of play and learning, I realised that children learn within a fun context. Playing and learning are closely related to each other, and playing provides a meaningful context for children to learn."

Williams believes that by saying these environments were fun, the men were acknowledging that they were positive places in which learning was couched in a fun way. "I think that's something we lose as we move through the education system. When my children transitioned from early childhood education to primary school education, the 'fun' word slipped off the radar quite quickly. In ECE, the idea of fun and play are of significance within the learning context and have meaning and value beyond a pastime. Not all learning is fun, but if fun and play are given as much value as numeracy and literacy, it can help with their overall learning. We know from our own experiences in lectures and workshops that if we're enjoying ourselves, and if we feel that enjoying and being active in the learning process is valued, we're more likely to engage."

The research has shown some clear results about why these men chose to work in ECE, and Williams believes it's important information for the future. "In the last five-odd years there has been a much greater recognition from the early childhood sector itself, from our politicians, from the Ministry of Education and other interested parties, that the lack of men in ECE actually is an issue. And that it's an issue that won't change if we don't address it. What I wanted to do is provide some data so that if there is a recruiting campaign, it's well targeted. What we want to do is talk about why the men are there, and what they like about it. That's what this research was about."

And Williams says he has nothing but admiration for these men who have chosen to go against gender stereotypes. "We need to celebrate and acknowledge the brave men who are already working in early childhood education as social leaders. They are the guys that are actively challenging archaic stereotypes about what men and women do, and need to be acknowledged as such. They are the Kate Sheppards of our generation, but we don't see it."

"These men are consciously entering a profession dominated by women but still seeking to retain their masculinity. These men are modelling to young children, parents and wider society on a daily basis that men do nurture and care. Such modelling is at the heart of significant social change and we need to recognise and value it. They're seeking to be acknowledged as men, but doing a career that has been synonymous with women." 



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For the love of sport

A love of sport and a keen intelligence has led Associate Professor Lesley Ferkins into a career researching the governing boards of sporting organisations.



Associate Professor Lesley Ferkins on the slopes in Canada. Sport has been a big influencer in both Ferkins' professional and private life.

Returning to Unitec this year after a break of a few years was an easy decision for the Department of Sport's newest staff member, Associate Professor Lesley Ferkins. "I love the commitment to the students here at Unitec, and we do research in a different way here as well," she says. "It's about doing research that's meaningful, that will help people, and that's applied. It's research with a purpose, and I think that's great. Universities can be such an individualistic environment; people are pursuing their own ideas, whereas Unitec has a more collaborative approach to learning that places emphasis on the students."

Her own academic career began with an English Literature degree in the US, while on a tennis scholarship. After completing her degree, Ferkins returned to New Zealand to do her MA (Applied) in Recreation and Leisure Studies at Victoria

University. "It was the only Masters in New Zealand at the time that had any relationship to sport. Basically I geared it to sport management," she says.

After finishing her degree she worked for sporting organisations such as the Hillary Commission, New Zealand Recreation Association, and Netball North Harbour. Ferkins then took on some casual marking work at Massey University. "I always swore I would never be a teacher because everyone in my family is a teacher. My parents, my siblings, and my grandparents, they're all teachers. And then I was rubbing the white board at Massey one day, and I realised, 'I'm a teacher.'"

After working at Massey, Ferkins moved to a new role at Unitec and completed her PhD. "I did the PhD completely part-time through Deakin University in Melbourne, over five years, and it

was an amazing, magical journey. My PhD and my research career are very much founded on Unitec's philosophy of applied and meaningful research."

Her area of expertise is around the governance of sporting organisations, particularly the boards. "More specifically, my research has been around developing the strategic capability in the governance of sporting organisations. One of the conclusions of my PhD was that in dealing with the boards in charge of the future of sporting organisations, one of the things that needed development was the strategic nature of what they were doing."

Ferkins uses the action research approach she learned at Unitec in her interactions with the sporting organisations she works with. Action research is a qualitative research process that goes through a progressive cycle of problem solving. "It's a great way of enabling things to happen. There is an immediate contribution, plus there are some really good outcomes for theory because you're working in such an immersed way. In that way you make a local contribution, but then also you're so involved in the process of change, it gives you this broader insight. It's real – you're in there, boots and all, doing stuff. Then you see what happens that helps advance the thinking, and that is the theory side of it."

When she left Unitec, Ferkins worked at AUT for two years, and then Deakin University in Melbourne for another two years. "I went up to Deakin and worked with my PhD supervisor, Professor David Shilbury, who has now become my primary collaborator in my research career. He is a world-leading researcher in sport management, so it's great to have him as my wingman."

Then, last year, Ferkins and her partner took some time out, and spent a year in Canada. "I was walking down the stairs at the apartment in Port Melbourne, and I said to my partner Steven, 'We have to go live in the mountains'. Melbourne is very flat, and I was missing the mountains big time. My partner got on the internet and booked a house in a place called Revelstoke in BC, Canada, and we just did it."


During their time in Canada, Ferkins had a 0.2 role with AUT in their School of Sport and Recreation. "I taught an online postgrad leadership and management course. I would go to the café in the morning on the ski hill and do my online comments and my online teaching, and then I would jump on the gondola and ski for the rest of the day. I did that for two half ski seasons. When we came back to New Zealand this role came up at Unitec, so I chose to come back here

instead. It was a deliberate choice. But I still work closely with AUT in the supervision of PhD and masters students in sport management. Unitec Department of Sport and AUT School of Sport and Recreation have an agreement that allows me to be a primary supervisor."

The academic's new role at Unitec has a strong research focus; her own research, but also encouraging research among Sport Department staff members and students, and collaborations with other departments. She's been working on several new projects, including one with Professor



Eileen Piggot-Irvine, an Adjunct Professor in the Education department at Unitec, who now lives in Canada. "It's an international research consortium that's going to be researching with Eileen on the impact of action research on leadership development. It's an exciting project, although it's still in its formative stages."

As for her own research focus on the governing boards of sporting organisations, Ferkins says that although it's a bounded focus, it's something she appreciates. "They meet monthly and they're a group of seven. They have a certain function, and there are all sorts of things that spin off from that. The idea is that if we can get them running better, and doing better, then that will be seriously influential on the way they impact the sports system, especially the national bodies. That's my strategic approach to working with that group of people; they have a very big influence." 

"It's about doing research that's meaningful, that will help people, and that's applied. It's research with a purpose, and I think that's great."

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What's in our air?

Department of Computing Associate Professor Paul Pang has been working in collaboration with NIWA, using his machine learning expertise to analyse their air quality data.

COMPUTING

photo: NIWA, Dave Allen

According to the National Institute of Water and Atmospheric Research (NIWA), we spend around 80 per cent of our time indoors – recent research indicates that exposure to pollutants can be higher indoors than outdoors. Understanding which pollutants might be in the air around us, inside as much as outside our homes, is becoming increasingly important, says Computing Associate Professor Paul Pang. “Poor air quality in New Zealand is estimated to cause 1175 premature deaths, and costs over NZ\$4 billion each year. It’s a hot topic for a lot of people.”

Pang has been working on multiple projects in association with NIWA, the crown-owned research and consulting organisation with a focus on atmospheric and water research. The relationship was established three years ago when Pang approached NIWA asking to use some of their environmental data. “In many ways it was very well timed,” says Dr Ian Longley, Programme Leader for Atmospheric Environment, Health and Society at NIWA. “I was coming to the realisation, as are many people in air quality science, that the amount of data we can collect is rapidly increasing. We’re entering an era of big data, and while some fields have the computing power to know what to do with that, we don’t.”

Traditionally, they would have relied on statistical techniques to understand their data, says Longley. “Statistics is great when there is an underlying fixed pattern. When you’ve discovered the pattern, you can assume that it will continue into the future endlessly. But what we’re looking at is a large amount of data coming in where the patterns are continually changing, so even once you’ve discovered the pattern, the pattern has changed.”

The next frontier for NIWA was clearly computing. “But we don’t have the skills; we don’t have the expertise. And then Paul walked in our door, and he said that’s precisely what he does. Not only that, but the particular brand of work that Paul was talking about, machine learning, was just the kind of tool we needed.”

From Pang’s perspective as a computer scientist specialising in machine learning, it’s all about the data. He and his team had been working on algorithms associated with his research, and needed to test them. “Computational environmental analysis is quite a hot topic in my

field, and environmental science is the research direction of New Zealand,” says Pang. “But you need data. We believe that if we can work with industry partners, we’re applying real problem solving, which is better for us and our students. Then this system will be acknowledged by our industry partners, and they in turn will have a big contribution.”

The first project was based on air quality data from a specialist machine called PACMAN, which was designed by NIWA Urban Air Quality Scientist Gustavo Olivarez. “The PACMAN is looking beyond air quality management as it is now, and to the future,” says Longley. “It’s a device for measuring air quality in the home. We did some controlled tests with these machines: we had an experimental house, and a student who was doing scheduled activities, such as heating oil up in a frying pan. It was all timed, so we knew when they did it.”

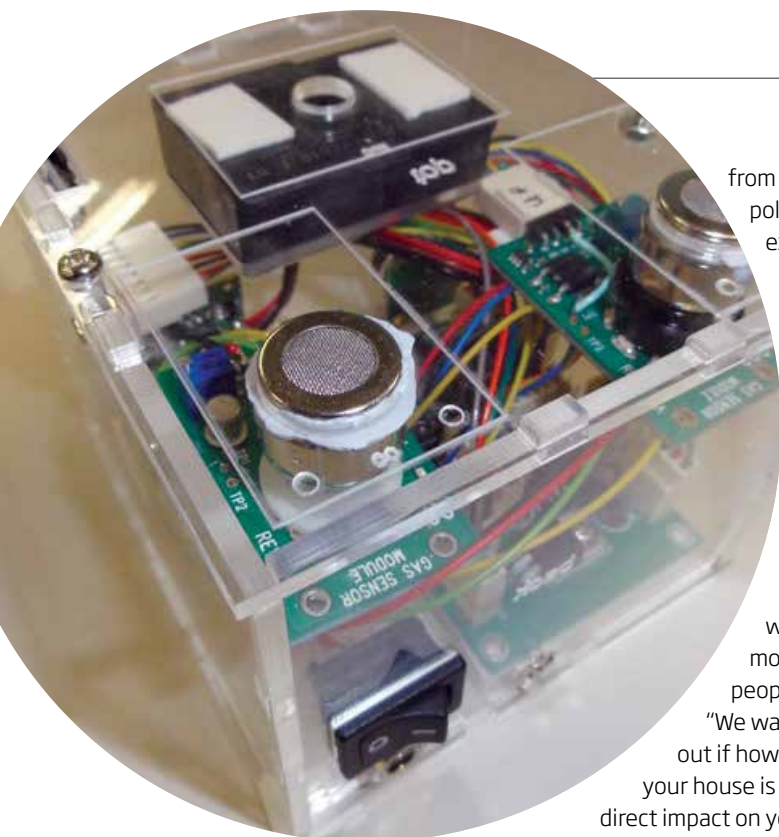
The PACMAN device was designed not only to assess levels of pollutants, but also to identify what people are doing in their houses to cause air quality problems without the use of invasive methods like video surveillance. “So it actually attempts to observe things like smoking, cooking and heating and distinguish between them. It does that by measuring multiple pollutants, and looking at the relative amounts of different pollutants produced, which gives us a fingerprint of what kind of smoke it is we’re observing. It also has a motion sensor, an eye almost, which measures very fast.”

These kinds of experiments are part of NIWA’s research focus around the effects of air pollution on individuals, and the potential harm

Other projects with NIWA

Through the association with Longley, Pang has been able to offer his expertise to other projects within the NIWA divisions. He is doing boat-flow analysis around the harbour areas, based on camera data collected by MPI. “They want to know about the numbers of boats in and out, to help assess the total amount in terms of the fishery,” says Pang.

The other project is around analysing scampi distribution. “They do surveys to find out how many burrows are made by scampi at the bottom of the sea, so they know their distribution,” says Pang. “Again, we have the data in the form of cameras, and they want us to create computing methods to count the scampi burrows, which will automatically estimate the distribution of scampi.”



PACMAN machine used by NIWA.

COMPUTING

from indoor air pollution. For example, he says a lot of policy in New Zealand is focused on reducing the impact of burning wood on air quality, which is mostly done in people's homes. "We wanted to find out if how you heat your house is having a direct impact on your exposure to air pollution in your home. If your neighbour is burning wood and you're not, are you affected? Or is it your wider neighbourhood?"

The data the PACMAN machine produced created the problem the NIWA team asked Pang to solve. "The essence of the problem was that it generates an awful lot of data per second. What we needed was an algorithm to sift through that data, to do that identification process for us, because there's too much data to do it manually," says Longley.

The project started officially in February this year, when Pang's doctoral student Lei Song started analysing the data provided by Longley. "Lei's work is on incremental learning, which means we can train the machine incrementally to know what pollution is and what it isn't; essentially what type of emission it is," says Pang. "It's a technique to train the machine to have a certain amount of intelligence, and the method can be used for problem solving."

According to Pang, the algorithm they created for the initial PACMAN data has a very high accuracy rate. "The accuracy of the algorithm is 80.14 per cent, which, compared with the other three main methods of measuring, is much higher. By that I mean it has over 80 per cent accuracy in interpreting the machine's data. The PACMAN machine itself has no

intelligence to make a decision, but the algorithm developed by our group has intelligence to make a decision and interpret the results.

"Extensive testing has been done, and the results have been put into a journal submission. This is real world data, so we were very pleased with this level of accuracy."

The research is exciting for both parties, says Pang. "It's new research in terms of the data being new, and PACMAN itself being new. The incremental learning methods and algorithms that we've developed are also new, although we have been working on incremental learning systems for quite a long time," he says.

Now that the test data collected by PACMAN has been analysed, and the algorithm created, the research is going into the next phase, says Longley. "What Paul's team has shown is that they do have techniques to tackle this kind of problem. And now, the amount of that kind of data we're starting to collect is growing. We've put PACMAN machines in people's homes, as part of long-term studies looking at whether unhealthy air in your home can affect your health."

Once they'd successfully completed the first project, Longley was keen to get Paul's team working on another problem. "The second project is in many ways the simpler one, because it's a much more straightforward question. The regional councils, particularly Auckland, measure multiple pollutants at a number of sites around the region, particularly two pollutants called PM10 and PM2.5."

Particulate Matter 10, or PM10, refers to particles in the air that are smaller than 10 microns (one micron equals one thousandth of a millimetre). "They're in the air all the time; we're all breathing them in," says Longley. "But because they're smaller than 10 microns they're effectively invisible, unless you had a big thick cloud of them."

"Computational environmental analysis is quite a hot topic in my field, and environmental science is the research direction of New Zealand."

There are national standards around PM10s, so the councils are legally required to monitor PM10s and report on it, says Longley. "Internationally, there is also a standard called PM2.5, which is particulates that are smaller than 2.5 microns. So a few years ago the Auckland Regional Council started monitoring PM2.5. But it's expensive to measure both."

photos: James Ensing-Trussell



"There are many problems that have big data, for example: Is the climate changing? Is the weather changing? Are people responding to policy?"

Associate Professor Paul Pang and doctoral student Lei Song.

COMPUTING


Because they had data with both types of PMs, the question Longley and his team posed to Pang was whether it was possible to predict levels of PM2.5 in the air, based on just the PM10 data. "We monitor PM10 nearly everywhere in New Zealand, and PM2.5 and PM10 are clearly related, so we thought it was plausible," says Longley. "Again, it was a perfect fit for Paul. It was a question we know councils and the Ministry for the Environment want an answer to, and Paul had demonstrated to us that he had the capability to do this kind of learning algorithm. I provided a sample of the data in April this year and the results so far seem promising."

Longley says it's a piece of work that feeds directly into environmental management. "There are other potential future spin-offs for this work. It allows you to make forecasts, projections, what-if scenarios, and it could be used as a policy evaluation tool. The other reason a lot of people are interested in PM2.5 is that the way we cost the health impacts of air quality is based on having PM2.5 data. If a new policy comes along, you can cost the impacts of the policy, and you can project the health benefits and savings from implementing that policy. That's the aim."

Longley says the potential to do more collaborative projects between the two teams is huge. "Right from the start, I saw there was potential for multiple projects that could tap into Paul's expertise, that would just pop up from

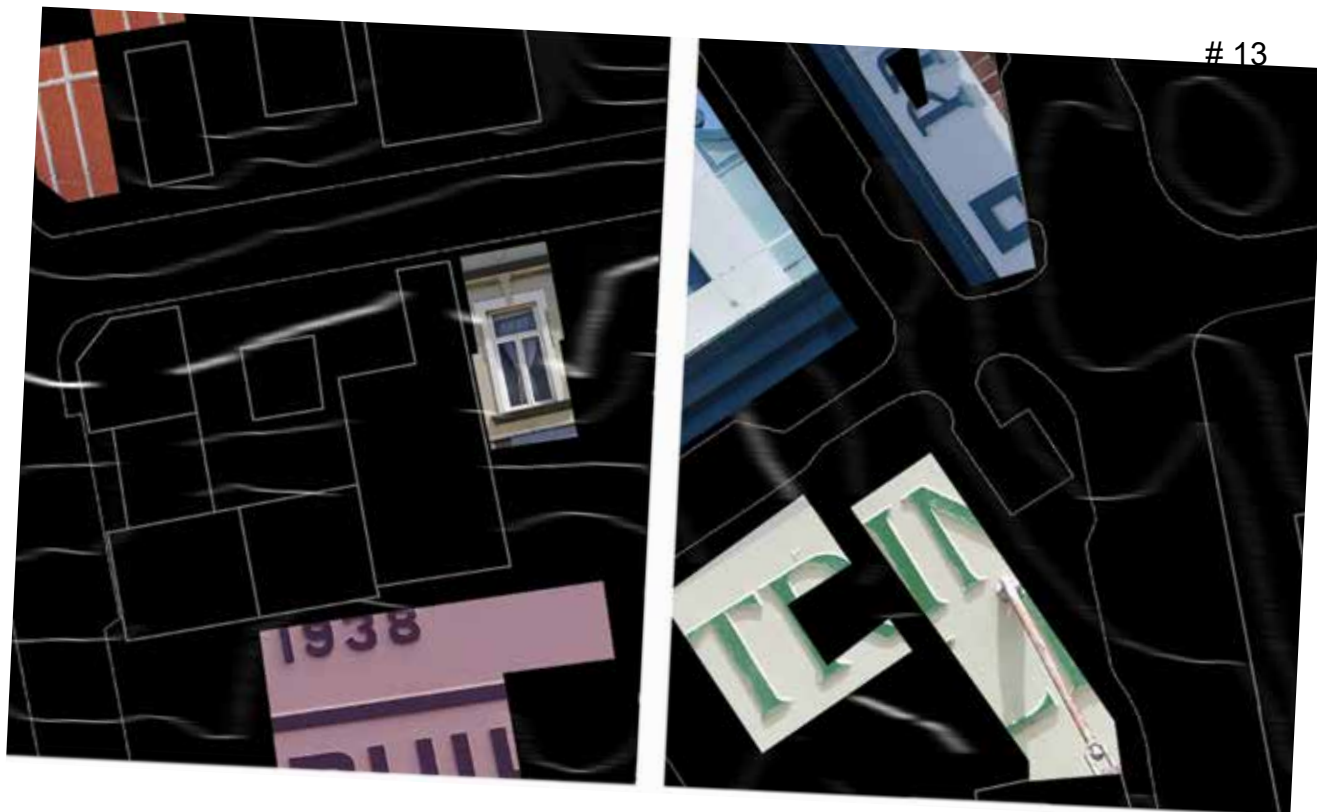
time to time, and that's exactly what's happened. There are many problems that have big data, for example: Is the climate changing? Is the weather changing? Are people responding to policy? But if you have enough data you can tease apart these different influences."

The collaboration has been a success on both sides. "Because of the way NIWA operates and perhaps because of the way Unitec operates, we are both in a better position to collaborate than many of our international equivalents and competitors," says Longley. "For us, cracking the computing problem is the key to driving the hardware development and the policy uptake. If we can show that not only do we know what to do with the data, but we can do fantastic things that we couldn't do before, then that will attract investment to the development of the hardware."

For Pang, the relationship has been a chance to show off the capabilities of his team. "The way we convince people to work with us is that we say, 'You give us a chance to work on your problem, and we'll work out some initial results.' We've done that now, and NIWA are happy with the results of our first project. I should actually give thanks to the Unitec Research Committee, because their funding made our first project with NIWA possible. And after we'd proved ourselves Ian introduced me to other group leaders, so we now have relationships with several key personnel at NIWA." 

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The unstable city

Three Unitec researchers have come together on a multidisciplinary project, their aim to raise awareness of an important issue affecting cities across New Zealand.

The **2010/11 Christchurch** earthquakes have had many far-reaching effects, not only for those living in the city, but for people around New Zealand. One of those repercussions has been the increased focus on the earthquake safety of buildings in towns and cities outside Christchurch, and how the various local and regional councils are dealing with this issue.

The reaction of the councils was the motivation for three Unitec lecturers to create The Unstable City Project, aimed at raising awareness of the issues around these potential new regulations. The project team, comprised of Photography and Media Arts Lecturer and Curriculum Leader Allan McDonald and Architecture Lecturers Krystina Kaza and Jeanette Budgett, says the Auckland Council's response was, in some ways, quite controversial.

"Basically, the initial impetus for the project was a concern that the Auckland Council had declared that there are an estimated 4,300 pre-1976 commercial buildings in Auckland that are earthquake prone, and they were being rather secretive about that list of buildings," says McDonald. "I was already photographing pre-1976 buildings when it was suggested that I work with Krystina and Jeanette on a wider project."

According to the project team, the situation continues to unfold, and the ability to pay for the strengthening of earthquake-prone buildings will largely determine their survival. Auckland Council

is in the process of identifying buildings at risk and there are mandatory timeframes in which to get buildings strengthened. McDonald adds that the updated law is very clear – owners must fix their buildings or demolish them. "There is a very real fear, not just on our part, that this layer of architectural history is seriously under threat. If the money can't be found to secure a building, it will probably be demolished."

For building owners, this process has huge ramifications across a range of areas, from securing insurance to finding tenants, says Budgett. "It started with the question of the seismic strength of the buildings. But it's now becoming more of an economic issue; the economic and social diversity of the city potentially starts to be eroded because of this situation. Old buildings provide cheaper space, and if you knock out that economic level in the city, you get more corporate organisations in expensive buildings, so the risk is not just the loss of urban character but also an 'edgier' economic and social stratum in the city."

The team felt that the issue seemed to be flying under the radar for Aucklanders, compared with the response in other cities around New Zealand. "The implications for the townscape, and all the other flow-on effects in terms of cultural history and its preservation – particularly at a time when there's not a lot of money to reinforce and secure these buildings – is huge," says McDonald. "We felt it was an architectural, historical and cultural crisis."

Despite not knowing exactly which pre-1976 buildings might be affected by these new council regulations, McDonald has photographed buildings of the era, while Kaza has been using maps to illustrate the issue. "It was about finding a way that mine and Allan's works could talk to each other," says Kaza. "They're both photographs, just different types of photographs."

Kaza used a technique called a photogram - a process whereby several drawn layers are exposed directly onto photographic paper - to create her first map. "I had two goals, really; one was to talk about the sheer quantity of buildings that were at risk, and the other was to convey something of their character. Because many of them are old Victorian buildings, there's the potential for a lot of character to be lost."

The individual skills and interests of the three participants were used to create an exhibition that showcased the issues. "Krystina's working with maps, but she's working with mapping in a more imaginative way," says Budgett. "Allan's photographing these buildings, but he's not photographing all of them; it's not a catalogue. I'm writing about these issues, but we're not drawing conclusions, we're just trying to open the topic up."

The group's first exhibition was part of the Auckland Festival of Photography in 2012. "I was invited to participate in that festival, and I threw it open to Jeanette and Krystina," says McDonald. "That created an opportunity for Krystina's and my work to go on the wall, and Jeanette did the writing, which worked like a wall panel and provided a voice over on the video that introduced the exhibition."

Their book *The Unstable City* was published by Unitec's ePress at the beginning of 2013. "It's about a conversation of concern and common interest," says

McDonald. "Jeanette wrote an introduction, I did one type of visual image, and Krystina did another. All those things come together and create something layered and, hopefully, substantial. We hope it will have an effect in terms of generating an awareness of this issue."

McDonald also had a presentation at the Talking Culture section of this year's Auckland Festival of Photography, and an exhibition of related material at the Anna Miles Gallery. In August the group presented a seminar on the book at the recent Auckland Art Gallery Triennial themed 'If you were to live here...' and Budgett participated in a symposium at Wellington's Adam Gallery entitled 'After the Event'.

Since their collaboration began there have been a number of policy changes around earthquake-prone buildings in New Zealand, both at a local and national level, including the announcements by Building and Construction Minister Maurice Williamson in August, after a consultation period that attracted more than 500 submissions. Changes included extensions to the timeframes that building owners have to carry out strengthening work, from 10 years to 15 years. There will also be a public register of earthquake-prone buildings through the Ministry of Business, Innovation and Employment, with the idea that central government will now have greater control in relation to earthquake-prone buildings.

Ultimately, the *Unstable City* Project team says they don't have answers to the on-going issues around these policy changes: their role is to encourage debate, so decisions are made via conscious choice, and not apathy. "There's all this talk about cultural production, but the three of us are also in the role of cultural conservation," says McDonald. "We're trying to preserve something, and build awareness around that." **a**



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photos: Grant Southam

Dealing with dilemmas

Professor Carol Cardno was at the forefront of educational leadership lecturing when the Tomorrow's Schools reforms were introduced in the early '90s. She's been helping education leaders deal with dilemmas ever since.

Educational Leadership and Management

Professor Carol Cardno has been at Unitec since 1991, when she was headhunted to start up a new Centre for Educational Leadership. "In 1990 I won a Nuffield Fellowship award to the UK, to study principal development," says Cardno. "I was lucky enough to spend three months in the UK researching what they were doing over there. And while I was there I got a call from Unitec, who said: 'We're thinking of opening a centre to offer these sorts of programmes, have you ever thought of coming to tertiary?' It was absolutely, totally the unknown, but I thought, 'Why not?'"

At the time, she was Principal of Waitakere College and doing her PhD at the University of Auckland. "When I joined Unitec I was half way through my doctorate. My thesis was called *Dealing with Dilemmas: a critical and collaborative approach to staff appraisal in two schools*. That whole area of dealing with leadership dilemmas and building positive relationships in organisations is my major area of research."

Cardno's tertiary career grew out of the changes that school leaders were experiencing because of the 'Tomorrow's Schools' rollout in the early '90s. "Largely it was the Intermediate Schools Association of New Zealand - that was the spark for my career here at Unitec. They approached Unitec and said 'Offer us a programme, because we're going to have to become school managers now, with the schools becoming self-managed, and there's nobody offering anything. We think Unitec could offer it.' And that was the start of it all."

The first two courses were aimed at these leaders, who had to deal with a whole new array of problems. "They had to expand their thinking beyond curriculum, and leaving all the management - like the staff management, financial management, property management - to what were the old regional boards. The principals' roles expanded and they needed to understand what management was all about; and management is mainly about managing people. Property and finance is actually quite

easy, compared to some of the very difficult people problems that they have to cope with.”

These were the early years of professionalising the qualifications for education leaders, she says. “Our programmes were growing at the same time as New Zealand Qualifications Authority (NZQA) was established, and all of those interesting programme developments around the early ‘90s. It was extremely exciting. Everything was on a fast-moving trajectory towards building professional learning for our community of practice.”

Since then, the programme has gone through some changes, including making the educational leadership and management papers into post graduate programmes. Cardno was also Unitec’s Education Head of Department from 1997 to 2011. “These days I’m concentrating full time on teaching and research,” she says.

The focus of Cardno’s research career has always been the area of dilemmas. She says that you deal with dilemmas by recognising them, and then utilising productive conversations. She also says that the dilemmas need to be owned by the leader. “On the one hand the leader wants to achieve an organisational goal or purpose, and on the other hand they want to preserve a positive collegial relationship. The dilemma always involves one other key person, but the most important thing is the ownership of that dilemma. To do that, they have to learn not to be defensive, but to use an alternative theory of action, which helps them to be productive.”

It’s not an easy process. Cardno has seen it work in practice many times, but the road to achieving this new way of relating to others is difficult. “Our instinct is to be defensive, and we have to understand and recognise that, and then we have to want to overcome that instinct. Dealing with human problems like this is the bread and butter of effective management, and to me that’s at the heart of managing relationships – being willing to have the tough conversations.”

In the course of her career she has completed research in every education sector, from early childhood through to primary and secondary school leaders. Her most recent project has been qualitative research in the Metro Group, made up of the six urban Institutes of Technology and Polytechnics (ITPs). “I’ve just had one paper published and another paper in press around that project,” she says. “It was called Images of Academic Leadership in Large New Zealand Polytechnics. It’s talking about how complex the notion of academic leadership is, there are so many different ways of imaging it. The people in the Metro Group were so good in giving me


access to go in and do this research. I found that there are three images of educational leadership in the ITPs – the academic leadership that happens from the top, the front line of people doing the job, and then the people who are on the sidelines; the supporters.”

She found that the academic leadership staff on the front line tended to have a more difficult time, as they were often pulled in three different directions: the teaching, the managing of their staff, and the research. “Usually they come from industry into polytechnics, say engineering or construction, to become a lecturer. They just get that sorted, and then they become a leader of lecturers, like a programme leader, and then suddenly someone says they should also be researching. One of the interesting things is how they cope with that.”

The next phase of that research has Cardno really excited. “I want to study how to make the performance appraisal in the ITP sector something that is really beneficial for all parties. That is, making sure in a higher education setting that it embraces improving the quality of teaching, the quality of research and the quality of managing. I’d like to do research that can actually identify what performance appraisals should be like if they’re going to benefit everybody, and most importantly the student, because we are able to constantly enhance their learning experience.”

She has also recently published her latest book, *Managing Effective Relationships in Education*. “I wanted to showcase how the findings from twenty years of research activity can be applied to make a difference in education settings,” she says.

Cardno says she is inspired by the people around her: colleagues, her students, and her research participants. “I think we’ve got to constantly search for guidance about how we can improve our practice. That’s just the joy of doing this kind of role; you’re working with school leaders, programme leaders, principals who all want to learn, and they’re so motivated, because they believe their learning will ultimately improve the conditions for their students. It’s a very motivational atmosphere to work in.”

In the end, Cardno says she wants to make a difference to the education system. “I’m a qualitative researcher, so my work is about talking to people about what works. That’s the reward – the people who are prepared to share their impressions and their opinions with me so everybody can benefit from their insights and new ways of looking at things. The purpose is always to do what we do, even better.” 

“That’s just the joy of doing this kind of role; you’re working with school leaders, programme leaders, principals who all want to learn, and they’re so motivated, because they believe their learning will ultimately improve the conditions for their students.”

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Student Research

Unitec congratulates the students who have recently completed significant postgraduate research in their chosen fields. The wide variety of topics reflects Unitec's focus on high quality applied research.

Master of Osteopathy

Name: Aimee Moore

Research: The Efficacy of Surface Electromyographic Biofeedback Assisted Stretching for the Treatment of Chronic Low Back Pain

Name: YewJin Tan

Research: The Immediate Effect of Dry Needling Levator Scapulae on Neck Rotation Range of Motion

Name: Leigh Townsend

Research: The effectiveness of a mindfulness based stress reduction (MBSR) programme in a mixed chronic pain population

Name: Callum Farquharson

Research: The effect of a non-specific gluteal contraction on transient stiffness of the sacroiliac joint as measured by Doppler Imaging of Vibrations

Name: Alison Fisher

Research: The Effect of Cervical Spine Manipulation on the Postural Sway of Patients with Non-Specific Neck Pain

Name: Kathryn Frith

Research: Investigating inter-relationships between pain, mobility, and posture in patients with chronic neck pain following Osteopathic Treatment

Name: Monique Gasson

Research: The effects of osteopathic treatment on on-specific chronic neck pain and disability

Name: Andre Habib

Research: An exploration of New Zealand osteopaths' attitudes and beliefs about clinical practice guidelines and evidence based medicine: A qualitative study

Name: Stephanie Lo

Research: Perceptions and Attitudes of New Zealand Plunket nurses toward the use of complementary and alternative Medicine (CMA) in children

Name: Martin Ludwig

Research: Inter and Intra-rater Reliability of the Manual Assessment of Respiratory Motion ('MARM' technique) in Adults

Name: Ritisha Mistry

Research: The Attitudes and Self-reported Practices of New Zealand Osteopaths to Exercise Consultation and its use within Osteopathy

Name: Cheri Quinton

Research: A Production Trial of the Omnibus Ratings of Perceived Exertion Scale in treadmill exercise

Name: Tanya Russell

Research: The effects of dance on fall-related self-efficacy and quality of life, and the relationship between psychosocial and physical effects in older adults in New Zealand

Name: Lara Sanders

Research: A spatial analysis of the geographical distribution of musculoskeletal and general practice healthcare clinics in Auckland, New Zealand

Name: Nicholas White

Research: The immediate effect of osteopathic 'rib raising' technique on heart rate variability: A randomised sham controlled experiment

Master of Educational Leadership and Management

Name: Neil Watson

Research: Financial Decision Making in Four New Zealand Secondary Schools

Master of Business

Name: Daniel Hunt

Research: Exploring and Modeling Adolescent Entrepreneurial Learning Behaviours through Antecedents and Consequences

Name: Kalyaney Nou

Research: Conceptualization of Consumer - Brand Relationships: The motivation behind the formation and maintenance of Consumer-Brand Relationships and their consequences

Name: Sandeep Pant

Research: Conceptualising and Measuring Service Culture

Master of Design

Name: Robert Key

Research: What is Design Language in the Service of the Experience of Light?

Name: Janette Cervin

Research: Flowers in a Contemporary Painting Practice

Name: Rosanne Croucher

Research: Strange Connections: An Investigation into the Combining of Recognisable and Disparate Imagery in a Contemporary Painting Practice

Name: Vanessa Gleye

Research: Growing Discontent: Orchestrating a Painting Practice through Mimetic Applications

Name: Theresa Grieben

Research: Visual Storytelling and Journeying

Name: Clarence Lomiwes

Research: The Reframed Portrait: Redefining the Roles of the Artist and the Sitter within the Genre of Portraiture

Name: Dawn McCarthy Clayden

Research: Tabletop Tensions: An Investigation of Contemporary Ceramic Forms

Name: Kirsten Roberts

Research: An Investigation of Interiority: Beyond the Boundaries of Subject and into the Practice of Painting

Name: Helen Robertson

Research: Positive - Creating Meaning Through Narrative and Art Process

Master of Education

Name: Janet Malcolm

Research: Should I Stay or Should I Go? - First Semester Students' Experiences in a Tertiary Institution

Name: Li Jun (Ann) Wu-Ross

Research: Learning and Teaching Experiences in an Offshore Programme: Challenges and Strategies

Name: Aroha Beach

Research: Understanding Choices in the Grouping of Children within Early Childhood Education: A Study of Same-age/Multi-age Grouping Arrangements

Name: Manpreet Dhaliwal

Research: Teacher Perceptions and Management of Challenging student behaviours in Primary School Classrooms

Name: Lee Mui Choong

Research: From Pre-course to Subsequent Learning Experiences: A Study of Confucian-heritage International Students' Perspectives on an Intensive English Course in one New Zealand polytechnic

Name: Hongkham Vongxay
Research: The Implementation of Communicative Language Teaching (CLT) in an English Department in a Lao Higher Education Institution: A Case Study

Master of International Communication

Name: Coralie Owen
Research: Communicating an Organisation's Identity to Library Users: A Case Study within the New Zealand Community Library Sector

Name: Grit Fichter
Research: A Cultural Footprint in Auckland's Public Space

Name: Dapeng Wang
Research: The Role of Cultural Values on the Perception of Advertising as Offensive: A Case Study of Chinese Tertiary Students in Auckland

Master of Computing

Name: Neeharika Veerisetty
Research: Load Balancing in a Distributed Network Environment - An Ant Colony inspired Approach

Name: Ruibin Zhang
Research: A Computational Referencing Approach to Stocks Correlation Analysis

Master of Landscape Architecture

Name: Ryan Hodgson
Research: Designing Community Appropriation

Name: Joanne Leather
Research: Beyond Separatism

Master of Social Practice

Name: Teri Ann Harnell
Research: Created for a Purpose: Implementation and Evaluation The Lighthouse Programme

Name: Selina Ledoux-Taua'aletoa
Research: An Exploration into the Ways in which Multi-Generational Samoan Households Contribute to the Development of Societal and Collective Values about Aiga/Families in Contemporary New Zealand/Aotearoa/Niu Sila

Name: Soukphaphone Phanit
Research: The Relationship Between the Lao People's Democratic Republic (LAO PDR) and the Asean Commission for the Promotion and Protection of the Rights of Women And Children (ACWC) With A Focus On Women

Copies of these studies can be found in the Unitec library or through the Unitec Research Bank, unitec.researchbank.ac.nz



One dance step at a time

Falling over when you're over 65 is more than just a nuisance. It can be painful, debilitating and potentially life-threatening. It also costs the government millions of dollars in rehabilitation and healthcare-related expenses to get this vulnerable section of society back on track after a serious fall.

That's why Master of Osteopathy graduate Steve Chesterfield decided to study the effects of exercise on older people – to look at prevention rather than cure. "The government has cut back on funded exercise opportunities for the older generation, and I thought we needed to do something and get people involved," he says.

Chesterfield, who was the recipient of a Men's Health Trust Scholarship last year, aimed to show that a regular form of exercise would help reduce risk factors associated with falling, and thereby help to prevent falls and fall-related injuries in that age group. Chesterfield decided to use dance as a fun and sociable way to provide his test subjects with exercise over a nine-week period. He used two groups of over-65 adults, who danced once a week over that period. He then measured and analysed their lower extremity muscular strength, lower limb coordination and single leg balance. Fellow graduate Tania Russell concentrated on the psychological and social aspects.

Over the nine weeks Chesterfield says they noted a considerable improvement in the lower limb strength of participants as well as coordination and balance. "These results highlights that dancing as little as once a week can significantly reduce risk factors of falling in the older adult population. Dance is also an enjoyable activity for older adults and therefore the combination of fall preventative benefits with high attendance can help reduce falls in the older adult population and help reduce fall-related health bills."

While the project was a serious one for Chesterfield, he says it was also fun. "As hard as it was to complete the thesis, I thoroughly enjoyed working with the older generation and watching them get their groove on and enjoy themselves."

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Mt Albert campus
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10 Rothwell Ave
Albany
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Waitakere campus
5-7 Ratanui St
Henderson
Auckland 0612



Unitec
Institute of Technology
TE WHARE WĀNANGA O WAIRAKA

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Anna Radford
Date: Wednesday, 13 December 2023 9:16:00 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anna Radford

Organisation name:

Agent's full name:

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Contact phone number:

Postal address:
12 Sadgrove Tce
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
PC 94 (Private): Wairaka Precinct

Property address: 1-139 Carrington Road, Mt Albert

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

- 1. I am concerned about the lack of a detailed masterplan, which I regard as a serious omission in a development of this huge size and impact on the surrounding neighbourhoods and communities. | 14.1
- 2. I oppose the cancellation of the name Wairaka (to be replaced by Te-Auaunga). This is highly disrespectful to the high chieftainess' memory and the legacy of the spring and its stream she created at Unitec around 800 years ago. I do not support disrespecting and cancelling this 800 year association and the bonds the local community have with the taonga Wairaka created. | 14.2
- 3. At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018. I request that Sanctuary gardens are protected. | 14.3

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

Details of amendments: 1. Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private). 2. Retain Wairaka's name. 3. Amend to protect Sanctuary gardens.

Submission date: 13 December 2023

Attend a hearing

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

Declaration

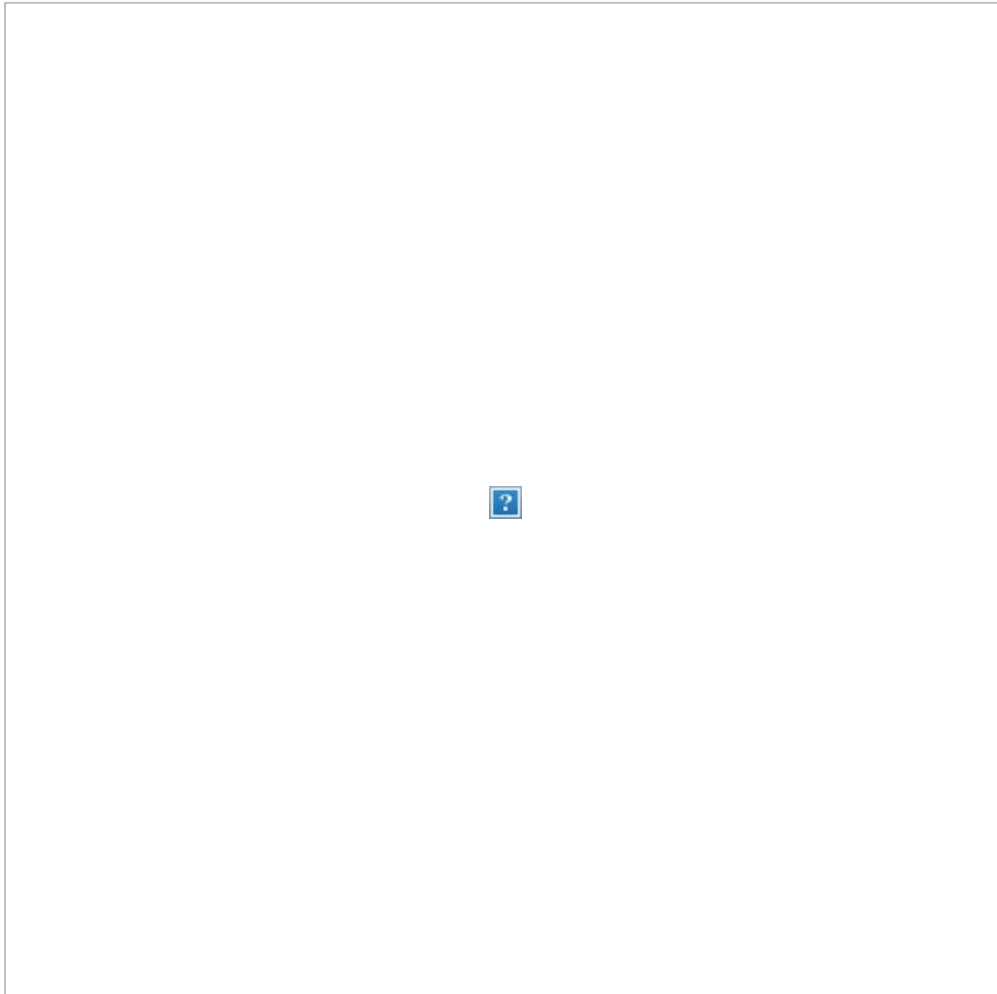
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Penny Cliffin
Date: Wednesday, 13 December 2023 10:01:03 am
Attachments: [Submission Unitec Plan Change 94 NZNTT.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Penny Cliffin
Organisation name: NZ Notable Trees Trust
Agent's full name: Brad Cadwallader
Email address: notabletrees@rnzih.org.nz
Contact phone number: 027 266 1666
Postal address:
33 Cropp Place
Richmond
Nelson 7020

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Tree assessment and protection.
Property address: 1-139 Carrington Rd
Map or maps: All
Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning,
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
The plan change documentation provided does not adequately attend to the provisions listed.
I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested
Details of amendments: See attached submission.
Submission date: 13 December 2023
Supporting documents
[Submission Unitec Plan Change 94 NZNTT.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

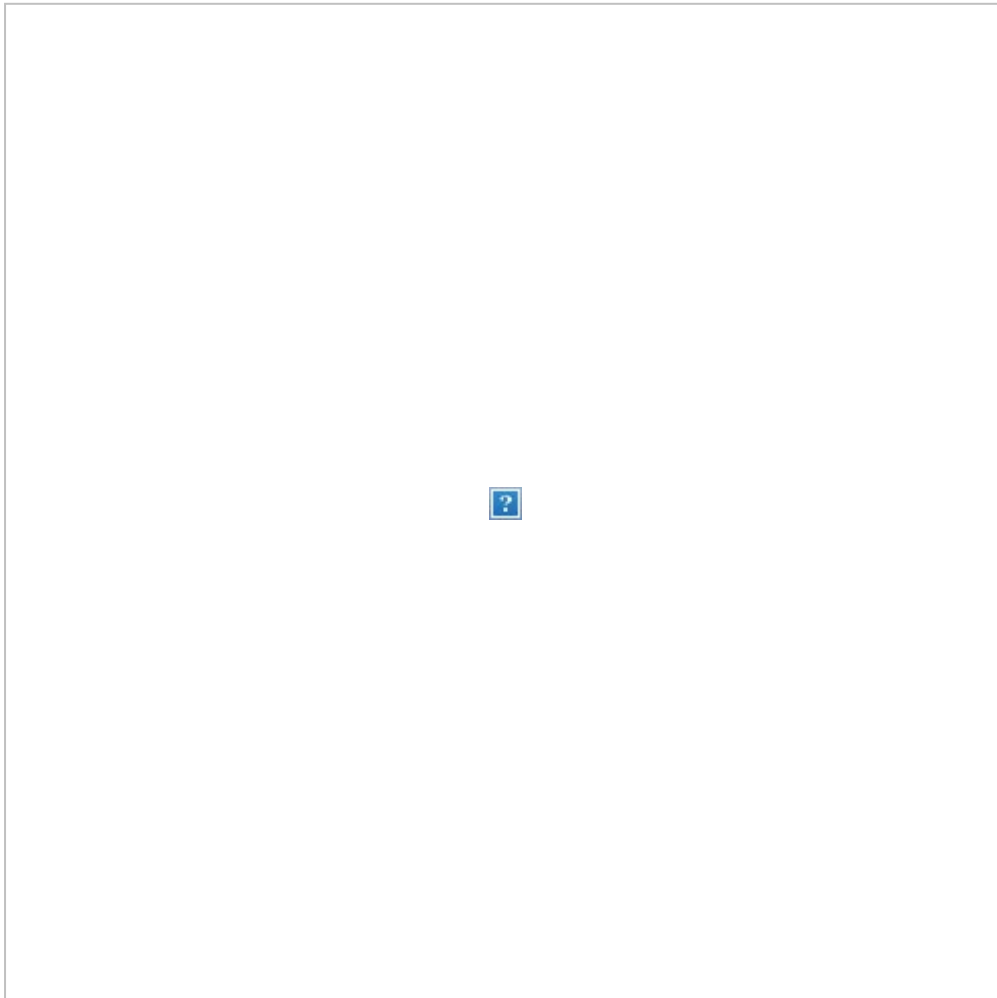
Could you gain an advantage in trade competition through this submission? No

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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Submission by GDSNZ on Plan Change 94 Te Auaunga Precinct

DATE December 2023

1. Introduction

- 1.1. Thank you for the opportunity to present this submission on Plan Change 94 Te Auaunga Precinct.
- 1.2. The New Zealand Notable Tree Trust is a subsidiary trust of the Royal NZ Institute of Horticulture. The RNZIH has a membership from many fields of horticulture, including plant breeding, parks management, nursery production, and arboriculture, The NZ Notable Trees Trust (NZNTT) was established to identify and register heritage trees. Eight trees from the Wairaka Precinct are listed on the database register
<https://register.notabletrees.org.nz/tree/search/30>
- 1.3. We wish to speak to our submission if that opportunity is provided.

2. Submission

2.1. Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (Cliffin, 2004, Unitec, 2013).

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

15.3

Our submission is focussed on 7 points:

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

1. Lack of Arborist’s Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of “significant trees”. However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. The Tree Council has requested this report repeatedly from MHUD. These requests have been declined. This report should supersede the existing list in the AUP, which is inadequate and outdated, in part due to tree removals.

15.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework,

15.2

Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

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

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

15.2

4. Lack of Archaeological / Cultural Site Protection

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

15.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

15.4

Northern Open Space

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

15.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist, including those listed in Table I334.6.7.1 of Identified Trees in the AUP - 1334 Wairaka Precinct.

15.5

Central Open Space

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

15.6

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

Te Auaunga Access Park

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

15.7

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

Knoll Open Space

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

15.8

South Open Space

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

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

15.9

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

15.10

6. Landscape and botanical character around Building 48

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

15.11

Recommendation:

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

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

7. Masterplan

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained. A masterplan should also demonstrate the context of the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs.

15.12

Conclusions:

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

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

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

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

The trees around Building 48, along with the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents this development and the wider Auckland community, as their Notable status demonstrates.

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

References:

Cliffin, P. 2004. Unpublished Master's Thesis, MAppSc, Massey University, *Auckland Tree Collections: Biodiversity and Management*.

Unitec Institute of Technology, 2013, pgs8-11. *Unitec's Arboretum*, Advance Research Magazine - https://issuu.com/unitecnz/docs/advance_nov_2013?fbclid=IwAR3K6-u6sy1mM2BbYbrPwDQe6gKBTadk2GkhWvaEtOhN9CmcZXOnmvALJEk

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kerry Stuart FRANCIS
Date: Wednesday, 13 December 2023 12:31:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kerry Stuart FRANCIS

Organisation name: NA

Agent's full name: NA

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Contact phone number: 027 294 2049

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Apartment 416
28 College Hill,
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Public open space
Building height
Name change

Property address: 1-139 Carrington Road

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:

Masterplan

The current Wairaka Precinct contains a land area of significant cultural heritage with established ecosystems and landscapes of both amenity and educational significance. The concern with parceling out of individual mega lots is that the provision of vital community amenity, environmental protections, and access to education resources will be left until the very end when no one can adequately provide them. This project, the development of the Wairaka Precinct, requires a coherent, relational vision. It requires a master plan that will guide that development - development that will place, in context, the resources that will meet the needs of the environment and the diverse community of residents, students, workers, and visitors who will use this precinct.

16.1

This Plan Change, PC 4, proposes to increase the potential number of dwellings (between 500-1000 new dwellings) in the development. That higher number has implications for the provision of private open space, public open space, and on-site services for this new community with diverse economic, social, educational, and recreational needs.

Climate Change

The applicants have indicated the proposed changes have been informed by the two previous masterplans, the Reference Masterplan and Strategic Framework.

John Duthie, attachment 01.1 planning -additional -information.pdf Masterplan 9 (a)

These documents were produced well before significant weather events at the beginning of 2023 that now require significant attitudinal changes in environmental and infrastructural responses to these events.

16.2

The proposed Plan Change should not rely on a linear extension of 2017 and 2019 characterisations of need but rather review and reflect a more up-to-date vision for the precinct that responds to future environmental and community needs.

The Wairaka Precinct reasonably requires a coherent master plan.

Open Space

The public open space requirement for the increased residential density would be more publicly transparent if recorded on a master plan.

Questions remain about the suitability of the Central open space because of its recent history of heavy vehicle compaction and its longer history of wetness. Similarly, there seems to be little recognition of the Mahi Whenua Sanctuary Gardens and their role as a public open space contributor of immense value, plus the advantage of this space as an educational and food resource for the present and future community. There seems also little recognition of the complex hydrology and the cultural significance of that hydrology surrounding the pump house and the newly daylighted stream.

16.3

Building Height Controls.

The proposed increase in these limits must balance developer financial yield against community amenity. The proposal documents need to demonstrate that the increase in height, the resulting population increase, and consequent physical impacts such as shading are offset by greater community amenity through greater provision of public open space.

16.4

Name change

There is no reason given for the name change.

The puna that Wairaka is reputed to have precipitated is located upstream of the precinct area, and the stream of that name flows through the precinct on the way to Te Auaunga.

It would seem logical, from a geographical perspective, that the name Wairaka remains as that waterway is contained within the precinct.

16.5

Summary

I would submit that further plans and processes must be provided before a Plan Change is considered. Several climate change response issues, open space provision issues, and heritage and cultural issues remain that, if not addressed, will compromise the potential success of this Precinct Development.

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

Details of amendments: Provide a masterplan for the reasons outlined above.

Submission date: 13 December 2023

Attend a hearing

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

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

No

Declaration

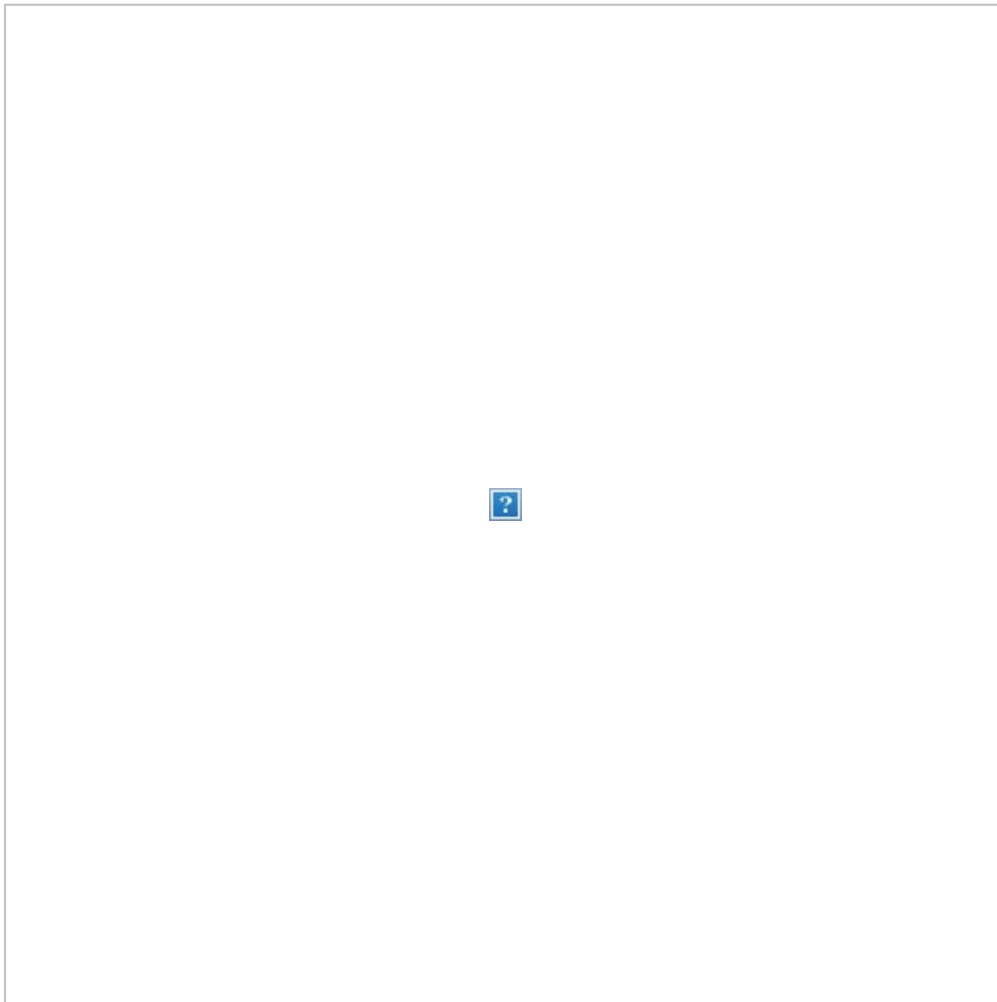
Could you gain an advantage in trade competition through this submission? No

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 94 - Te Akitai Waiohua Waka Taua Incorporated
Date: Wednesday, 13 December 2023 3:31:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Te Akitai Waiohua Waka Taua Incorporated

Organisation name: Te Akitai Waiohua Waka Taua Incorporated

Agent's full name:

Email address: akitai.waka.taua@gmail.com

Contact phone number:

Postal address:

PO Box 59-185

Mangere Bridge

Auckland 2151

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

PC94 in full

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. Te Ākitai Waiohua is a Mana Whenua iwi of Tāmaki Makaurau developing housing within the Te Auaunga Precinct (Wairaka Precinct). Te Ākitai Waiohua is part of the Waiohua Tāmaki Alliance Limited Partnership roopu that is the entity involved with the Wairaka Precinct as a development project. Te Ākitai Waiohua Waka Taua Incorporated (TAWWTI) is an incorporated society involved in supporting the environmental, planning and kaitiakitanga aspirations and obligations of Te Ākitai Waiohua.

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

3. TAWWTI is directly affected by the cultural, social, economic and environmental effects of the proposed plan change.

4. Te Ākitai Waiohua are a Mana Whenua iwi of Tāmaki Makaurau that have utilised the whenua as

a place of sustenance and occupation. There is a strong cultural and historical significance of this land to our people.

5. There is an opportunity for development of this land which will achieve cultural, social and economic objectives for Te Ākitai Waiohū.

17.1

6. Te Ākitai Waiohū as an iwi is part of the Land for Housing Programme and is working with the Crown to develop this land for a variety of housing including affordable and market housing.

7. The plan change encourages Māori economic development and the cultural aspects of this precinct, recognising its history and the importance of development proceeding in a culturally appropriate manner.

8. The changes to the objectives and policies appropriately set the planning framework for development of this precinct.

9. The proposed rezoning of this land ensures the land is available for appropriate residential and mixed-use development.

10. The changes to the activities and standards including changes to height, provide for quality development at an appropriate scale and intensity given the unique location of this precinct.

11. The changes to the assessment criteria appropriately encourage a high quality of development.

12. The changes to the precinct plan provisions are necessary to set a planning framework for the physical development of this place.

13. On behalf of Te Ākitai Waiohū, TAWWTI seeks approval of PC94 in full. This includes a decision to:

- (a) Approve the name change of the Wairaka Precinct to Te Auaunga.
- (b) Approve the objectives and policies as proposed by PC94.
- (c) Approve the rezoning of land as set out in PC94.
- (d) Approve the changes to the activities, standards, and assessment criteria as proposed by PC94.
- (e) Approve the modifications to the precinct plans and the introduction of the new precinct plan as set out in PC94.

17.2

17.3

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

Details of amendments:

Submission date: 13 December 2023

Attend a hearing

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

Declaration

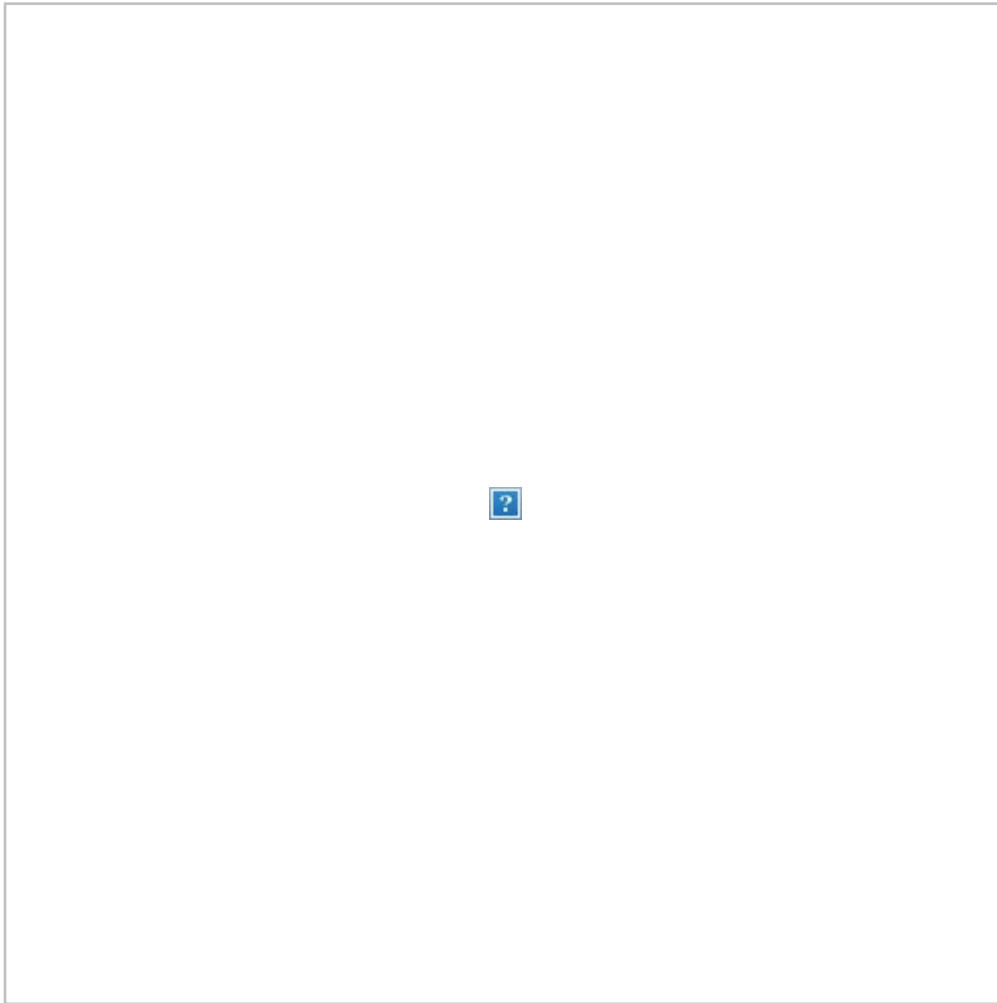
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Susan Wake
Date: Wednesday, 13 December 2023 7:16:21 pm
Attachments: [Submission by School of Architecture.pdf](#)
[Variation 25.4 of agreement Sanctuary Gardens 20231213185423.785.pdf](#)
[Te Whenua Haa Ora Open Day Presentation 15 November 2023.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Wake

Organisation name: School of Architecture, Unitec Te Pukenga

Agent's full name:

Email address: swake@unitec.ac.nz

Contact phone number: 0211723762

Postal address:
 139 Carrington Rd
 Mt Albert
 Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

The plan change being proposed lacks relevant information eg Master plan with sufficient detail, arborist's report on trees, consideration of key features of the site eg proximity of Unitec, location of quality open spaces, protection of trees, protection of community gardens, preservation of the landscape context around building 48.

18.1

Property address: Carrington Development

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We represent the School of Architecture at Unitec. We are academic and practitioner specialists in urban design, architecture, landscape architecture, plants/trees. We are concerned these are not being sufficiently considered in this Plan Change application.

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

Submission date: 13 December 2023

Supporting documents

Submission by School of Architecture.pdf

Variation 25 4 of agreement Sanctuary Gardens_20231213185423.785.pdf

Te Whenua Haa Ora Open Day Presentation 15 November 2023.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

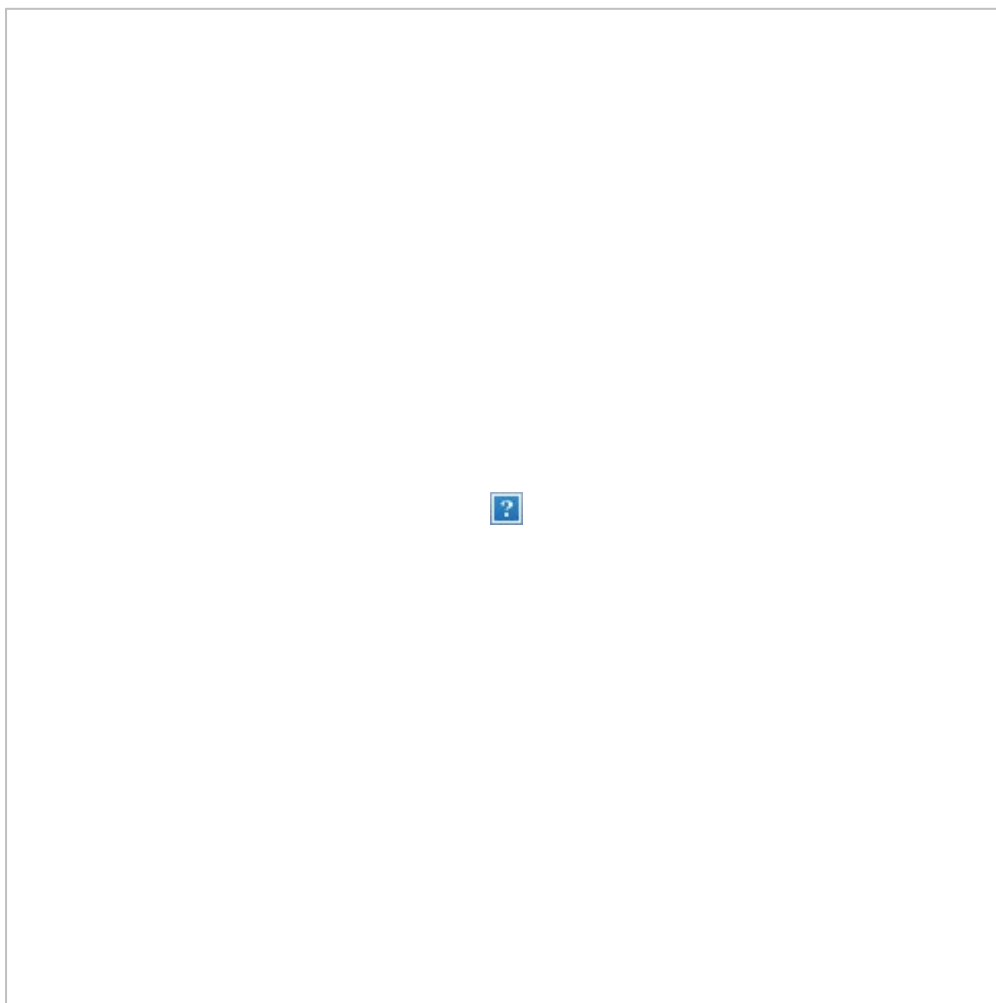
Could you gain an advantage in trade competition through this submission? No

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

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Yes

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Submission by School of Architecture, Unitec on Plan Change 94 (private) Wairaka Precinct

DATE December 2023

1. Introduction

- 1.1. Thank you for the opportunity to present a submission on behalf of staff from the School of Architecture on Plan Change 94 (private) Wairaka Precinct.
- 1.2. This group comprises both academic and allied staffmembers, all experienced practitioners and/or esteemed academics in the areas of architecture, interior design and landscape architecture and design. We have a strong connection to the Unitec campus as our place of work, our teaching environment and our place of history and well-being.
- 1.3. We wish to speak to our submission if that opportunity is provided.

2. Submission

2.1. Introduction

The Unitec site has been an Auckland landmark place of greenery, peacefulness, sporting activity (sportsfields, gymnasium, biking/walking tracks) and learning since it first became a polytechnic in 1976. From its legacy as a mental asylum with an associated working farm, there have been many historic trees on the site, of varying ages and rarity, since tree planting continued for scientific and memorial reasons over its long history as a tertiary learning institution. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010-2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013). Since building development work began on campus a year ago, the Tree Council estimates that around half the trees have been cut down already (see Figure 1 and 2 below).



Figure 1 and 2 – before and after tree felling.

Some areas of the grounds are highly significant for a range of important reasons, for example the Women’s Suffrage Garden area for commemorating women’s fight to obtain the right to vote. Also, the Mahi Whenua Sanctuary garden that held evidence of pre-European gardening practices and was a vanguard organic garden for students in the early 2000s. It has now become a significant site of, not only, community gardening, but also preservation of cultural methods, promotor of health and wellbeing, site of education, and place of environmental richness with very high biodiversity due to organic gardening practices and high numbers of species, including those that are rare.

This submission by Unitec staff from the School of Architecture is focused on open space provision and addresses the concerns we have around the on-going existence of the Mahi Whenua Sanctuary Garden and the long-term survival of the mature trees that surround Building 48 – the home of the School of Architecture. We believe that before a Plan Change can be granted there needs to be due process undertaken into all aspects that may be impacted – ie:

- | | |
|---|------|
| 1. Consideration for existing trees on the site. | 18.2 |
| 2. Sufficient Open Space provision for both future residents and the Unitec community (staff and students). | 18.3 |
| 3. Acknowledgement of the character and context of Building 48. | 18.4 |
| 4. The future of the Mahi Whenua Sanctuary Garden | 18.5 |

We believe that this process will be of benefit to all parties – creating a richer environment that ensures quality living and wellbeing for residents and a harmonious relationship between residents and the Unitec community. There are also many educational benefits that can be folded into the opportunity to do such an investigation, and which will do double duty in promoting the uniqueness of the site (a housing development in the midst of a tertiary institute which has involved students in some of the planning processes) in terms of marketing to future buyers, and potentially lead to better housing and living outcomes.

2.2. Points in detail

1. Consideration for existing trees on the site.

We agree with the Tree Council that there should be an updated arborist’s report done on the existing trees on campus. We are especially concerned for the rich botanical resource that grows near Building 48. A few of these trees are scheduled but many of these trees represent an environmental and cultural ark of rarity in terms of size, species and age. They are highly significant to us in the School of Architecture and regularly used as a teaching resource. There should be acknowledgement of this and the opportunity taken to assess what is left of a once thriving and rich arboretum, after the 2022-2023 tree removal which caused distress and disempowerment among many staff and students at Unitec. The loss of ecosystem services performed by these trees was significant, alongside the loss of sequestered carbon. This was not in step with contemporary knowledge of the importance of preserving trees for shade and soakage and to slow carbon release which is increasing in our air to catastrophic levels. Worse, the trees were mulched (See figures 3,4 & 5), further hastening the release of carbon and failing to put them to a greater use, eg as building materials. As to whether being a native species versus an exotic tree should sway opinion,

climate change doesn't care about this and neither should we. We may need exotic species to shade us as the temperature climbs.

Alongside this, we request that an updated evaluation and consideration of trees for special scheduling should be undertaken.



Figures 3, 4 & 5 – Historic 100+ year old plane trees felled and reduced to mulch.

2. Sufficient Open Space provision for both future residents and the Unitec community (staff and students).

The current Plan Change 94 proposal is for 5.1ha of open space to be provided for the Wairaka Precinct, yet potential numbers of dwellings have increased hugely (eg 4000 and up to 6000) from the 2500 previously proposed in 2019.

In the open space documents of the Plan Change this is spread over several areas – including around the stormwater ponds (South open space), the Knoll open space, Central open space and Te Auaunga access park. We note that amenities that were existing seem to be disappearing – eg the Sports Centre (demolished), the sports fields (currently covered in 'fill') and possibly the squash courts. This seems contrary to contemporary wisdom on refurbishment rather than replacement in order to reduce embodied carbon.

Regarding the proposed open space, the area around the stormwater ponds is heavy clay soil and very unusable (soft and poorly draining) through wet seasons, which in Auckland is a large part of the year. The area called Central open space is currently used for the storage of heavy materials for the infrastructure build. It will be heavily compacted and take a lot of remediation to make into a usable and enjoyable open space. Te Auaunga access park is a very small slice of daylighted Wairaka stream that is a short boardwalk, and otherwise planted in groundcovers such as carex. This has limited open space potential. This leaves the Knoll open space, which is the area along the basalt lava ridge running perpendicular to the Wairaka stream. This area contains most of the valuable tree collection previously mentioned. This is the largest area of open space and could become a special and significant area of greenery and openness (it already is) – as long as the valuable trees are

retained and the area able to be shared by the Unitec community. This area has long been used for learning within courses taught within the School – both design and botany/tree identification courses. We have considerable concern that a Plan Change could leave this area vulnerable to further removal of valuable trees.

3. Acknowledgement of the character and context of Building 48.

Following on from point 2, although not a listed building, Building 48 is a historic building with significant cultural layers. It was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48 and is part of the character and context of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. We seek assurance that this will remain as a resource (even if not owned) for teaching and enjoyment by the Unitec community and especially the School of Architecture. We also understand that there is no certainty that Auckland Council will agree to take on these spaces for management and maintenance.

In this and other regards it is worrying that there is no detailed Masterplan showing clearly what is proposed and how it will fit together in terms of marrying the two site uses (residential and educational) and how the open space and tree collection will be managed. We believe this detail is imperative before a Plan Change can be accurately assessed.

4. The future of the Mahi Whenua Sanctuary Garden

This special garden has been in existence since Pre-European times, evidenced by Māori gardening tools being found in the early 2000's by a staffmember (one of these in pounamu is set into the floor of Unitec's Te Noho Kotahitanga Marae). The garden is currently a community-managed asset, although the land has been sold by Unitec to the Crown. There was however, a clause included (see attached document Variation 25 4 of agreement Sanctuary Gardens) to ensure its continuance for this use.

There are many layers of reasons why this small piece of land (7000sqm) should be seen as highly significant and worthy of preservation. These include:

Social - a gathering place for the community.

Cultural - the practice of planting an annual mara kai with traditional food plants such as kumara, and the establishment of food crops representing other cultures of people who now call NZ home, eg tropical fruits from Sth East Asia in the food forest.

Historic - the continuous cultivation of this land since pre-European times.

Educational - students from landscape programmes regularly visit the gardens as part of their course work and the community managing the gardens run regular educational workshops to teach about gardening and composting.

Wellness - everyone who visits these gardens speaks of the peace and happiness they feel when they enter this place, which is open to all.

Environmental - the organic techniques have built supercharged soil that stores carbon and provides crops that attract many species of insects for pollination and biological control, while the shelter belt and swales protects against wind and stormwater damage.

We previously fought hard to preserve this place and it is very distressing to see released plans showing buildings on top of it (see attachment Te Whenua Haa Ora). This is a resource for everyone and it is irreplaceable due to its age, management and significance. The School of Architecture has courses requiring students to study and engage with this garden. We rightfully believed it would not be included in any development of the site.

The following is quoted from the sale and purchase agreement (see attached Variation 25 4 of agreement Sanctuary Gardens)

“... agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor’s Adjacent Land and wider environs that commemorate early occupation by Māori... the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor.”

3. Summary

We, members of the School of Architecture at Unitec, request that further plans and processes be required to be provided before a Plan Change is considered since there remains a number of issues that are not resolved and which, if hurried through, will compromise the potential success of the Carrington Development. Since this is to be a development for future living, it should respect and value aspects of the site (including the proximity of Unitec) that will contribute significantly to this – notably the retention and protection of all mature trees in the Knoll Open Space and the Mahi Whenua Sanctuary Community Gardens & Food Forest.

25.4 Community gardens

18

- (a) *The purchaser acknowledges the cultural and historical significance of the gardens and fruit forest (occupying up to 7000 square metres) (**Community Gardens**) currently situated on part of what will become Lot 4 following the Subdivision and agrees to consult with Unitec, Iwi and Kaumatua in agreeing and documenting an arrangement for the ongoing use and preservation of those gardens.*
- (b) *To assist the purchaser in respect of the matters set out in clause 25.4(a), following the date that this agreement is unconditional:*
 - (i) *the vendor will provide written notice to the Sanctuary Community Gardens Mahi Whenua Incorporated (Society) (being the current occupiers of the Community Gardens) that*

HAR9380.17.132

Per B

the vendor will transfer ownership of the property including the Community Gardens on Lot 4 to the purchaser on the settlement date; and

- (ii) *the purchaser and vendor will work collaboratively with other interested groups (including Iwi and Kaumatua) in relation to the proposed arrangements for the Community Gardens in order to:*
 - (A) *have formal documentation finalised before settlement; and*
 - (B) *agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor's Adjacent Land and wider environs that commemorate early occupation by Maori (notably the spring Te Puna, the Marae on the Vendor's Adjacent Land, and the landing site of the waka Mataatua).*
- (c) *the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor."*



TE WHENUA HAA ORA



THE LAND THAT ENCOURAGES WELLBEING AND VITALITY

EXISTING WALKING AND CYCLING NETWORKS



The site is located within close proximity to a network of shared pedestrian and cycle paths. Te Piringa Bridge to the south of the site provides a direct pedestrian connection to the shared pathway on Great North Road. This pathway links up to the Northwestern cycleway, Waterview Park, and Point Chevalier Town Centre. The Northwestern cycleway provides a connection to suburbs such as Te Atatū and Westgate to the west and Auckland's CBD to the east.

To the east of the site, the proposed widening of Carrington Road would improve the streetscape and dedicated cycleway, improving access to Mt Albert to the south.

The site is within an easy walk to two train stations - Baldwin Avenue to the east and Mt Albert to the south. Bus stops along Carrington and Great North Roads connect users to the wider public transport within the Isthmus and central Auckland.

The popular Te Auaunga Oakley Creek walkway runs along the stream corridor and connects through to Phyllis Reserve, Unitec, and Great North Road.



Pt Chevalier Town Centre



Chamberlain Park



Stream Walkway adjacent to site



Carrington Road widening (proposed)



Carrington Road (Existing)



Mt Albert Town Centre



Northwestern Cycleway

EXISTING TRANSPORT NETWORKS



To the east of the site is Carrington Road, a major arterial route within Auckland's isthmus. Carrington Road is a strategic arterial route and is a major public transport bus route. There is an intended upgrade proposed that would improve bi-directional cycleways and streetscape upgrades along Carrington Road.

To the north of the site, the northwestern motorway provides a connection between the western suburbs of Auckland and the CBD. To the west of the site, Great North Road provides a vehicular and pedestrian connection to the locally significant suburbs of Avondale and New Lynn.

The site is strategically positioned adjacent to two significant motorways and arterial routes whilst also located within close proximity to a network of public transport options comprising of bus and rail.



Northwestern Motorway



Baldwin Avenue - Train Station

- Arterial routes
- North western motorway
- Open space, parks, and conservation land
- Schools
- Te Auaunga Oakley Creek
- Town Centre
- Site
- Western train line
- Train station



Carrington Road (Future widening)



Carrington Road (Existing)

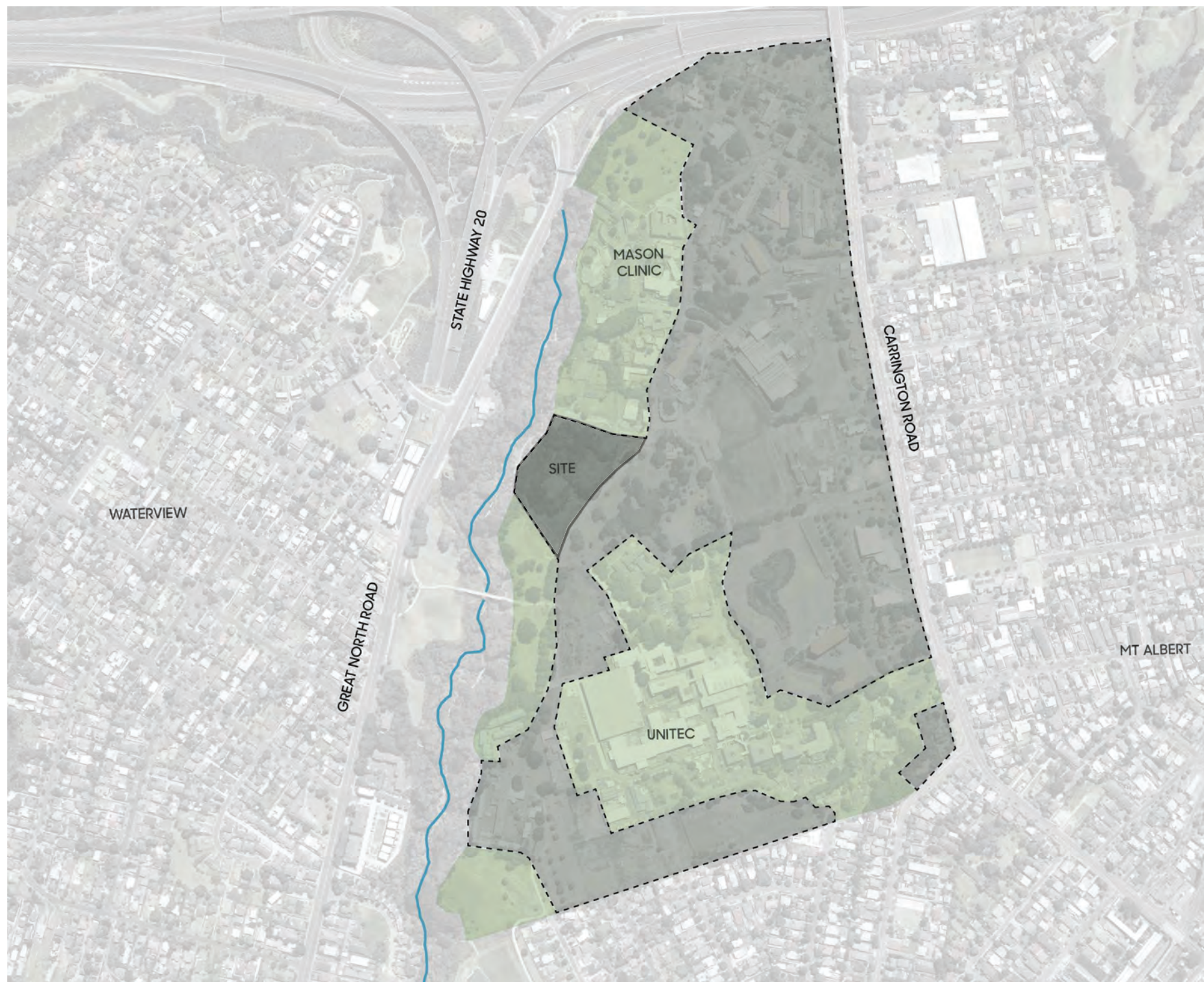


Great North Road



Mt Albert - Train Station

CARRINGTON RESIDENTIAL DEVELOPMENT



The proposed residential development is located on Blocks 301 & 302 within the Carrington Residential Development. Formally part of the Unitec Campus, the 64.5ha Carrington Residential Development it is set to be part of Auckland's most significant urban renewal sites. Te Auaunga Oakley Creek, is a significant waterway within Auckland which borders the site to the west.

The development is set to become part of a new mixed urban community which enables you to work, live, learn and play, within close proximity to a vast walking and cycling network and public transport opportunities.

Several open spaces and public parks exist within close proximity to the site. The Oakley Creek shared path already provides great walking and cycling opportunities which links up to the northwestern cycleway via Great North Road.

This quality development aims to add to the character, amenity and vibrance of the inner urban Auckland area and ensure the rich history is celebrated through all aspects, recreation, social, business, education and commercial.

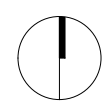
- Land owned by others
- Carrington residential development
- Site: Blocks 301 & 302





LEGEND	
	Bus stop
	Main Bus routes
	Main Vehicle routes
	Main Walking/Cycling routes
	Te Auaunga recreational walkway and connections
	Water bodies
	Schools
	Open Space
	Significant Existing trees
	Protected Trees

1 1 : 2500 Plan
Existing Context Plan - Open Day



SITE CONTEXT



Retain/ salvage two existing karaka trees



Retain and transplant two existing karaka trees



Retain and transplant existing kohekohe tree



Retain and transplant existing nikau and karaka tree fronting spine road



Retain and transplant three nikau trees fronting spine road



Existing footpath and planting providing access towards Te Auaunga Oakley Creek



Retain existing planting along day-lighted stream along the south western boundary



Existing open space located along the northern boundary of the site

1 Te Auaunga Oakley Creek

6 Mason Clinic land

2 Te Auaunga Oakley Creek Walkway

7 Spine Road (to be rebuilt)

3 UNITEC School of Architecture

..... Extent of works

4 Existing pile of Basalt rocks on site. Reuse rocks within landscape areas where possible

— Blocks 301 & 302 Boundary

5 Retain existing vegetation along western embankment

○ Existing vegetation and trees to retain



LANDSCAPE THEMES



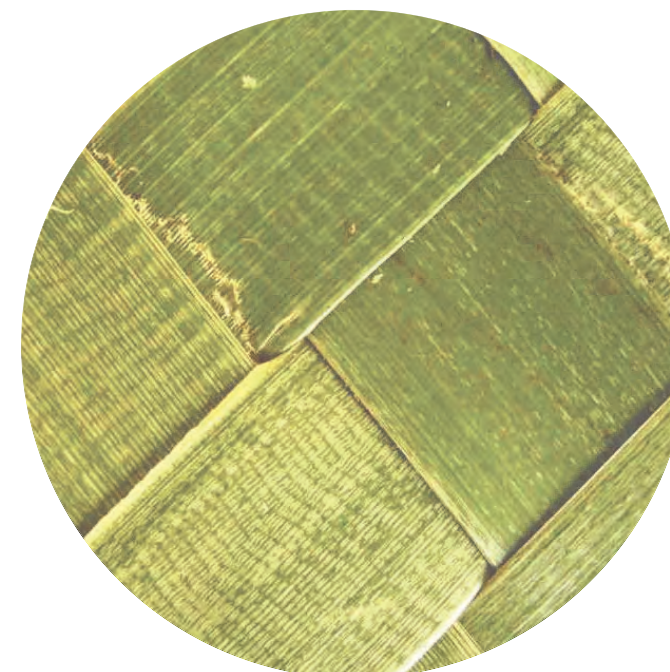
Recognisable Identity

Celebrating and showcasing the identity of the land



Community

Providing multi-generational spaces offering respite, education, activity and community



Weaving Together

Weaving of the environment, history, people and place

Reconnecting and celebrating both the Wairaka and Te Auaunga streams

Creating a sense of place

Creating moments to pause and reflect

Community contributes to the identity of the place

Open space connecting to past Maori heritage

Planting for cultural identity and practices

A place where community comes together

Informal and formal meeting spaces for community engagement

Creating areas for respite and engagement

Opportunity for events and activation

Inclusive multi-generational spaces

Planting that provides and supports the community

Planting that educates and heals

Attributes that encourage physical and mental well-being

Connections to the wider landscape and community

Engagement with the natural landscape

Open space reflects on the history and future

Planting of species that enhance the communities well-being

Food forests and gardens

Sculptural artworks and markers that tell a story

Wayfinding with meaning

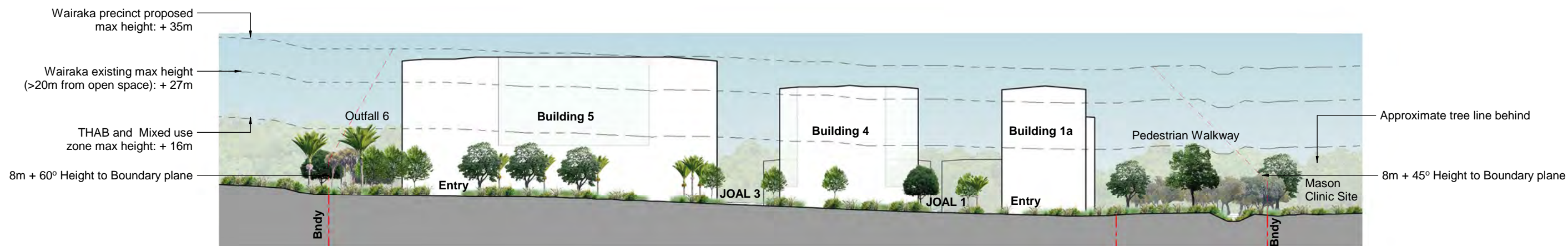




BUILDING REFERENCE	
Building 1A Affordable Apartments - 8 Storeys	
1 Bedroom Units:	32
2 Bedroom Units:	8
Carparks:	5
Total Units:	40
Building 1B Social Accessible Apartments - 6 Storeys	
1 Bedroom Units:	51
Carparks (Accessible):	4
Total Units:	51
Building 2 & 3 Open Market Walkups - 4 Storeys	
2 Bedroom Units:	32
Carparks:	32
Building 4 Affordable and Open Market Apartments - 8 Storeys	
1 Bedroom Units (Affordable):	79
2 Bedroom Units (Affordable):	29
2 Bedroom Units (Open Market):	12
3 Bedroom Units (Open Market):	1
Carparks:	36
Total Units:	121
Building 5 Open Market Apartments - 10 Storeys	
1 Bedroom Units:	44
2 Bedroom Units:	186
3 Bedroom Units:	19
Carparks:	333
	+ 17 stacked carparks
Total Units:	251
TOTAL UNITS:	495
TOTAL CARPARKS:	410
	+17 stacked carparks
	+7 visitor carparks
With 16 of the total carparks being accessible	

1 1 : 500 Plan
Proposed Site plan - Open Day





1 1 : 500 Elevation
 RC-055 Street Elevation - Open Day



BUILDING 4 – Water as a source of nourishment.

Design Inspiration and Interpretation

With water comes nourishment. The trapping of eels, the spearing of flounder, and gathering of shellfish would have historically taken place where Te Auaunga meets the harbour. Preparation of the food would have taken place on its banks, ready for storage. Integral to this harvesting process were woven kite and traps. Through interpretation weaving represents the food supply that the water body provides.

Further to the above narrative, the woven panels of the building façade extend further to encompass a much broader representation of life where the woven strands embody the notion that there is a woven fabric that forms the framework of all living things. The whakapapa of all life descending from Ranginui and Papatuaanuku are interwoven and interrelated. The building façade is a composition of woven panels of brick, aluminium and terracotta tiles. They building components read together and independently as woven textures across multiple scales. For example, the aluminium panels that are woven into the façade are themselves textured with a cut woven pattern.

Building Description

Building 4 fronts the Spine Road and maximises the outlook over the open space with large mature trees on the other side of the road. The building extends into the centre of the site, with JOALs located on all sides.

The building is 8 levels high where it fronts the Spine Road. Its mass reduces as it penetrates into the site to reduce the shading effects on neighbouring buildings.

The building includes a level of car parks, which due to the basalt sub grade, is at ground level. The car parking is largely sleeved with apartments and battered landscaping. The ground floor is split level to better address the varying street/JOAL levels at the boundary interface. The ground floor units are accessed directly from the footpaths. The structure of the building has been designed for cost efficiency and the unit layouts designed to work within the structural design. The car park will be primarily naturally ventilated with provision for extract risers.

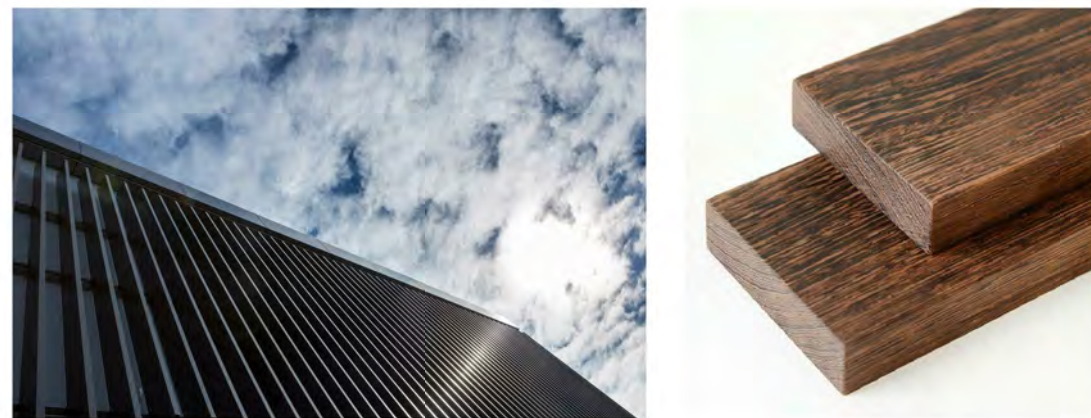


Inspiration Images



Curved Brick

Flat Brick



Dark Vertical Louvres

Dark Timber

Exterior Material Examples

BUILDING 5 - Ko te wai te ora ngaa mea katoa - Water is the life giver of all things

Design Inspiration and Interpretation

Building 5 is inspired by the idea that water is the essence of all life. The large amount of native foliage surrounding the site and drawing from Te Auaunga provides a perfect encapsulation of this concept. Trees are grounded into the earth drawing out the water (life essence) with solid roots and trunks that extend into branches and leaves reaching towards the sun which compliments the life force of the water.

Building 5 is articulated with a solid grounding base up to podium level from which lighter and more transparent built forms extend upwards. The scale of the building is broken down with playful 'tree house' moments where timber screens and cladding are featured.

Building Description

Building 5 will be the largest building in the development in both footprint and in height reaching up to 10 storeys at the Spine Road interface. The building is one structure with a shared car park, bicycle storage and waste management area but will operate as two separate buildings with separate lobbies, identities, building services and egress.

The building is located in a particularly serene area of the site. There is open space to three sides of the building with extensive mature vegetation. The building opens out to the plaza that will connect the JOAL to Te Auaunga walkway. Level 5 of the building is primarily a large, landscaped podium that opens out wide views of Te Auaunga's substantial stand of trees.

This building is the primary parking building for the site. There are four levels of circa 80 car parks per level in the centre of the building. The car park is wrapped with apartments that then continue up a further 5 levels above the podium on three sides of the building. The apartments are primarily generous two-bedroom layouts with a few one bedrooms and three bedrooms throughout the building.

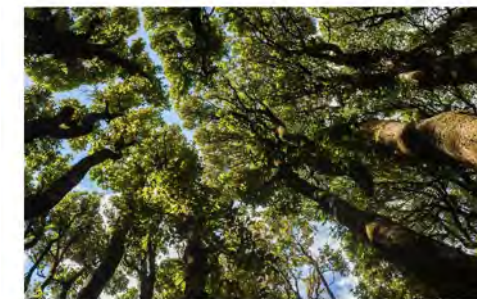
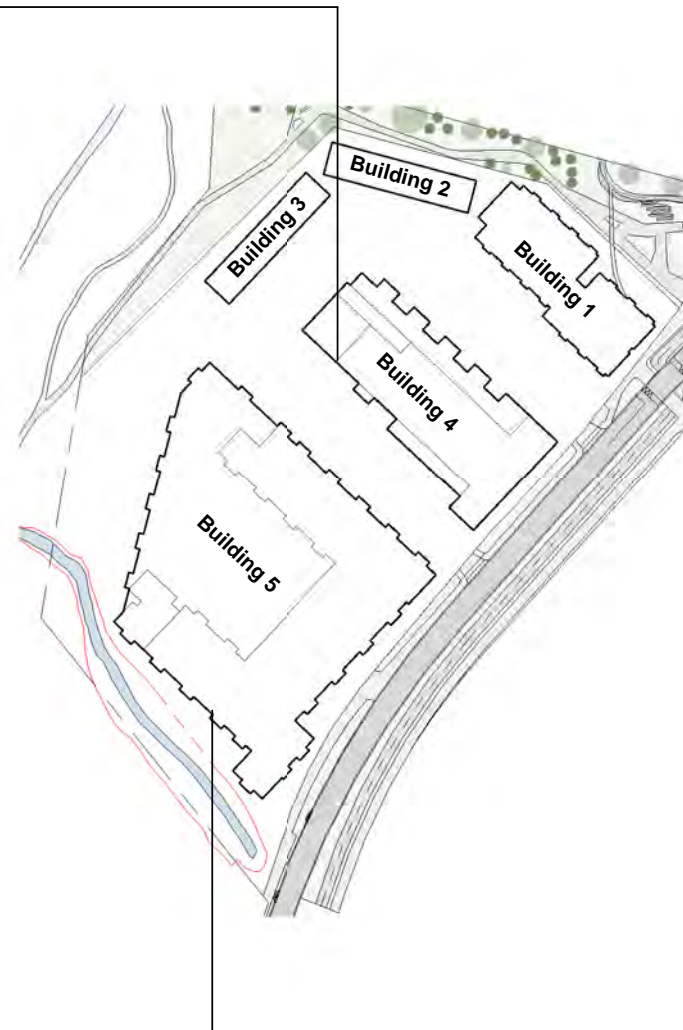


Dark Tiles

Timber

Perforated green aluminium

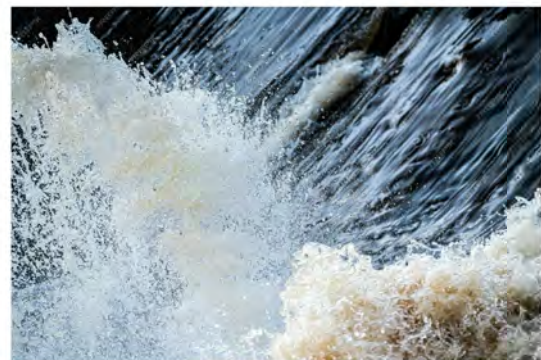
Exterior Material Examples



Inspiration Images



The Flow of Water from Land to Ocean



Te Auaunga waterfall

Inspiration Images

BUILDING 2&3 – The fluidity of water as it passes over the land to reach the ocean.

Design Inspiration and Interpretation

Building two and three follow building 1 along the path that leads to Te Auaunga. They represent the journey of Papatuaanuku's blood to the ocean and the beauty and life force with which it moves. The passage of water over land, the fluid motion and swirling moments of turbulence. The smooth, rounded forms that are carved out of the earth as a result from this movement over time. The sparkle of light as it passes through water and bounces reflections and refractions through droplets suspended in air. A clean and pure life blood that instills a sense of calm at the sound of its motion. The building forms are carved with curved entryways which lead to light and airy apartments. These buildings are accented with materials chosen for their interplay with light and transparency.

Building Description

Buildings 2 & 3 are 4 Level 'Walk-up' style premium 2-bedroom apartments. They have an unobstructed interface with the Te Auaunga walkway and excellent north-west aspect. The upper units are three levels above the JOAL entrances, and there is a level below the JOAL that fronts Te Auaunga. All the apartments will feature views to the open space and vegetation that surrounds Te Auaunga. In addition, where possible, the entry lobbies will connect to the public walkway. Each of the units has an allocated car park in close proximity to the buildings.



Curved brick entryways



Reeded Glass feature screens



Perforated metal



Breeze Blocks

Exterior Material Examples



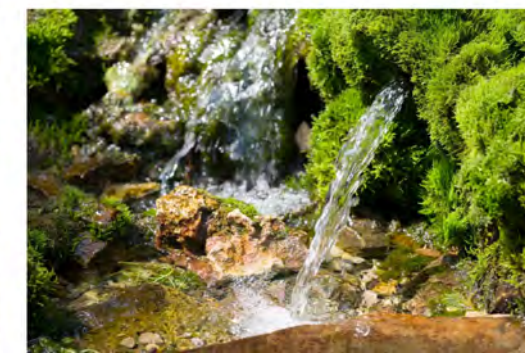
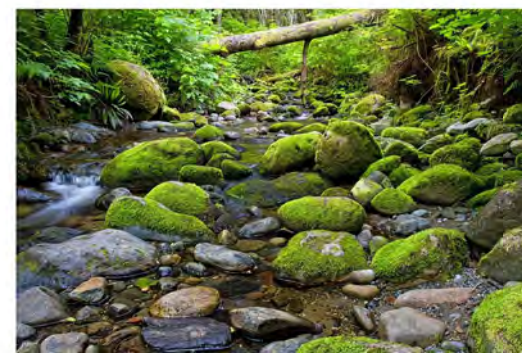
BUILDING 1 – Wai flowing from the earth in its purest form # 18

Design Inspiration and Interpretation

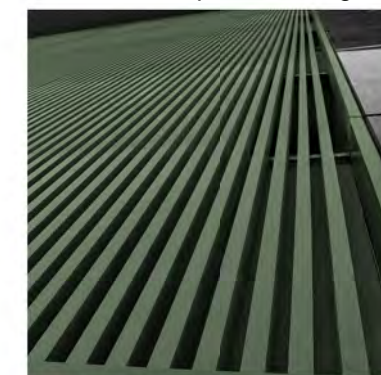
The design inspiration for Building 1 is waimanawa-whenua, the point at which water in its purest form springs from the earth. The Wairaka stream which flows adjacent to building 1A begins as a natural spring on the adjacent Unitec land. The stream flows past building 1 to Te Auaunga creek through the neighbouring Mason clinic site. As building 1 has the closest physical relationship to Wairaka stream, we have drawn design inspiration from its origin within Papatuaanuku. The site is located over a lava flow which further enriches the design narrative. The building is strongly grounded and solid in appearance, it anchors the corner of the site and references Papatuaanuku through material selection.

Building Description

Building 1 is located at the gateway to the site and as such will act as a cornerstone building to the development. It will signal to residents that they have arrived home and invite guests into the development. At the roadside corner, the building is 9 storeys high and drops to 6 storeys at the JOAL 1 west corner. The building mass is broken into two building forms that shift apart at a datum perpendicular to where the daylighted culvert intersects with the proposed lot 301 boundary. The break in building mass aligns with the definition of Building 1A and building 1B. The building effectively operates as two independent buildings with separate entries, egress routes, building services, waste managements, and managed by separate body corporates. Building 1B is entirely wheelchair accessible and well suited to a community housing provider. Building 1A has a mix of unit types that will be built at an affordable price point. The building has several outdoor car parks allocated to it, and additional car parks will be titled separately in building 4&5 and available to purchasers of building 1. The west facing units will provide passive surveillance to the shared laneway, while the east facing units will overlook the pedestrian walkway that leads to Te Auaunga creek. Building 1A has an entrance lobby accessed from the Spine Road and building 1B has an entrance lobby accessed from the JOAL. Adjacent to lobby 1B is a through site link that connects to the public walkway. This will be available for use by the residents in building 1B.



Inspiration Images



Vertical Louvres - Forest Green



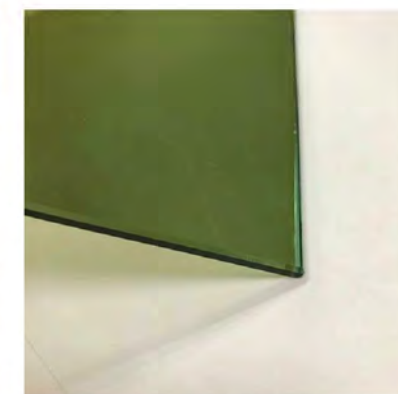
Precast Concrete with exposed basalt



Perforated Screen - Forest Green



Horizontal Light Weight Cladding

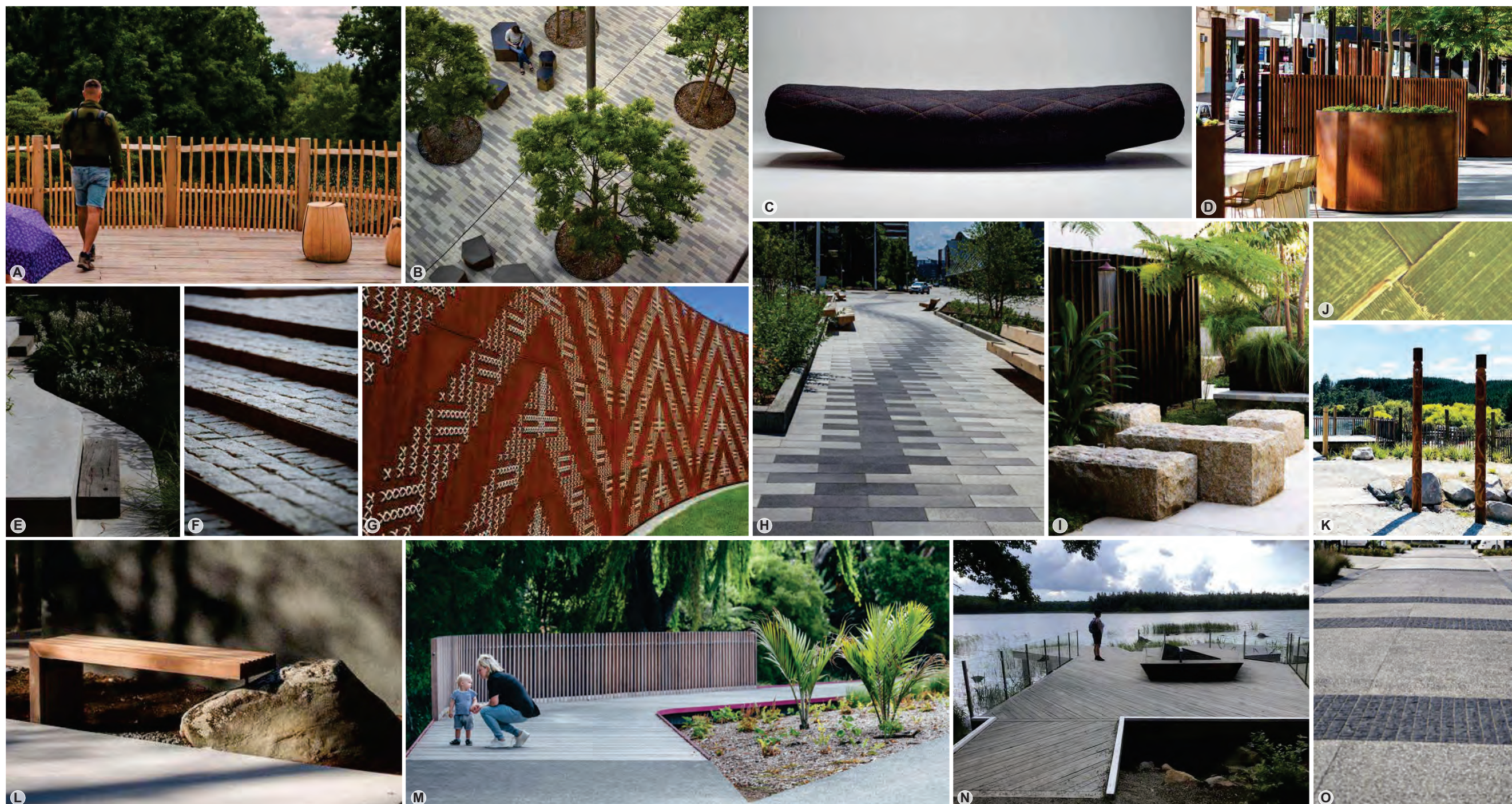


Glass - Forest Green

Exterior Material Examples



DESIGN MOOD BOARD



- A Viewing Deck to wider landscape
- B Paving pattern with trees and rock shaped seats
- C Waka shaped seat
- D Corten planter with tree
- E Mixed materials - timber and concrete
- F Mixed materials - stone setts and corten steel
- G Corten graphic screen sculpture
- H Water motif through pavers
- I Large stone sculptural seating
- J Weave pattern
- K Pou incorporated into landscape
- L Sculptural seat
- M Boardwalk
- N Timber viewing deck and seating
- O Mixed material roads - stone setts and exposed aggregate.



DESIGN MOOD BOARD



- | | | |
|--|--|--------------------------------------|
| A Existing stream daylighting north of site | G Existing Nikau on site | M Streetscape planting |
| B Native flax and amenity planting | H Existing Karaka on site | N Terrace roof planting |
| C Vegetable Gardens | I Street planting - Cabbage tree and Iibertia | O Apartment building planting |
| D Corten planter with tree | J Planter on terrace | P Cylinder planters |
| E Native grasses and rocks | K Green wall on apartment building | |
| F Trees and planting on terrace | L Streetscape planting | |





1 : 250 Plan
 RC-070 North Sector - Ground Floor - Open Day

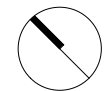


nakhle group

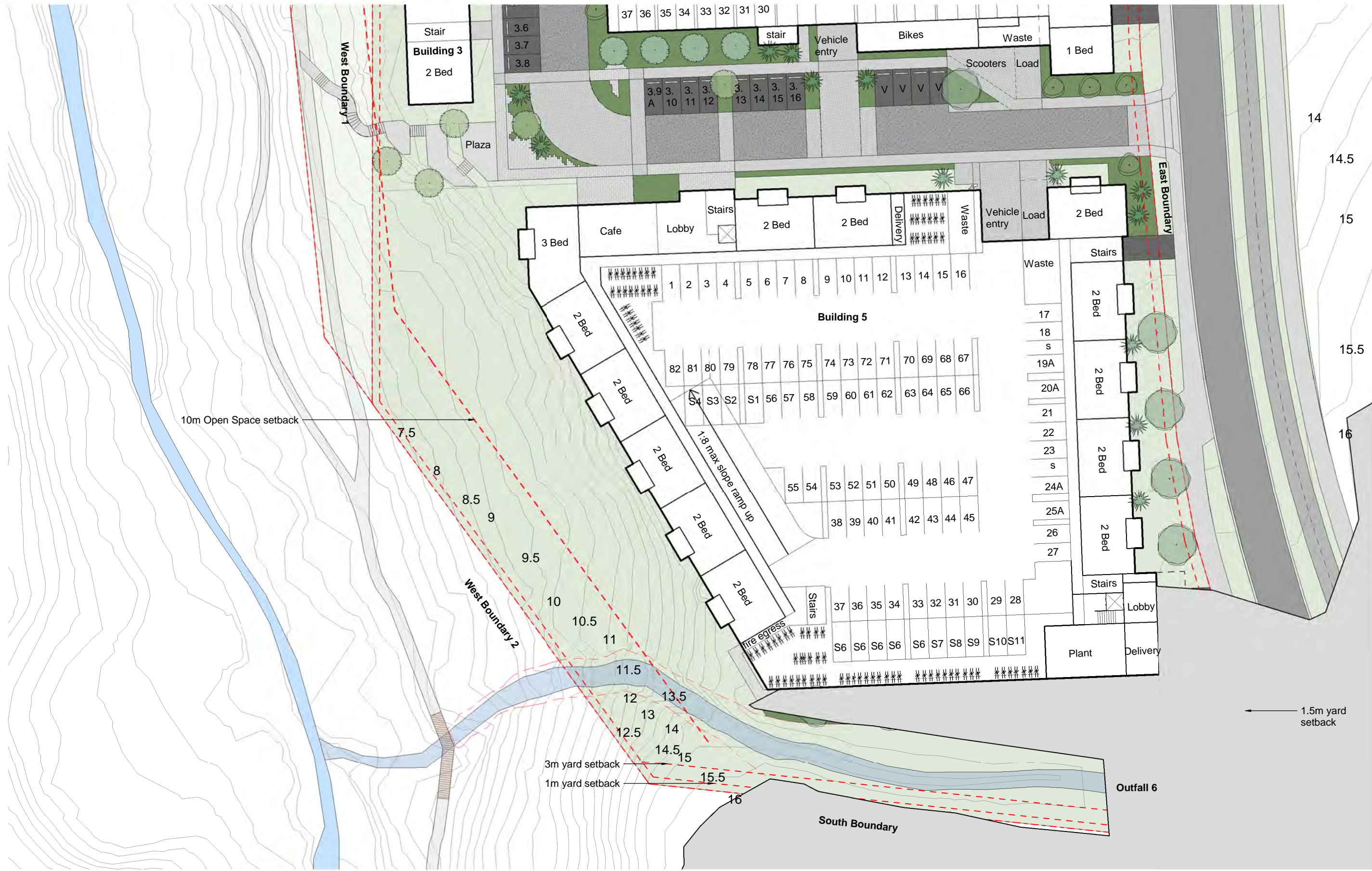
Te Whenua Haa Ora

Proposed North Sector Plan - Ground Floor

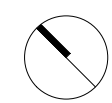
Revision A



0 10 20 30m
 Scale: 1:1000 @ A3



1 1 : 250 Plan
 RC-070 South Sector - Ground Floor - Open Day



From: [tomang](#)
To: [Unitary Plan](#)
Subject: Sanctuary Mahi Whenua - Plan Change 94 is currently open for public consultation. information
Date: Thursday, 14 December 2023 12:30:10 pm

To unitaryplan@aucklandcouncil.govt.nz

Contact details

Full name of submitter: TOM ANG
 Organisation name:
 Agent's full name:
 Email address: tomang@orcon.net.nz
 Contact phone number: 0210314924
 Postal address:
 45 Crummer Road
 Auckland 1021

Submission details

This submission relates to:
Plan Change 94
PC 94 (Private): Wairaka Precinct

My submission relates to

Property address: 1-139 Carrington Road

I oppose the specific provisions identified.

I wish to have the provisions identified above to be amended.

The reasons for my views are:

1. Name change: Neither justification nor historical nor cultural information has been given for why a name change is necessary. In the view of lack of clear reason, I surmise the name change to be an attempt to undermine the mana of Wairaka, effectively a conquest by nomenclature. In addition, the name proposed is very likely to cause confusion Te Auaunga Oakley Creek.

19.1

I oppose the change.

2. Masterplan: there is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs. The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz). This failure is a negligent omission and should be corrected and allows the applicant to act mendaciously, making things up as they go along, or worse, to conceal aspects until the last moment of their building plans that

19.2

they expect will raise objections, such as the destruction of the taonga Sanctuary Mahi Whenua for building works.

3. Open Space: Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council: much less than the 7.7 ha promised by the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space. The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

19.3

Under E3, *request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1*, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." The applicant's lack of *maanakitanga* for *toanga taiao* is deeply disappointing and in breach of their obligations to relevant provisions of the RMA.

19.4

(https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf)

I seek the following decision by council: **Decline the plan change.**

Attend a hearing

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

Declarations

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

I would be directly and negatively affected by the adverse effects on the environment were this submission to be approved.

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

Signed

Tom Ang

**45 Crummer Road
Grey Lynn
AUCKLAND 1021
NEW ZEALAND**

T: +64 (0)21 031 4924

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tom Ang
Date: Friday, 2 February 2024 12:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tom Ang

Organisation name:

Agent's full name: Thomas Ang

Email address: tomang@orcon.net.nz

Contact phone number:

Postal address:
 45 Crummer Road
 Auckland
 Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: Wairaka Precinct 1334

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 are no guarantees that the Sanctuary Gardens and Fruit Forest will be protected from development given the unreliable, changing nature and lack of precision of the Master Plan. Also of concern is the failure of HUD to be open and transparent regarding details of development that affect the precinct; that much is clear from a persistent lack of clarity and obfuscation in response to OIAs.

I request that Council clarify and guarantee that Precinct 1344 will be preserved with access and other rights enjoyed now continuing to be available to Sanctuary Community Organic Garden Mahi Whenua Inc. for the enjoyment of the large community that will be moving into the new developments.

19.5

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

Submission date: 2 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

[Summer splash pads are calling.](#)



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**SUBMISSION ON PRIVATE PLAN CHANGE 94 (WAIRAKA
PRECINCT) TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN
PART)**

Clause 6 of First Schedule, Resource Management Act 1991

TO: Auckland Council,
By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTER: **GLADSTONE PRIMARY SCHOOL BOARD OF TRUSTEES
(Gladstone Primary)** at the address for service set out
above.

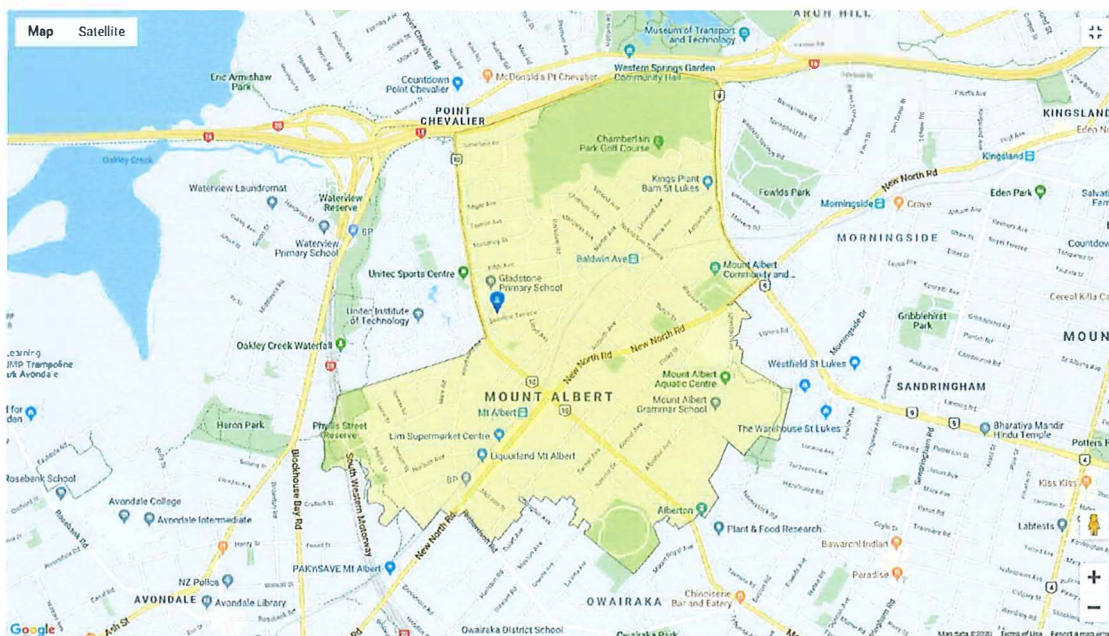
Introduction

1. This is a submission on Private Plan Change 94 to the Auckland Unitary Plan (Operative in Part) (**AUP**), requested by the Ministry of Housing and Urban Development (**MHUD**), (**the Plan Change**).
2. The Plan Change proposes to rezone parts of the former Unitec Campus to from Special Purpose Tertiary Zone to Business-Mixed Use Zone (**BMU**) and Residential Mixed Housing Urban Zone (**MHU**) and to revise the Wairaka Precinct (**Precinct**) provisions.
3. Gladstone Primary opposes the Plan Change to the extent that it could enable development that would adversely affect the school and the school community.
4. Gladstone Primary could not gain an advantage in trade competition through this submission and in any event is 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.
5. The reasons for the submission are that, unless amended to address the concerns raised in this submission the Plan Change, as notified:
 - (a) Is contrary to the sustainable management of natural and physical resources does not amount to or promote the efficient use and development of resources, and is otherwise contrary to the purpose and principles in Part 2 of the Resource Management Act 1991 (**RMA**).
 - (b) Is inconsistent with objectives, policies and other provisions in the AUP and other relevant planning instruments.
 - (c) Does not warrant approval in terms of section 32 of the RMA.
 - (d) Will enable the generation of significant adverse effects on the environment including on the social well-being of the existing community and the proposed community.

Gladstone Primary School

Location and Community

6. Gladstone Primary is a year 0-6 primary school, with approximately 830 students and 72 staff.
7. The school is located at 8 Seaview Terrace and occupies most of the block between Seaview Terrace, Carrington Road, Fifth Avenue, and Monaghan Avenue / Grant Street. Gladstone Primary is directly opposite land proposed to be rezoned by the Plan Change.
8. The school zone excludes the Precinct to the west of Carrington Road. However, a considerable part of the school's catchment draws from south of the Precinct (as shown below) and these students and families walk, cycle and scoot through the Precinct to and from school.



9. The Precinct is zoned for Waterview Primary. So, future children living in the Precinct will therefore not have a right to attend Gladstone Primary. That said, Gladstone Primary wishes to understand what provision will be made for educational facilities in the Precinct and considers that this should be confirmed in the Plan Change.
10. Gladstone Primary does not have capacity to cater for out of zone enrolment as the school needs to give priority to students in its home zone. Rapid intensification within the Gladstone Primary home zone is underway.
11. Gladstone Primary school regularly accepts enrolments from students in new apartment buildings within its home zone. Further significant intensification is proposed through Plan Change 78 to the AUP.

20.1

Travel and traffic safety management

12. Gladstone Primary has three entrances, Seaview Terrace, Carrington Road and Monaghan Avenue. The Carrington Road gate is directly opposite the land proposed

to be rezoned by the Plan Change. There is also an entrance to a staff car park directly opposite the land proposed to be rezoned.

- 13. A key safety concern for the Board is managing congestion at school entrances at morning drop off and afternoon pick up peak times. Gladstone Primary actively manages the day to-day safety at crossings on Seaview Terrace and Carrington Road. The Carrington Road crossing is consistently busy at drop off and collection times and safe crossing requires active management from staff on crossing duty.
- 14. Gladstone Primary communicates with the school community about road safety around school entrances on a regular and consistent basis. Students are allowed on school ground 30 minutes before the morning bell, which helps to spread congestion over the morning drop-off period. But congestion remains a challenge, particularly in bad weather as a large number of students are dropped off or picked up by caregivers using private vehicles.
- 15. Gladstone Primary seeks to reduce school gate congestion, improve safety around crossings, and encourage more trips to school by walking, cycling, and scooting rather than use of car. The school provides bike and scooter facilities and encourages walking to and from school (where it is safe to do so and with age-appropriate supervision). In general, many children and families can be seen walking to and from school on the streets surrounding the school. Gladstone Primary School was the first school in New Zealand to begin a walking school bus programme in 2001. Gladstone currently has three walking school buses. One travels along Woodward Road and depends upon safe crossing of Carrington Road. The route of another walking school bus is threatened by the proposed closure of the Lloyd Ave level rail crossing without installing a grade separated replacement.
- 16. Gladstone Primary wishes to ensure that there will be sufficient safe cycleways and pedestrian to enable the school community to the south of the Precinct to access the school and that these will remain available during construction periods. Lack of pedestrian and cycle access results in increased private vehicle trips which has the potential to exacerbate safety and congestion issues at the school gates. 20.2
- 17. The Board is concerned that by enabling development accommodating an unknown number of people, but potentially 12,000 people (i.e. a suburb the size of Mt Albert but in a far more concentrated area) that the Plan Change will have significant traffic safety effects on the surrounding road network that will not be mitigated by the proposed Carrington Road upgrade. 20.3

Education outside the classroom

- 18. Gladstone Primary has a broad and diverse education outside the classroom (**EOTC**) programme. Excursions within the local area surrounding the school are a key component of the EOTC programme and are interwoven with other curriculum areas such as the study of Aotearoa New Zealand’s local histories, natural sciences and physical education.
- 19. The Unitec campus has featured prominently in the EOTC programme with features such as the Wairaka Stream, native vegetation and habitats, mature trees and birdlife, artificial wetlands, waahi tapu natural springs, memorial gardens, and the mahi whenua gardens and food forest providing rich educative opportunities across a variety of curriculum areas. The former Blues training ground hosted school athletics days and cross-country.
- 20. Open space within the Precinct is needed not just to serve the needs of the future population of the Precinct but also to serve the surrounding community (that is also

proposed to be heavily intensified). There is limited opportunity to provide additional open space in the already developed Albert Eden Local Board area.

- 21. Gladstone Primary supports increasing the amount of open space beyond that proposed in the Plan Change. With residential development now proposed closer to the school, ideally open space would be located close to and easily accessible from the school grounds and would serve a variety of purposes (including sports fields for active recreation).

20.4

Built form

- 22. Gladstone Primary’s physical layout includes play areas and the school swimming pool along the boundary with Carrington Road.

- 23. The Board is concerned with the potential privacy, dominance and shading effects of the increased height proposed by the Plan Change.

20.5

- 24. Gladstone Primary considers that it would be preferable for new buildings along Carrington Road near the school to be set further back from the road and have reduced heights.

Amendments to Plan Change 94

- 25. Gladstone Primary considers that the if the Plan Change is to proceed it needs to be amended to:

- (a) Require comprehensive master planning of the Precinct prior to development that identifies the location of all proposed future public and private educational facilities that are required to serve the educational needs of the Precinct.

20.6

- (b) Reduce the adverse traffic effects on Carrington Road and the local road network surrounding Gladstone Primary, including by:

- i. integrating the Precinct with the public transport network; and
- ii. retaining the existing, and providing for additional, indicative walking connections through the southern part of the Precinct.

- (c) Increase the amount of open space required in the Precinct and protect features of the natural environment with educative value located within the Precinct so that the Precinct meets the needs of:

- i. the existing community; and
- ii. all future residents of the Precinct and the surrounding urban environments.

- (d) Locate additional open space in the southern portion of the Precinct and ensure that it is accessible from Carrington Road.

- (e) Provide for a range of variety of types of open space within the Precinct including sports fields for active recreation.

- (f) Secure the provision of land for public open space by rezoning land for public space (as opposed to only notating on a Precinct plan).

- (g) Provide for building setbacks and reduce the height limits for new Buildings

- along Carrington Road in the vicinity of the school to address potential privacy, dominance, and shading effects.
- (h) Provide that Gladstone Primary is an affected party and must be notified of any future applications for consent to build new buildings along Carrington Road.

20.7

Next Steps

26. Gladstone Primary seeks that if the Plan Change is allowed then amendments are made to address the concerns in this submission.
27. Gladstone Primary wishes to be heard in support of its submission. If other parties make a similar submission, Gladstone Primary would consider presenting a joint case with them at any hearing.
28. The Board considers that Gladstone Primary is a key community stakeholder in relation to development proposals in the area surrounding the school land and would be pleased to meet with MHUD representatives to discuss this submission further.

Yours faithfully
Gladstone Primary School Board of Trustees



Dave Shadbolt
Principal

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Ann Hatherly
Date: Thursday, 14 December 2023 6:00:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ann Hatherly

Organisation name:

Agent's full name: Philippa Ann Hatherly

Email address: a.hatherly@xtra.co.nz

Contact phone number:

Postal address:
 223/23 Edwin St
 Mt Eden
 Auckland
 Auckland 1024

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. Building height controls

If the height is to be increased then this should allow a greater amount of open space. It is not clear that this is indeed the intent. The driver for the increased height appears to be economic only which is incredibly short sighted when factors such as food security, community, well being and biodiversity are increasingly important and are likely to be even more so for future generations.

21.1

2. Masterplan

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.).

The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).

21.2

3 Positioning of Open Space. As it stands, it is extremely disappointing to see that one of the most

21.3

fertile areas for an open space, and potential community resource, is to be built over. This is where the Sanctuary Mahi Whenua gardens and food forrest currently exist. This would be an ideal (ready made, nutrient rich) site to provide a public, edible landscape for the many residents who will live in the vicinity. A future-focussed plan would see the value of this site as a learning hub about food security and biodiversity. Yes, there are other ways of growing some food (vertical gardens) but there will always be a need for ground space to grow food crops that cannot grow in these alternative ways. Auckland has some good models of highly productive edible gardens that operate as learning hubs and connection points for people (OMG at the top of Symonds Street to name one). With housing intensification, public open space including edible landscapes are not just "nice to haves" that are assigned to parts of the landscape that are less profitable to build on. It appears that this has been the approach taken this plan change.

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

Details of amendments: Review the placement and use of open space. Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 14 December 2023

Attend a hearing

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

Declaration

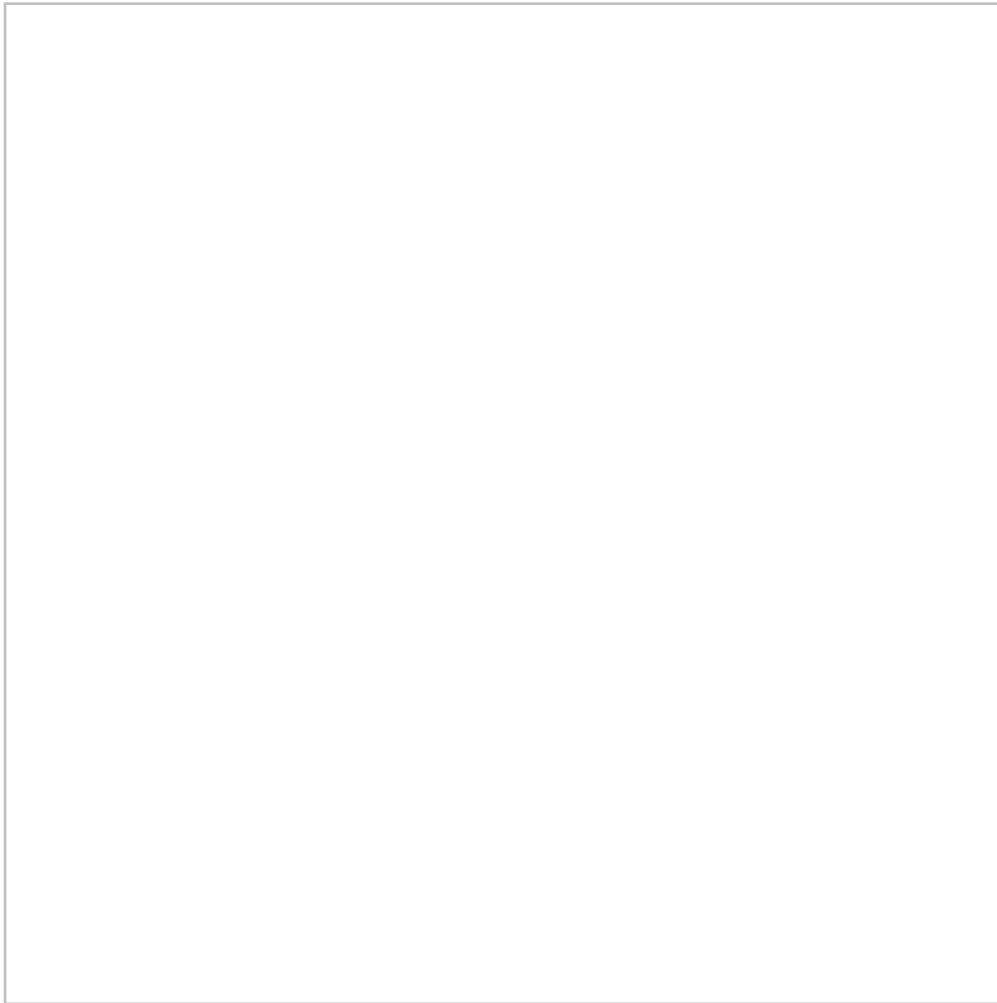
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Wendy Gray
Date: Thursday, 14 December 2023 7:15:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wendy Gray

Organisation name:

Agent's full name:

Email address: wendzgray@orcon.net.nz

Contact phone number: 0211492267

Postal address:
45 Crummer Road
Grey Lynn
Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

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

Property address: Property address: 1-139 Carrington Road Mt Albert

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
See attached file

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

Details of amendments: See attached file

Submission date: 14 December 2023

Attend a hearing

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

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

Yes

Declaration

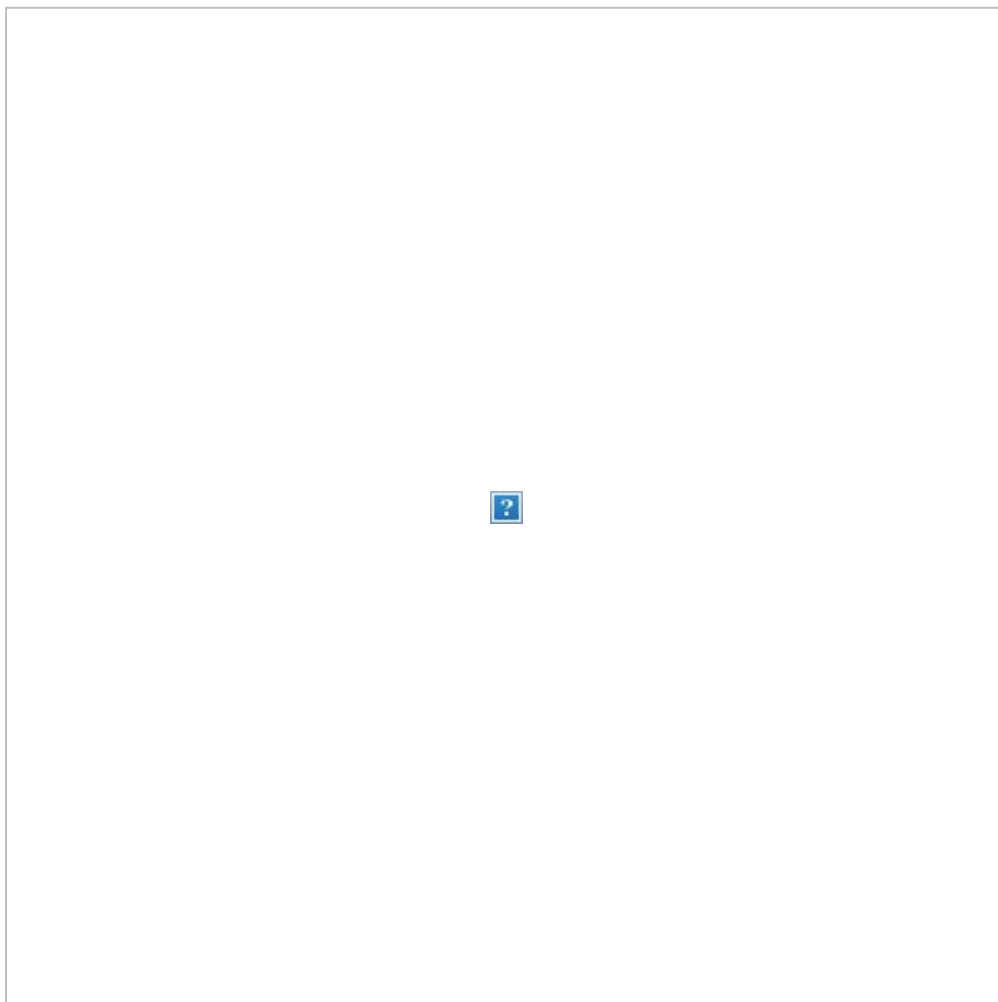
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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Send to

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/auckland-unitary-plan-submission-form.aspx?itemID=283>

Contact details

Full name of submitter: Wendy Gray

Email address: wendzgray@orcon.net.nz

Contact phone number: 021 1492267

Postal address:
45 Crummer Road, Grey Lynn, Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road Mt Albert

Other provisions:

Do you support or oppose the provisions you have specified?

I oppose the specific provisions identified

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

I seek the following decision by council:

Decline the plan change with the amendment that it cannot proceed until the applicant(s) has/have a fully agreed Masterplan. Until that is produced the parties and Council don't know exactly what they are talking about.

The reason for my views are:

1. Name change: no information has been given as to why a name change is needed or justified.

22.1

The applicant proposes to change the name of the precinct from "Wairaka" to "Te Auaunga" .

The current name respects the historical links to some of the ancient occupiers of this land and has done so since the history of the spring and the land was recovered and its naming.

It is now part of the Treaty principles that the ancestors of a place are respected by all New Zealanders. Surely this also applies to the respecting of the ancestors of each other. Only some of the iwi and hapu that are now pursuing development of the Unitec land directly whakapapa to the land as do the ancients who are respected by the current use of the name Wairaka. To change the name, in this way could be viewed as a colonizing move by the iwi and hapu who happen to have treated with the Crown in order to be in a position to gain the benefit of this land despite having no whakapapa to it.

It is difficult not to form the view that the intention of removing the name Wairaka is to write her out of the history of the place for the future and thereby to alter the history of the place.

I do not support this name change.

2. Masterplan: there is no Masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs.

22.2

The 2019 document the applicant considers a Masterplan is a high level Masterplan (i.e without detail) as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz). The failure to provide a detailed Masterplan is a negligent omission and needs to be corrected.

Failure to agree a Masterplan between all developers of the site allows changes to be made, and as is indicated in the application changes are expected. So just as the proposed numbers of apartments keep increasing for the Unitec site, so the applicant appears to be wanting to be able to make things up as they go along, or worse, to conceal aspects of their building plans until the last moment, that they expect will raise objections, such as the destruction of the taonga Sanctuary Mahi Whenua which they are contractually obliged to preserve.

3. Building height controls: it is not clear if the increased height sought will allow more open space to be available to the community by going up rather than out, or if it is just to increase yield.

22.3

Taking into consideration the recent News articles:

The Feynman

https://www.reddit.com/r/auckland/comments/16vldnc/developer_ockham_residential_has_had_to_hand_back/

Ockham

<https://www.1news.co.nz/2023/12/09/construction-activity-slows-as-building-costs-interest-rates-increase/>

An assessment in June 2023 found that since its launch in October 2022 as the flagship of the UNITEC redevelopment project the TOI 65 apartment development, must be considered an abject failure. Since the launch for presales eight months ago, total sales to June 23 were 9. When checked in February 2023 it was 5. This despite saturation promotion on social media.

At the launch of the project in October 2022, Mark Todd advised that they accepted they were launching in a 'soft market', but construction was due to commence in July 2023, with completion 16 months later. TOI is the first of four multi storey OCKHAM apartment blocks scheduled for the Carrington Rd frontage of the UNITEC site. It must also be noted that Ockham and Marutuahu have partnered to develop up to 3000 homes in this location over the next 15 years.

Plan Change 94 now indicates there will be 4000-4500+ dwellings for the precinct, up from around 2500+ of the 2019 document. Note, however, that the **ground infrastructure being put in place now has the capacity to service approximately 6,000 dwellings** (page 58, in the le pc94-a achment-01-planning-report-and-s32-analysis- nal.pdf).

With the obvious downturn in apartment sales in Auckland it would seem unwise to increase the capacity of the Unitec development as it risks being turned into a ghetto without appropriate green and open spaces and spaces for community activities. As well there appears to be a lack of the necessary community support services.

4. Open Space: Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council: much less than the 7.7 ha promised by the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

Under E3, *request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1*, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either un-vegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However the applicant's claim is misleading, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." The applicant's lack of *maanakitanga* for *toanga taiao* is deeply disappointing and in breach of their obligations to relevant provisions of the RMA. (https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf)

22.4

The amount of recreation space that is being taken away by this development needs to be highlighted. Intensifying by building potentially 6000 apartments on this site will create a serious need for open space and recreational sports grounds etc. Why are these matters not being openly and transparently discussed and provided for in a clear Masterplan?

5. Mature tree destruction and mitigation planting plans

22.5

There are the many mature trees that have been destroyed (and mulched) by developers already on this development. The result of this destruction is a massive sequestered carbon loss (as well as loss of all the other ecosystem services provided to this place by those trees) made worse by the mulching. There has also been a massive biodiversity habitat loss as this area was an arboretum. If there was a Resource Consent to allow the removal of these large trees did it not provide for some mitigation by replanting? Will the replanting plans replace the loss of carbon, ecosystem services and habitat loss?

22.5

At this time of a Council declared climate emergency that prioritises carbon as the main concern for climate change surely we need to know how many years it will take to replace the loss of the sequestered carbon by the tree destruction? Surely the replanting plans too need to be included in a clear Masterplan to enable this assessment?

In Europe developers design around existing trees because they value all mature trees. It is to be hoped that in the future New Zealand developers will change their unnecessarily destructive, climate and soil stability endangering and wasteful ways of clearing property for property development.

I seek the following decision by council: **Decline the plan change as stated above. If approved, make the amendments I request.**

Details of amendments: **Provide a Masterplan that gives context to the placement of significant community services, transport, facilities, open and green space (whether public or private), replanting plans that address the climate change and carbon issues caused by the removal and mulching of the Unitec arboretum and restricting the building of apartments on this site to 4000.**

22.6

Submission date: 14 December 2023

- **Attend a hearing**
- I do not wish to be heard in support of my submission.
-
- **Declarations**
- I could not gain an advantage in trade competition through this submission.
- I would be directly and negatively affected by the adverse effects on the environment were this submission to be approved.
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.
- Signed
- Wendy Gray
- **45 Crummer Road**
- **Grey Lynn**
- **AUCKLAND 1021**
- **NEW ZEALAND**
- T: +64 (0)21 031 4924

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Moe Richardson
Date: Thursday, 14 December 2023 10:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Moe Richardson

Organisation name:

Agent's full name:

Email address: moerichardson63@gmail.com

Contact phone number:

Postal address:

16 Pickens Crescent

Mt Albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

The Proposed open space provision for the precinct. The lack of a master plan indicating building footprints for a community of 4000+ dwellings and (thereby giving context to) proposed open space.

Property address: 1-139 Carrington Road, Mt Albert

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:

Name change from the Wairaka precinct to Te Auaunga.

It is important to keep a focus on things within the precinct that are valued.

If protection of the stream, landscape or open space is de-prioritised during the development process, it will be easier to insist these elements be given more attention if they carry the name of precinct.

For example; if the stream has the same name as the development precinct, its importance is highlighted. We could then say "you have to take care of these things – its actually in the name of your development".

23.1

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

23.2

Submission date: 14 December 2023

Attend a hearing

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

Declaration

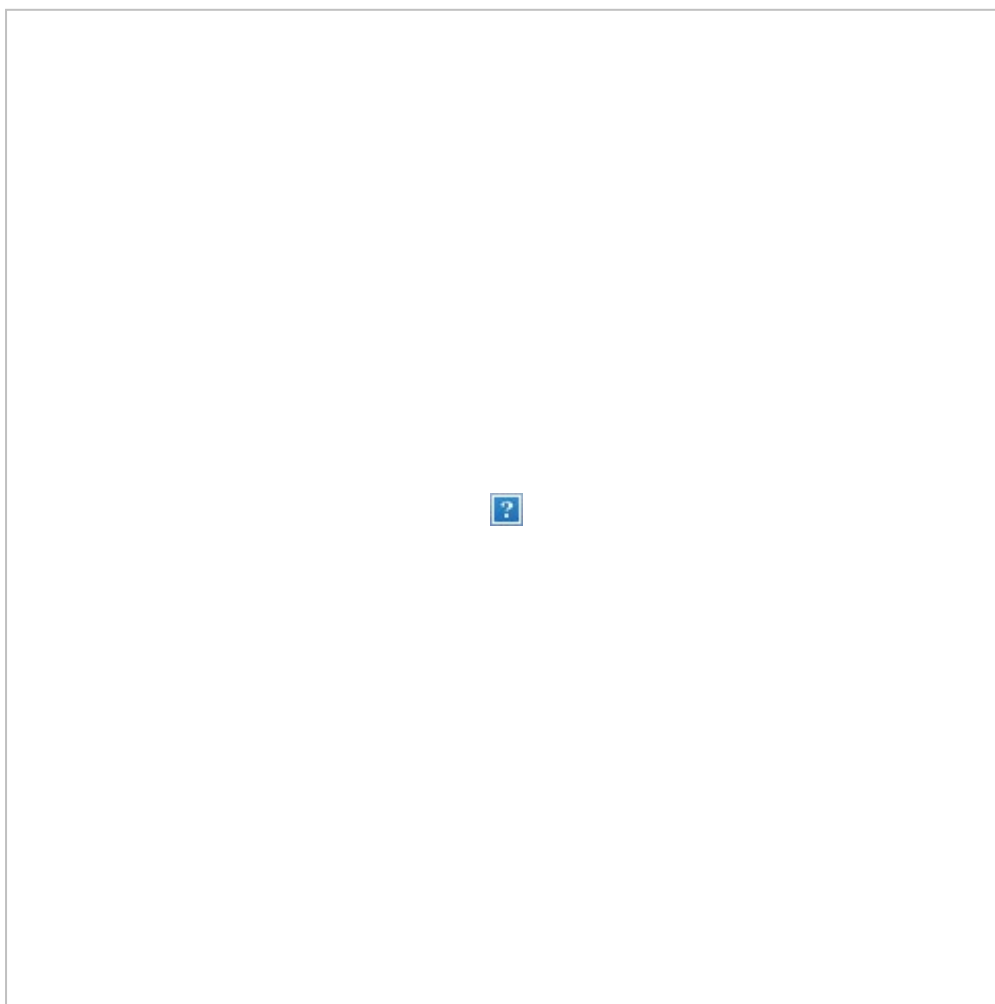
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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email may be those of the individual sender and may not necessarily reflect the views of Council.

Form 5

Submission on private plan change to Auckland Unitary Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Submission on: Proposed Private Plan Change 94: Wairaka Precinct

Name of Submitter: Fire and Emergency New Zealand

This is a submission on the following proposed plan change (the **proposal**): Proposed Private Plan Change 94 Wairaka Precinct. It proposes to rezone parts of the current Special Purpose (Tertiary) Zone to Business-Mixed Use and Residential -Mixed Use Housing Urban with a revised precinct plan and precinct provisions. This submission is written on behalf of Fire and Emergency New Zealand (Fire and Emergency).

Fire and Emergency could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that Fire and Emergency's submission relates to is:

- Ensuring the revised Precinct provisions provide acceptable emergency responder access and firefighting water supply.

Fire and Emergency's submission is:

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 (RMA), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency has an interest in the provisions of plans to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

In order for Fire and Emergency to achieve their principal objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property, land, and the environment, Fire and Emergency requires adequate water supply be available for firefighting activities; and adequate access for new developments and subdivisions to ensure that Fire and Emergency can respond in emergencies.

Water Supply

We support the Precinct provisions relating to coordinating future development with supporting infrastructure such as is achieved in the special information requirement regarding location and layout of services and infrastructure, and matters of discretion like I334.8.1(1A)(d)(i) which considers whether *stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area*. We understand that this reference to water supply would have applicants and planners considering not just potable water supply but suitable firefighting water supply including placement of hydrants and access to these. For further detail on water supply requirements please refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Water Supplies Code of Practice).

24.1

Emergency Access

While recognising that fire safety, including emergency access, is also touched on through the Building Act, Fire and Emergency consider it important that it is considered during plan changes and resource consenting so that any issues are picked up early in design and to avoid instances where building consent dispensations have been granted in recognition that a resource consent has been obtained. While provided for in a separate plan change, the findings of the legal submissions provided on behalf of Auckland Council for Plan Change 79 (Amendments to the transport provisions) are applicable to this Plan Change and note that “matters broadly relating to health and safety are undoubtedly valid RMA considerations” and that “it is also arguable, as the section 42A report notes at paragraph 124, that the provision of practical and functional access for emergency services is a critical element of a well-functioning urban environment”¹.

As such, Fire and Emergency are recommending an addition to the I334.9 Special information requirements to require application plans to show that there is suitable emergency access for future development. The suggested amendment is noted below with additions in red:

24.2

I334.9.

An application for development must include the following:

(1) Plans showing:

...

(e) The location and layout of vehicle access, entries, exits, parking areas including number of spaces, **emergency access** and loading and storage areas;

For further detail on emergency appliance access needs please refer to the Water Supplies Code of Practice and F5-02 GD – Designers’ guide to firefighting operations; emergency vehicle access that are both available online.

Fire and Emergency seek the following decision from the local authority:

If commissioners are minded to accept the Plan Change, Fire and Emergency seek the following change to the proposed Precinct chapter:

- An amendment to Special Information Requirements (334.9) as set out above (or similar) to include consideration of design of emergency access.

Fire and Emergency may wish to be heard in support of its submission.

Signature of person authorised to sign on behalf of
Fire and Emergency

Date: 14/12/23

¹ Plan Change 79. Opening legal submissions on behalf of the Auckland Council. 13 October 2023.

Electronic address for service of person making submission: Nola.Smart@beca.com

Telephone: 09 300 9278

Postal address: C/- Beca Limited
21 Pitt Street
Auckland 1010

Contact person: Nola Smart

RESOURCE MANAGEMENT ACT 1991

**SUBMISSION ON PRIVATE PLAN CHANGE 94 (WAIRAKA
PRECINCT) TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN
PART)**

Clause 6 of First Schedule, Resource Management Act 1991

TO: Auckland Council,
By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTER: **OPEN SPACE FOR FUTURE AUCKLANDERS
INCORPORATED (the Society)** at the address for service
set out below.

1. This is a submission on Private Plan Change 94 to the Auckland Unitary Plan (Operative in Part) (**AUP**), requested by the Ministry of Housing and Urban Development (**MHUD**), (**the Change**).
2. The Change proposes to:
 - (a) rename the precinct from the Wairaka Precinct to the Te Auaunga Precinct (**the Precinct**);
 - (b) rezone parts of the former Unitec Campus to from Special Purpose Tertiary Zone to Business-Mixed Use Zone (**BMU**) and Residential Mixed Housing Urban Zone (**MHU**); and
 - (c) revise the Precinct provisions and precinct plans to:
 - (i) allow additional dwellings with the number of additional dwellings unclear;
 - (ii) alter open space and stormwater management areas;
 - (iii) remove landscaping area requirements;
 - (iv) allow greater height for residential buildings;
 - (v) delete building setbacks along the Precinct's boundary with existing residential areas;
 - (vi) delete roading, walking and public transport connections.
3. The Society does not oppose the name change of the Precinct but otherwise opposes the Change in its entirety.
4. The Society is recently formed incorporated society primarily made up of community members who live close to parts of the Precinct proposed to be rezoned. The primary purpose of the Society is to represent its members in relation to planning applications in Auckland and specifically around the Mount Albert area to ensure that such proposals provide sufficient open space to serve the needs of existing and future residents and otherwise

contribute to a well-functioning and high amenity urban environment.

5. The Society could not gain an advantage in trade competition through this submission and in any event is 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.
6. The reasons for the submission are that the Change, as notified:
 - (a) Is contrary to the sustainable management of natural and physical resources does not amount to or promote the efficient use and development of resources, and is otherwise contrary to the purpose and principles in Part 2 of the Resource Management Act 1991 (**RMA**).
 - (b) Is inconsistent with objectives, policies and other provisions in the AUP and other relevant planning instruments.
 - (c) Does not warrant approval in terms of section 32 of the RMA.
 - (d) Will enable the generation of significant adverse effects on the environment in terms of will enable significant adverse effects on the environment including on the social well-being of the existing and proposed residential community.
7. In particular, but without limiting the above reasons:
 - (a) The Society is concerned that the level of open space in the Precinct needs to be significantly increased to recognise that the Change:
 - (i) is expected to significantly increase the projected population of the Precinct, in a context where the AUP allows significant intensification of the area surrounding the Precinct, and further significant intensification of that area is proposed under Plan Change 78 to the AUP and the National Policy Statement Urban Development (**NPS UD**).
 - (ii) Would be detrimental to all of Auckland as the suburbs of Mt Albert, Point Chevalier and Waterview are already established residential suburbs and the Precinct presents the only realistic opportunity to provide sufficient open space for existing and future residents in central Auckland in light of the planned for intensification.
 - (b) The proposed additional dwellings and number of taller built forms is both unnecessary and premature in the context of a unique and significant brownfields site that has not been comprehensively masterplanned.
 - (c) The Society considers that if the Change is to proceed it requires significant amendment to mitigate the adverse effects that would be generated by the increased level intensification enabled by the Change as notified.
8. The Society considers that the if the Change is to proceed it needs to be amended to:

Open Space

- | | | |
|-----|---|------|
| (a) | Retain the Policy I334.3(15A) requiring a minimum amount of private open space to be provided in the Precinct. | 25.1 |
| (b) | Significantly increase the amount of public open space proposed in the Precinct, require a minimum area of public open space, and improve that public open space so that it better enables a well-functioning urban environment and meets the needs of all future residents of the Precinct and the surrounding urban environments. | 25.2 |
| (c) | Avoid the adverse effects of dominance of buildings on public open space. | 25.3 |
| (d) | Ensure adequate separation of buildings, to avoid adverse effects on public open space, including on the public realm of road reserves, within and adjoining the Precinct. | 25.4 |
| (e) | Secure the provision of open space by rezoning additional land for open space and amending I334.10.1 Te Auaunga: Precinct Plan 1 (Precinct Plan 1). | 25.5 |
| (f) | Provide for a variety of open space typologies that enable active and passive recreation and identify the locations for these types of open space uses in Precinct Plan 1. | 25.6 |

Comprehensive Master planning

- | | | |
|-----|--|------|
| (g) | Provide for comprehensive master-planning for the Precinct that identifies the locations of buildings and community residential, commercial, retail, educational, or other activities to be undertaken within and outside of buildings prior to resource consents for new buildings being granted. | 25.7 |
| (h) | Provide a fair balance between the rights of developers and existing communities particularly in relation to economic development, capacity building, and cultural promotion. | |
| (i) | Provide clarification of the proposed future use of the Taylor's Laundry site. | |

Built Form

- | | | |
|-----|--|-------|
| (j) | Provide for a gradation of building heights with lower building heights along Carrington Road and taller building heights in the topographically lower parts of the Precinct, so that buildings better integrate with the environment and minimise the adverse effects on surrounding communities. | 25.8 |
| (k) | Reduce or retain the existing height limit along Carrington Road. | 25.9 |
| (l) | Increase the width of the height limited area along Carrington Road. | |
| (m) | Increase and permanently maintain the no build setbacks along Carrington Road. | 25.10 |
| (n) | Increase the width of the building setback along the boundary of the Precinct with Carrington Road. | |

- | | | |
|---|--|-------|
| (o) | Reduce height limits throughout the Precinct and increase distances between buildings to maintain outlooks within and through the Precinct. | 25.11 |
| (p) | Delete Heigh Area 1 in its entirety or reduce the number and height of tall buildings in Height Area 1. | |
| (q) | Reduce the height of tall buildings in Height Areas 2, 3, 4 and 5. | |
| <i>Landscaping and tree protection</i> | | |
| (r) | Restrict site coverage to provide greater landscaped areas and space between buildings. | 25.12 |
| (s) | Retain and strengthen existing tree protection provisions. | 25.13 |
| (t) | Retain all notable trees in I334.10.2 Wairaka / Te Auaunga: Precinct Plan 2 – Protected Trees (Precinct Plan 2). | 25.14 |
| (u) | Provide for the retention of additional mature vegetation in the Precinct to mitigate adverse visual and stormwater effects of more intense development enabled by the Change. | 25.15 |
| (v) | Include additional trees in Precinct Plan 2, particularly all mature trees in the following parts of the Precinct: | 25.16 |
| | (i) The area between the Squash Centre and the Gate 4 Accessway around Building 054. | |
| | (ii) The Oak and Magnolia Trees lining the Gate 4 Accessway. | |
| | (iii) The flat areas surrounding Building 054 (Penman House) and sloped area behind it. | |
| | (iv) The Unitec Memorial Garden area (mature/juvenile trees). | |
| | (v) The Terraced area along the Woodward Road boundary of the Precinct. | |
| (w) | Increase the area of land required to be soft landscaped on sites in the Precinct. | 25.17 |
| (x) | Increase the distances required between buildings to provide view shafts through the Precinct. | |
| <i>Urban design, heritage and character</i> | | |
| (y) | Provide for exemplary quality urban design and landscaping within the Precinct. | 25.18 |
| (z) | Adaptively reuse prominent character buildings on the site, in particular Building 055 (Penman House) and Building 054. | 25.19 |
| (aa) | Require an assessment of air quality effects of taller buildings locating in proximity to the existing Taylor’s laundry facility stacks and include any necessary restrictions on new building occupancy or building design required to address those effects. | 25.20 |

Traffic

(bb) Reduce the adverse traffic effects including by:

- (i) retaining the proposed indicative roading connections in the south of the Precinct; 25.21
- (ii) Making the northern most access point to Carrington Road the main access point to the Precinct.
- (iii) locating public transport nodes centrally within in Precinct Plan 1 and integrating with public transport within the precinct to encourage public transport use and to reduce unnecessary vehicle traffic outside the Precinct;
- (iv) retaining the existing indicative walking connections and amending Precinct Plan 1 to provide for additional indicative walking connections through the Precinct;
- (v) upgrading the indicative walking path to retain wider (tree lined) network connection from the southern major access point (i.e. Unitec Gate 4); and
- (vi) restricting dwelling and occupancy numbers in the Precinct until the Carrington Road upgrade is completed the Woodward Road railway level crossing is replaced by a grade separated crossing.

(cc) Amending Precinct Plan 1 to include a small scale community and retail centre located in the central part of Precinct to serve incoming residents and reduce unnecessary vehicle trips outside of the Precinct. 25.22

Activity status and notification

(dd) Provide that the removal of identified trees, removal of identified character buildings, and new buildings above height limits are non-complying activities requiring public notification. 25.23

9. Examples of specific amendments to address these concerns are shown **Schedule 1**. Further consequential amendments may be required to achieve consistency with the relief sought throughout the Precinct provisions.

10. **Schedule 2** identifies the areas for further notable tree assessment and inclusion.

11. **Schedule 3** shows areas that the Society considers appropriate for additional southern open space. 25.76

12. The Society seeks that the Change be withdrawn or, if necessary, disallowed unless amendments are made to address the concerns in this submission.

13. The Society wishes to be heard in support of their submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at any hearing.

DATED 18 December 2023

A handwritten signature in blue ink that reads "JL Beresford". The signature is written in a cursive style and is centered within a light blue rectangular box.

JL Beresford

Counsel for **Open Space for Future Aucklanders Incorporated**

Address for service of the Submitters: Beresford Law, Level 6, 20 Waterloo Quadrant, Auckland, 1010. PO Box 1088, Shortland Street Auckland. Attention: Joanna Beresford. Phone +64 9 307 1277. Mobile: +64 21 114 1277. Email: joanna@beresfordlaw.co.nz

Schedule One: Examples of specific amendments sought to address the Society’s concerns

Text as proposed by MHUD in Plan Change 94 with the Society’s amendments shown or descriptions of amendments sought in underline and ~~strike through~~.

No	Provision	Support / Oppose / Amend	Reason for Submissions	Decision Requested
Precinct Description				
1.	I334.1. Precinct Description	Oppose / Amend	MHUD’s insertion inappropriately priorities height of buildings.	A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with <u>lower heights applied along Carrington Road and greater height applied to topographically lower areas</u> where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.
2.	I334.1. Precinct Description	Oppose	MHUD’s insertion inappropriately priorities the economic outcomes of the developer over community outcomes.	The Te Auaunga Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.
3.	I334.1. Precinct Description	Oppose / Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	There are also particular attributes of the Te Auaunga Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced, and future areas introduced through the development of the precinct. These include the following: <ul style="list-style-type: none"> • <u>Mature vegetation and notable trees.</u> • An open space network linking areas within the Te Auaunga Precinct and providing amenity to neighbouring housing and business areas. • <u>Amenity enhancing views at street level which connect with Owairaka / Mt Albert, the Waitemata Harbour and Waitakere Ranges.</u>

25.24

				<ul style="list-style-type: none"> A network of pedestrian and cycleway linkages that integrate with the area network <u>and are sufficient width to create a boulevard style development and accommodate separate pedestrian and cycle lanes and vegetation and mature trees.</u>
4.	I334.1. Precinct Description	Oppose / Amend	MHUD's amendment inappropriately narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the precinct are wider than this. An update is required to refer to connections in the south.	The implementation of Precinct plan 1 <u>the desired outcomes for the precinct and surrounding areas</u> is dependent on a series of works. These works focus on the provision of open space and a roading network including access from the east <u>and south</u> to the important Te Auaunga public open space...
5.	I334.1. Precinct Description	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct <u>and that the stormwater management for the precinct will be designed to accommodate these stormwater flows.</u>
6.	I334.1. Precinct Description	Support / Amend	Provision of public transport through the site and bus nodes is supported to reduce the adverse traffic effects on Carrington Road. Amendments required to mitigate the effects of greater intensity enabled by the Change.	<p>These measures will could include the following:</p> <ul style="list-style-type: none"> Providing a connected road network through the site; Providing a connected pedestrian and cycling network into and through the site (<u>with sufficient width to separate cycling and pedestrian lanes</u>), in particular convenient east-west and north-south cycle connections from the Oakley Creek Te Auaunga over bridge <u>to the proposed bus node and Carrington Road</u> bus services and existing and proposed cycle networks beyond the site; Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network; Making provision <u>for bus node(s) within the centre of the Precinct and integrating public transport with the surrounding road network, and</u> road widening to support the public transport network, and expansion of the public transport network through the precinct; <u>Providing vehicle connections to the south of the precinct to reduce the traffic effects on Carrington Road.</u>

25.24

				<ul style="list-style-type: none"> • <u>Limiting the number of major site access points on Carrington Road</u> • Managing vehicular movements through the connections to the south of the site; • Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or • Staging land use and development with any necessary infrastructure investment. • <u>Restricting dwelling and occupancy numbers until the Carrington Road upgrade is completed.</u> • <u>Restricting dwelling and occupancy numbers in the precinct until the Woodward Road railway level crossing is replaced by a grade separated crossing.</u> 	25.24
7.	I334.1. Precinct Description	Oppose / Amend	<p>MHUD’s amendment inappropriately narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the precinct are wider than this.</p> <p>Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.</p>	<p>To reduce the potential of avoid new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan 1 and relevant policies precinct requires land owners to develop in accordance with a <u>comprehensive master plan that is in accordance with the precinct provisions and precinct plans 1-3.</u> This method provides for integrated development of the area and ensures high quality outcomes are achieved.</p>	
I334.2. Objectives					
8.	I334.2 (1)	Amend	<p>Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.</p>	<p>The provision for a high quality of tertiary education institution and accessory activities in the precinct is continued, while also providing for <u>open space, growth, change and diversification of activities that provide a high level of amenity within the Precinct and the surrounding area.</u></p>	25.25
9.	I334.2 (2)	Amend	<p>Amendments required to mitigate the effects of the rezoning of a larger area as</p>	<p>Comprehensive planning and integrated development of all sites within the precinct is achieved <u>prior to further resource consents for</u></p>	25.26

			BMU and the greater intensity enabled by the Change.	<u>residential development or new buildings being granted.</u>	
10.	I334.2 (3)	Support / Amend	Clarify the range of typologies primarily sought.	A mix of residential, business, tertiary education, social facilities and community activities is provided, which maximises the efficient and effective use of land and provides for a variety of <u>terraced housing and low to mid rise apartment</u> built form typologies.	25.27
11.	I334.2 (6)	Oppose / Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. Potential for additional buildings to be scheduled in future.	Identified heritage values are retained through the adaptation of the <u>scheduled buildings and identified character buildings</u> and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Te Auaunga land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.	25.28
12.	I334.2 (7A)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>The amount of open space within the precinct is commensurate with the level of intensification planned both within the precinct and the surrounding suburbs.</u>	25.29
13.	I334.2 (10)(a)	Oppose / Amend	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design.	An integrated urban environment is created, which: Incorporates <u>high exemplary</u> quality built form and <u>urban</u> design;	25.30
14.	I334.2 (10)(b)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Recognises, protects and enhances the environmental attributes <u>and open space aspects</u> of the precinct in its planning and development;	
15.	I334.2 (10)(d)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment <u>including the built form and character of the surrounding residential environment.</u>	
16.	I334.2 (10)(f)	Oppose	MHUD's insertion inappropriately prioritises the economic outcomes of the developer over community outcomes.	Contributes to Māori cultural promotion and economic development.	
17.	I334.2(11)	Amend	Reduce vehicle trips outside of the precinct in order to minimise adverse traffic effects	Provide for retail, food and beverage, and commercial services, <u>and community activities</u> in identified locations <u>as shown on Precinct Plan 1</u>	25.31

			on Carrington Road.	(as sought to be amended by the Society) to serve local demand within the Te Auaunga Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.	
18.	I334.2(12)	Oppose	MHUD's insertion inappropriately prioritises the economic outcomes of the developer over community outcomes.	The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.	25.32
19.	I334.2(13)	Oppose / Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and ensure the more intense building forms integrate appropriately with the surrounding environments.	Provide for graduated heights with increased heights only in the topographically lower parts of the precinct in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create 'landmark' buildings in the north western part of the precinct.	25.33
I334.3. Policies					
20.	I334.3.(1)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Enable and provide for a wide range of activities, including <u>open space</u> , education, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.	25.34
21.	I334.3.(4)	Oppose	Significantly increased amounts of open space are required mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change, which need to be secured by retaining minimum open space requirements in the Precinct provisions.	Promote comprehensive planning by enabling integrated development in accordance with the Precinct plan 1 and Policy I334.3(15A) that provides for any of the following:	25.35
22.	I334.3.(4)(d)	Oppose	Precinct provisions enable a variety of typologies and the purpose of this provision appears to relate to residential accommodation associated with tertiary educations with residential activity generally dealt with in I334.3(6).	Intensive Residential activities associated with tertiary education;	
23.	I334.3.(4)(e)	Oppose	MHUD's insertion inappropriately priorities the economic outcomes of the developer over community outcomes.	Economic development and employment, including supporting Māori capacity building and Māori cultural promotion and economic development;	
24.	I334.3.(4)(i)	Amend	Amendments required to mitigate the	Identification and protection of significant landscape features, the	

			effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	adaptation of the scheduled historic buildings <u>and identified character buildings</u> , identified trees and integrated open space network;	
25.	I334.3.(6)	Oppose / Amend	Precinct provisions enable a variety of typologies and give effect to the NPS UD.	Encourage a mix of residential lifestyles and <u>variety of housing typologies</u> to cater for a diverse and high density residential community at Te Auaunga.	25.36
26.	I334.3.(7)	Oppose / Amend	Precinct provisions enable a variety of typologies and give effect to the NPS UD.	Provide for a mix of residential and business activities which will enable development of an intensive residential core to <u>a well-functioning urban environment in the Te Auaunga Precinct</u>	25.37
27.	I334.3.(10A)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and give effect to the NPS UD	<p><u>Avoid subdivision and development that is incompatible with:</u></p> <ul style="list-style-type: none"> • <u>The provision of a high quality open space network.</u> • <u>Maintaining the amenity of the surrounding residential environment.</u> • <u>Well functioning urban environments.</u> 	25.38
28.	I334.3.(11)	Oppose / Amend	More than one character building in the precinct. Protection level to be strengthened to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Encourage <u>Require</u> the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.	25.39
29.	I334.3.(13)	Amend	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design throughout.	Require new buildings to be designed in a manner that provides for a high <u>promotes and achieves an exemplary</u> standard of amenity, recognizes <u>enhances</u> landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct <u>and surrounding streets.</u>	25.40
30.	I334.3.(14)	Oppose / Amend	The rezoning of a larger area as BMU and the greater intensity enabled by the Change make these considerations relevant throughout the Precinct not just adjacent to heritage buildings and SEAs. The preference for native planting needs to be balanced with the need for fast growing species that mitigate the adverse effects enabled by the Change faster.	Require proposals for <u>all</u> new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent the scheduled heritage buildings and/or the significant ecological area of Te Auaunga within the precinct to provide appropriate <u>native</u> landscaping and <u>to be sympathetic and provide</u> contemporary and high-exemplary quality design, which enhances the precinct's built form and natural landscape.	25.41
31.	I334.3.(14A)	Oppose /	Inappropriately prioritises the amenity of	Provide for <u>moderately taller</u> buildings in the north western part of the	25.42

		Amend	new developments over the amenity of the existing community.	precinct but only if in this landmark location with enhanced outlook across the Waitemata Harbour and Waitakere Ranges, these buildings are in a location removed from residential neighbourhoods outside the precinct and are of a scale that will not adversely affect those residential communities including that such buildings will not generate adverse effects on outlook across and through the Precinct to Owairaka / Mt Albert, the Waitemata Harbour and Waitakere Ranges.	
32.	I334.3.(14AA)	Oppose / Amend	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design throughout.	Require proposals for new <u>high-rise</u> buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and <u>high exemplary</u> quality design which enhances the precinct's built form.	25.43
33.	I334.3.(14B)	Oppose / Amend	The topography of the site provides an opportunity to fill in the site with buildings with out generating significant adverse effects on the surrounding residential communities.	Provide for additional height <u>only in the topographically lower areas</u> in the central and northern parts of the precinct, recognising the topographical and locational characteristics of this part of the precinct, and the ability to provide greater housing choice, increase land efficiency, <u>without excessively rising above the Carrington Road ridgeline</u> benefit from the significant views and outlook from the precinct, and leverage the proximity and amenity of Te Auaunga.	25.44
34.	I334.3.(15)		The Plan Change enables up to 6,000 dwelling and 12,000 (potentially more) people in the Precinct. Significantly more open space (and certainty about the locations and functions of open space) is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.	<u>Significantly increase and maximise the amount of public and private open space in the precinct and provide for a variety of types of public open space located throughout the precinct</u> Provide for public open space, including: <ul style="list-style-type: none"> • a neighbourhood park in the northern portion of the precinct. <u>(North Open Space);</u> • <u>Central open spaces (i.e. the Central Open Space; Te Auaunga Access Park; Knoll Open Space, South Open Space)</u> • <u>Neighbourhood parks in the southern portion of the Precinct that connect with private open space on the Unitec Campus.</u> • <u>Suburb parks (including at a size required to accommodate sports fields).</u> 	25.45
35.	I334.3.(15A)	Oppose	In the absence of a comprehensive master plan for the Precinct, open space minima	<u>Provide at least 7.1ha of key open space (private) within the precinct.</u>	

			are required to ensure sufficient open space is provided to serve the precinct and surrounding community. This particular open space is required by the Council's decision on PC 75 to replace open space lost by the expansion of the Mason Clinic	Note: Consequential amendments are required to re-insert all cross references to this policy proposed to be deleted by PC 94
36.	I334.3.(15AA)	Amend	The Change enables up to 6,000 dwelling and 12,000 people in the Precinct. Significantly more open space is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.	<p><u>Insert a new policy that requires a minimum area of hectares to be provided as public open space within the precinct in addition to the open space (private) required by policy I334.3.(15A).</u></p> <p><u>The purpose of this policy is to give effect to the amendments sought by the Society to Policy I334.3.(15).</u></p> <p><u>The area of open space required is to be set at a level that ensures that the area of open space in the precinct is commensurate with the population density enabled by the Plan Change and the intensification enabled in the surrounding area.</u></p> <p><u>Consequential amendments to the Precinct provisions will be required to ensure development in accordance with this policy.</u></p>
37.	I334.3.(18)	Amend	Improve amenity of the precinct and functionality of the pedestrian and cycle linkages.	Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and <u>of sufficient width to accommodate separated pedestrian and cycle ways, amenity planting and stormwater management devices and improve connectivity for all users.</u>
38.	I334.3.(20)(d)		Improve the functionality of the public transport network in the Precinct and surrounding areas required to accommodate the significantly more people enabled by the Plan Change.	Supports the provision of passenger transport services, linking by <u>connecting passenger transport services and bus nodes within the Precinct</u> to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
39.	I334.3.(20)(g)	Amend	Requires strengthening to mitigate the adverse traffic effects of the rezoning of a larger area as BMU and the greater	Require subdivision and development to be integrated with transport planning and infrastructure in a way that:

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			intensity enabled by the Change and to provide certainty that the timing of development and infrastructure delivery will be properly coordinated.	... Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigate <u>including limiting the construction and occupancy of dwellings until after the Carrington Road upgrade is completed and the Woodward Road railway level crossing is replaced with a grade separated crossing.</u>	25.48
40.	I334.3.(22)	Amend	Needs to be updated to reflect the additional BMU zoning in the southern parts of the Precinct and proposed southern roading connections that will make the additional local streets more likely routes to St Lukes Road.	Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the <u>precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road / <u>Mt Albert Road</u> and Carrington Road/Great North Road / <u>Pt Chevalier Road</u> intersections, Laurel Street, Renton Road, Rhodes Avenue, Mark Road and the other local roads bounded by Carrington Road, New North Road, and Te Auaunga; <u>Segar Ave, Tasman Ave, Rawalpindi St, Fontenoy Street, Fifth Ave, Seaview Terrace, Grant Street, Monaghan Ave, Parkdale Road, Martin Ave, Margaret Ave, Chatman Ave, Norgrove Ave, Verona Ave, Rossgrove Terrace, Linwood Ave, Asquith Ave and St Lukes Road</u></u>	25.49
41.	I334.3.(23)	Amend	Clarify that it is not a single application for over 3,000 dwellings that triggers the ITA requirement but when an application brings the total number of dwellings above that level.	Require an integrated transport assessment for the precinct for any new development <u>that would bring the total number of dwellings in the precinct above greater than 4,000 dwellings in the precinct, and for any new development greater than that would bring the total number of dwellings in the precinct above,3000 dwellings in the precinct,</u> where the overall development within the precinct is not consistent with the previously modelled yield of <u>8,200 people in the fully developed precinct.</u>	25.50
42.	I334.3.(27)	Oppose	Potentially affected residential areas are not only located to the south of the precinct.	Manage potential adverse amenity effects from buildings at the precinct boundary by: ... (c) Require graduated building heights and locate higher buildings <u>only in topographically low areas</u> and away from the precinct boundaries	25.51

				<p>that adjoin Mixed Housing Suburban residential areas to the south of the precinct.</p> <p><u>(d) Set back buildings from Carrington Road and provide for reduced height along the Carrington Road frontage.</u></p> <p><u>(e)</u></p>	25.51
43.	I334.3.(28)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<p>Encourage <u>Require</u> built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis <u>including the requirement to have a comprehensive master plan approved prior the grant of resource consent for residential dwellings.</u></p>	25.52
44.	I334.3.(29)	Amend	The topography of the site discourages (and proposed closure of walking connections in the surrounding area to accommodate the CRL once operational) walking to these activities outside of the Precinct so need to be provided within the Precinct.	<p>Provide for the retail (including food and beverage) <u>and community</u> activities in identified locations on of the precinct which:</p> <p>...</p> <p><u>(b) serves local demand within the precinct; and are located to minimise the number of vehicle trips outside of the precinct and to the precinct to access these activities</u></p>	25.53
45.	I334.3 (30A)	Amend	Recognise the contribution made by buildings with Character value on the site	Encourage the adaptive re-use of the existing buildings with historic value <u>or character value</u> for retail and other activities.	25.54
46.	I334.3 (31)	Oppose	Consequential amendment to reinsert reference to policy 15A.	Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the Precinct Plan 1 <u>and Policy I334.3(15A).</u>	25.77
Activity Tables					
47.	I1334.1	Oppose	Exemplarily urban design outcomes requires provisions to apply conjunctively so that the most stringent activity status and standards are applied.	<p>The provisions in the zoning, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.</p> <ul style="list-style-type: none"> • The activities listed in Table H13.4.1 Activity table for H13 Business - Mixed Use Zone at line items: (A20), (A21), (A23), (A24), and(A25) <u>and</u> 	25.55

				(A45).	
48.	Table I334.4.1 (A17), (A17A), (A18), (A18A), (A19 and A19A)	Support	Required to mitigate the adverse effects of effects of light manufacturing and servicing and repair and maintenance services on the surrounding community	Retain the proposed additions relating to activities within 150m of Carrington Road activities	
49.	Table I334.4.1(A21CA)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>New buildings prior to a resource consent application for a comprehensive whole of precinct land use and built form master plan being approved.</u>	NC
50.	Table I334.4.1 (A21D)	Oppose	Required to provide certainty as to the extent of built form enabled by the Precinct.	Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height –	⊖ NC
51.	Table I334.4.1(A21E)	Oppose	Required to provide certainty as to the extent of built form enabled by the Precinct.	Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m	⊖
52.	Table I334.4.1(A21F)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>Buildings that exceed the height control Carrington Road (including after widening).</u>	NC
53.	I334.4.1(A21G)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>Buildings within 20m of the precinct boundary with Carrington Road (including after widening).</u>	NC
54.	Table I334.4.1 (A31)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the Precinct plan 1 and <u>Policy I334.3(15A)</u>	
55.	Table I334.4.1 (A32)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the precinct plan 1 and <u>Policy I334.3(15A)</u>	
56.	Table I334.4.1 (A33)	Oppose / Amend	Required to provide certainty as to the extent of built form enabled by the Precinct.	<u>Buildings that exceed Standard I334.6.4 Height or the height limits on Precinct Plan 3.</u>	NC

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57.	Table I334.4.1 (A34)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any vacant lot subdivision proceeding in accordance with the precinct plan 1 <u>and Policy I334.3(15A)</u> and which creates lots consistent with the zone boundaries	25.55
58.	Table I334.4.1 (A35)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any vacant lot subdivision that is not generally in accordance with the precinct plan 1 <u>and Policy I334.3(15A)</u>	
59.	Table I334.4.1 (A37)	Oppose / Amend	Required to provide certainty as to the extent of built form enabled by the Precinct.	Buildings that exceed Standard <u>I334.6.4 Height or the height limits on Precinct Plan 3.</u> NC	
60.	Table I334.4.3 (A42), (A43), (A44), (A45)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Consequential amendments to reinsert reference to policy 15A.	
61.	Table I334.4.4 (A56), (A57)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Consequential amendments to reinsert reference to policy 15A.	
Notification					
62.	I334.5.(1B)	Oppose	Potentially wide variety of activities enabled by proposed rezoning requires notification to be assessed on a case by case basis in accordance with the statutory tests.	An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.	25.56
63.	I334.5.(2)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, and I334.4.3, and I334.4.4 which is not listed in Standards I334.5(1) and I334.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.	25.57
Standards					
64.	I334.6.	Oppose	Application of underlying overlay and zone rules are required to ensure a high level of amenity, well functioning urban environment and exemplary urban design (unless the Preinct provisions are more stringent).	<u>The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.</u> (1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above. (2) The following Auckland-	25.58

				wide and zone standards do not apply to the activities listed in activity-tables above: (a) H13 Business – Mixed Use zone: (i) Standards H13.6.0-Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in-Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4-Maximum tower dimension and tower separation, H13.6.5 Yards,-H13.6.6 Landscaping and H13.6.8 Wind.	
65.	I334.6.4. Height	Oppose / Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the ‘Additional Height’ control, including the Mixed Use zone and Areas 1-2 – 4, identified on Precinct plan 3: Te Auaunga Height. <u>Buildings within the height limited area along the boundary with Carrington Road (including following the completion of the proposed Carrington Road upgrade) must not exceed the Carrington Road reduced height limit.</u>	25.59
66.	I334.6.5. Landscaping	Oppose	Retain the site landscaping requirement to mitigate the more intense forms of development enabled.	(1) <u>At least 20 per cent of a site within the precinct must be landscaped.</u> (2) <u>A range of appropriate plant species (including species that reach mature heights equal or greater to the heights of proposed buildings and fast growing species that can quickly mitigate the adverse visual effects of buildings);</u>	25.60
67.	I334.6.6. Precinct boundary set back	Amend	Amend to retain an adequate set back of buildings from Carrington Road.	(3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015 <u>and a minimum width of 20m from the boundary of the Precinct with Carrington Road following the road widening.</u> This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m setback area not used for these activities must be landscaped. This setback does not apply once the road widening affecting the WairakaTe Auaunga Precinct Carrington Road frontage has been vested in the Auckland Council	25.61
68.	I334.6.7. Tree protection	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. The adverse effects of changes to built form on Carrington Road	(1) In addition to any notable tree, subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – Protected Trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future	25.62

			can be mitigated more quickly if trees in the road widening area are retained to the greatest extent possible when Auckland Transport designs the upgrade.	road-widening area along Carrington Road frontage are not subject to this control.	25.62
69.	Table I334.6.7.1 - Identified Trees	Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. In the time since the AUP has been operative more trees will have grown to a size to be considered notable so reassessment is due.	Reassess the area along Carrington Road between the National Squash Centre and Woodward Road for additional notable trees or groves of trees and include in the schedule and Precinct Plan 2.	
70.	I334.6.8. Access	Oppose / Amend	Amend for consistency with updated Precinct Plan 1 and to address adverse traffic effects on Carrington Road.	(1) The primary traffic access to the precinct must be from Carrington Road <u>with secondary access to the south of the precinct</u> at locations shown on Precinct plan 1. (2) Any retail (including food and beverage) fronting the southern bus node, must not have vehicle access directly off Carrington Road.	25.63
71.	I334.6.10. Building to building set back	Amend	Required to maintain outlooks through and beyond the precinct if provision for taller buildings in Height Area 1 is retained.	1) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height the minimum separation distance between buildings shall be 14 <u>30</u> m. This control shall be measured 8.5m above ground level.	25.64
72.	I334.6.11 Maximum tower dimension	Oppose / Amend		I334.6.11 Maximum tower dimension – Height Area 1 and Area 2 Purpose: to ensure that high-rise buildings in Height Area 1 and Height Area 2 on Precinct plan 3 – Te Auaunga Additional Height: <ul style="list-style-type: none"> • enable an appropriate scale of building to increase land efficiency in this part of the precinct; • allow adequate sunlight and daylight access to public streets and public open space; • provide adequate sunlight and outlook around and between buildings; • mitigate adverse wind effects; • discourage a high podium base on any one building, in order to positively respond to Area 1’s qualities as a visual gateway and its wider landscape setting; and 	25.65

				<ul style="list-style-type: none"> manage any significant visual dominance effects by applying a maximum tower dimension. <p>(1) This standard only applies in Height Area 1 and Height Area 2 identified on Precinct plan 3 – Te Auaunga Additional Height.</p> <p>(2) The maximum tower dimensions applying in Height Area 1 and Height Area 2 identified on Precinct plan 3 – Te Auaunga Additional Height must not exceed the dimension specified in Table I334.6.11.1 below.</p>	25.65
73.	Table I334.6.11.1: Maximum tower dimensions	Amend	Required to maintain outlooks through and beyond the precinct and create a separated and slender built form for any taller buildings that occur in this area if provisions for taller buildings in Height Area 1 is retained	<p>Either delete in its entirety Buildings up to 35m – No Tower Dimension applies or amend to provide for fewer buildings with reduced height, reduced tower dimensions and greater space between buildings:</p> <p><u>A single Building above 35m with height up to 43.5m</u> 5-40m max. tower dimension</p> <p>Building with height up to 54m 50m max. tower dimension</p> <p>Building with height up to 72m 42m max. tower dimension</p>	
74.	I334.6.13.Carrington Road Boundary setback	Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<p><u>(1) Buildings on land adjoining Carrington Road must be set back a minimum width of 20m from the Precinct Boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, within and along the full extent of the setback. The purpose of this planting is to provide a well functioning and high amenity urban environment and to mitigate adverse visual and privacy effects.</u></p>	25.66
Assessment					
75.	I334.7.2.(2) Subdivision	Support / Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<p>Subdivision:</p> <p>...</p> <p>(c) The effect of the site design, size, shape, contour, and location, including <u>the effects on existing buildings, and the ability to provide adequate manoeuvring areas, and outdoor living space and spaciousness between buildings in the precinct.</u></p>	25.67
I334.8. Assessment – restricted discretionary activities					
76.	I334.8.1. Matters of discretion	Support / Amend	Amendments and additional assessment criteria are required to achieve exemplary	<p>New buildings which comply with Standard I334.6.4 Height:</p> <p>...</p>	25.68

			<p>urban design, well-functioning urban environments and high levels of amenity within and around the precinct.</p>	<p>(b) Building form and character:</p> <p>(i) whether building design and layout achieves:</p> <p>...</p> <p><u>(ba) adequate separation between buildings and the avoidance of large horizontal extents in building form.</u></p> <p><u>(bb) avoidance of blank walls and long building frontages to the greatest extent possible.</u></p> <p>(c) articulation of any building façades which adjoin public roads and identified open space on Precinct plan 1, to manage<u>minimise</u> the extent of large blank and/or flat walls and/or façades;</p> <p>(d) corner sites provide the opportunity for additional building mass and height so as to makes a positive contribution to the streetscape;</p> <p>(e) a high quality, clear and coherent design concept <u>that utilises a palette of durable materials to express the building form that expresses a consistent colour palette across the entire building that is complementary to the design concept of surrounding buildings;</u></p> <p>...</p> <p>(g) rooftop mechanical plant or other equipment is screened or integrated in the building design <u>to ensure that it cannot be seen from other buildings including the tallest buildings enabled in the precinct;</u></p> <p>...</p> <p><u>(x) buildings are designed to minimise shading onto other properties external to the precinct and to minimise shading of open space (including the public realm of the road reserve).</u></p>
77.	I334.8.1. Matters of discretion	Amend	Clarify that it is not a single application for over 3,000 dwellings that triggers the ITA requirement but when an application brings the total number of dwellings above	<p>1A(f) Travel plans and integrated transport assessments:</p> <p>(i) proposed developments are consistent with any existing integrated transport assessment applying to the proposed development or any</p>

25.68

			that level.	<p>new integrated transport assessment or other traffic assessment lodged with any resource consent application and any corresponding travel plans are provided by way of conditions of any consent prior to occupation;</p> <p>(ii) whether any development <u>that would bring the total number of dwellings</u> in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and</p> <p>(iii) whether any development <u>that would bring the total number of dwellings</u> in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.</p>
78.	I334.8.1. Matters of discretion		Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and for consistency with amendments sought to Policy I334.6.5. Landscaping	<p>(1A)(h) Landscape:</p> <p>(i) <u>A minimum of 20 percent of each site is to be landscaped to</u> andscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment.</p> <p><u>Additional landscaping</u> may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways <u>provided that 20 percent of the site landscaping</u> includes the provision of both soft and hard landscape elements such as trees, shrubs, ground cover plants, -paved areas and outdoor seating areas.</p>
79.	I334.8.1. Matters of discretion	Support / Amend	MHUD's insertion gives better effect to the amendment sought by the Society to Policy I334.3(13). Further amendments sought to strengthen the application of Policy I334.3(13) and clarify that all o the matters in 1334.8.1(1A) area applicable to the Carrington Road frontage.	<p>(1A) (i) <u>Additional matters</u> applying to the Carrington Road frontage:</p> <p>(i) building frontages to Carrington Road are designed to express a scale of development that responds to Policy I334.3(13);</p> <p>(ii) the use of architectural treatments and design features, such as façade and roofline design, materials, <u>visual and physical</u> separation and layout to contribute to the visual character, and articulation of the Carrington Road frontage; and</p>

				(iii) building frontages to Carrington Road are designed to address <u>avoid</u> the perception of a solid walled mass through techniques including building recesses, clear visual <u>and physical</u> breaks between buildings, variation in roofline and overall building silhouette.	25.68
80.	I334.8.1. Matters of discretion		Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change if provision for taller buildings in Height Area 1 is retained.	<p>(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m that exceed 35m:</p> <p>(a) matters of discretion I334.8.1(1A)(a) – I334.8.1(1A)(h);</p> <p>(b) building design and location:-</p> <p style="padding-left: 40px;">(i) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height, how the design for any building greater than 35m in height relates to the Tāmaki Makaurau cityscape and contributes to making a visual landmark, either in isolation or as part of a composition of taller buildings such as through the architectural expression of its upper levels and rooftop;</p> <p><u>Delete and replace with a suite of assessment criteria designed to discourage non-compliance with precinct height limits and address the adverse effects of taller buildings on land within and surrounding the precinct.</u></p> <p style="padding-left: 40px;">(ii) The degree to which buildings provide sympathetic contemporary and high-quality design which enhances the precinct's built form <u>of the precinct and surrounding areas.</u></p> <p>...</p>	25.69
81.	I334.8.1. Matters of discretion	Oppose / Amend	Consequential amendment	<p>(4) Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the precinct plan 1 <u>and Policy I334.3(15A):</u></p> <p>...</p> <p>(c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents <u>and the need to improve these recreation and amenity needs</u> through the provision of:</p> <p>(i) open spaces which are prominent and accessible by pedestrians;</p>	25.70

			The Change zones land further in the south easter portions of the Precinct for BMU residential purposes so requires additional public space in the south and / or eastern portion of the of the Precinct.	<p><u>(ia) open spaces that are prominent and accessible from Carrington Road</u></p> <p>(ii) the number and size of open spaces in proportion to the future intensity of the precinct and <u>proposed future intensity of the surrounding area</u>; and</p> <p>(iii) effective and safe pedestrian and/or cycle linkages;</p>	25.70
82.	I334.8.1. Matters of discretion	Oppose / Amend	Amendments required to ensure that landscaping used to mitigate the effects of taller buildings and increased intensity proposed by the Plan Change, that special circumstances are taken into account and that cumulative effects of proposed non-compliance with development standards are properly assessed.	<p>For development and/or subdivision that does not comply with Standards:</p> <p>I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; <u>I334.6.5 Landscaping</u>; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.13 Height in relation to Boundary; I334.6.17(3) Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:</p> <p>...</p> <p><u>(b) any special or unusual characteristic of the site which is relevant to the standard;</u></p> <p><u>(c) where more than one standard will be infringed, the cumulative effects of all infringements considered together; and</u></p> <p>(d) the effects of the following relevant matters:</p> <p><u>landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas.</u></p>	25.71
83.	I334.8.2. Assessment criteria – Restricted	Oppose	Amendments required to ensure that the adverse effects of development enabled by the Plan Change are properly assessed and	<u>1(a) – (f) reinstate deleted provisions in full.</u>	25.72

	Discretionary		mitigated (rather than just assessed against policies enabling of more intense building forms) and to maintain amenity and ensure that the precinct develops as a well-functioning urban environment.	<p><u>(1A)(a)-(j) delete in full.</u></p> <p><u>(1B) – delete in full.</u></p> <p>(2) Parking buildings <u>and structures</u> <u>Reinstate application of assessment criteria to structures as well as parking buildings and reinstate provisions (a)-(v) proposed to be deleted by the Plan Change</u></p> <p>Note: Restricted activity criteria may require consequential amendment if the relief sought by the Society in relation to activity status is upheld.</p>	25.72
Special Information Requirements					
84.	1334.9	Oppose / Amend	Required to mitigate the adverse visual effects of the development enabled by the plan change in a timely way	<p>An application for development must include the following: A landscape management plan for <u>any</u> landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:</p> <p>(a) range of appropriate plant species (<u>including species that reach mature heights equal or greater to the heights of proposed buildings and fast growing species that can quickly mitigate the adverse visual effects of buildings</u>);</p> <p><u>(b) planting specifications including individual tree planting locations;</u></p> <p><u>(c)(b) weed control and management;</u></p> <p><u>(d)(e) implementation; and</u></p> <p><u>(e)(d) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.</u></p>	25.73
Maps					
85.	Zoning Map	Amend	Required to secure open space within the Precinct.	Zone land for open space in accordance with the open space requirements in the precinct provisions and in the locations shown on	25.74

				Precinct Plan 1 (as sought to be amended by the Society).
86.	I334.10.1 Precinct Plan 1	Amend	Required to secure open space and maintain amenity within the Precinct and surrounding areas	<p>Amend Precinct Plan One to:</p> <ul style="list-style-type: none"> • Upgrade the indicative roading connection Unitec Gate 4 to retain a tree line boulevard access. • Reinstate the indicative east west walking connection between Farm road and access point 4. • Include additional indicative walking connections throughout the developable areas of the Precinct. • Retain the proposed open space adjacent to the former Carrington Hospital. • Reinstate open space from all locations proposed to be deleted by PC 94. • Make provision for the additional 7.1ha of private open space as sought by the Society. • Significantly increase the amount of public open space. • Include at least an additional southern neighbourhood park between the squash courts and Woodward Road. • Identify the areas and purposes for different parts of open space (including sports fields). • Identify the location of at least 7.1 ha of private open space (or an equivalent 7.1ha of additional public open space) • Identify buildings 055 (Penman House) and 054 for as character / heritage buildings for retention and adaptive reuse. • Reinstate bus nodes centrally within the precinct. • Identify the location of a community activities and retail hub and bus nodes / public transport connections in the centre of the precinct. • Amend the Precinct Boundary notation to provide for a 20m no build set back from the boundary of Carrington Road with

25.75

				the Precinct (including once widened).
87.	I334.10.2 Precinct Plan 2	Amend	Required to secure open space and maintain amenity within the Precinct and surrounding areas	<p>Amend to include additional notable trees as follows:</p> <ul style="list-style-type: none"> • The area between the Squash Centre and the Gate 4 Accessway around Building 054 (Area 1) • The Oak and Magnolia Trees lining the Gate 4 Accessway (area 2) • The flat areas surrounding Building 054 (Penman House) and sloped area behind it. (Area 3) • The Unitec Memorial Garden area (mature and juvenile trees planted in remembrance of former Unitec Staff who have passed away). (Area 4) • The terraced area along the Woodward Road boundary of the Precinct. (Area 5) <p>Areas 1-5 are identified on an aerial photograph in Schedule 2.</p>
88.	I334.10.3 Precinct Plan3	Amend		<p>Amend Precinct Plan 3 to:</p> <ul style="list-style-type: none"> • Reduce height limits along Carrington Road (including after the road is widened). • Otherwise reduce height limits in Height Area 4 • Reduce height limits in Height Areas 1 and 2. • Either delete the provision for taller buildings in Area 1 or reduce and limit the number and height of buildings in Height Area 1. • Remove areas of open space or heritage protection areas from the height control areas in Precinct Plan 3.
	I334.10.4 Precinct Plan 4	Insert		<p>Insert a new Precinct Plan 4 to show the required width and corridor cross sections of indicative roading and walking corridors to ensure that sufficient space is provided for vehicles, pedestrians, cyclists, landscaping and stormwater management.</p>

Schedule Two: Areas for further notable tree assessment and inclusion

Area1: The area around the Squash Centre and the Gate 4 Accessway around Building 054:



Area 2: The Oak and Magnolia Trees lining the Gate 4 Accessway:



Areas, 3, 4 and 5 The flat areas surrounding Building 054 (Penman House) and sloped area behind it, the Unitec Memorial Garden area , and the terraced area along the Woodward Road boundary of the Precinct. (Area 5)



Schedule Three: Additional Southern Open Space



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Karen Edney
Date: Tuesday, 19 December 2023 7:45:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Edney

Organisation name:

Agent's full name:

Email address: karene@adhb.govt.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Please keep the mature trees along Carrington Road.Help Save the UNITEC Trees!

The Tree Council has drafted a submission on Private Plan Change 94 (Wairaka Precinct) which aims to rezone part of the Carrington Road ex-UNITEC campus to enable intensive development.

We do not oppose the idea of enabling the land to be utilised for housing, but we want more of the mature trees to be retained, protected and integrated into the development. Many, many of the mature trees on the site have already been removed and much of the UNITEC Arboretum has already been destroyed.

Our planet needs as many mature trees or any tree for that matter to help it survive!!!

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Our planet needs as many mature trees or any tree for that matter to help it survive!!!

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

26.1

Details of amendments:

Submission date: 19 December 2023

Attend a hearing

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

Declaration

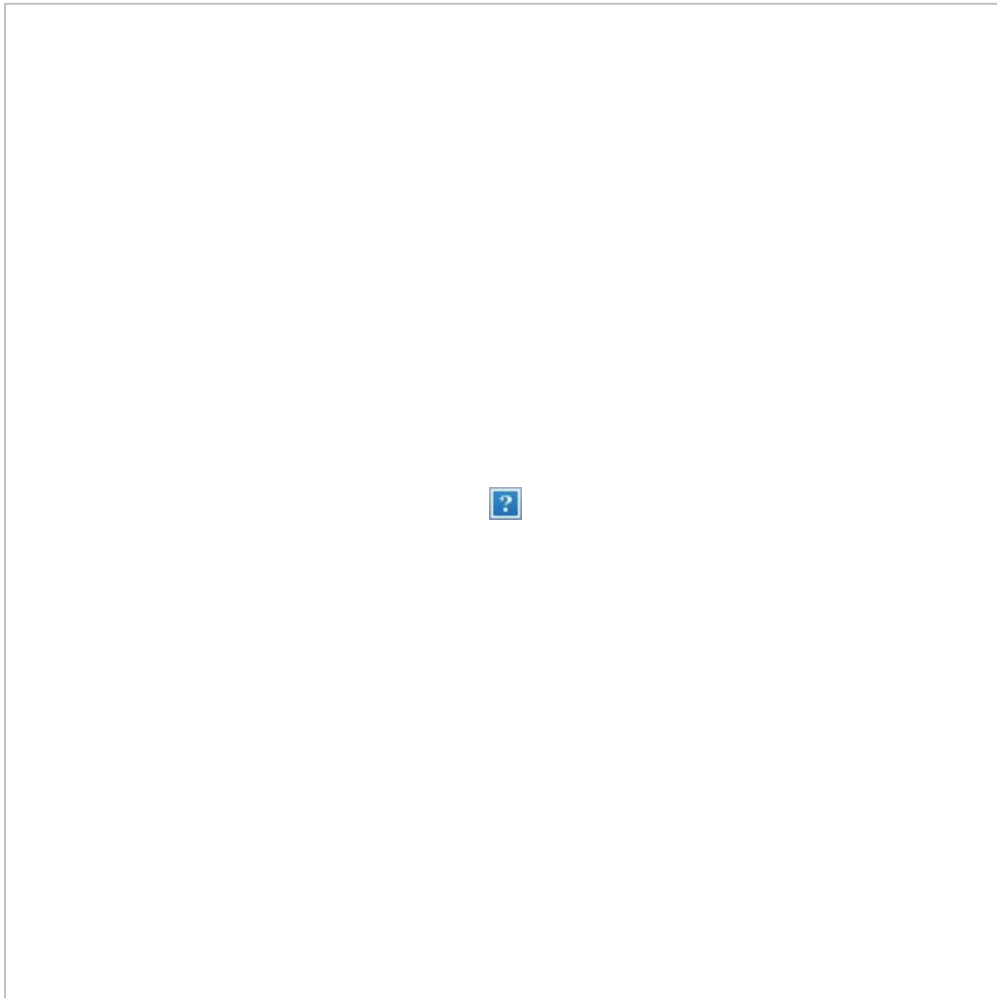
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - blair thorpe
Date: Tuesday, 19 December 2023 8:31:03 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: blair thorpe

Organisation name:

Agent's full name: blair thorpe

Email address: blair_thorpe@hotmail.com

Contact phone number:

Postal address:
 7/37 hauraki Road
 Auckland
 Auckland 0622

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
 all

Property address: entire property

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
 lack of sufficient tree and historical enhancement and protection of existing trees and heritage issues.

The property is an important site with many specimen trees both native and exotic all (yes including non native trees) that make a contribution to the green vista and significance of the site need to be protected plus trees that need to be felled due to building works or disease must be replaced.

The argument that the scheme will be unaffordable is not relevant yes the amount of developable land might be reduced due to the numerous trees but should of and will have been reflected in the value placed on the land.

This is significant and historical site that deserves special consideration. Too many trees have already been felled - why !!! All remaining trees that are deemed in condition must be retained. There also need to be a requirement to replace at least some of the trees already removed and or likely to die. All trees do die so planners if doing their job need to think of the future and plan!! thus new trees

27.1

need to also be incorporated in the plan

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

Details of amendments: all

Submission date: 19 December 2023

Attend a hearing

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

Declaration

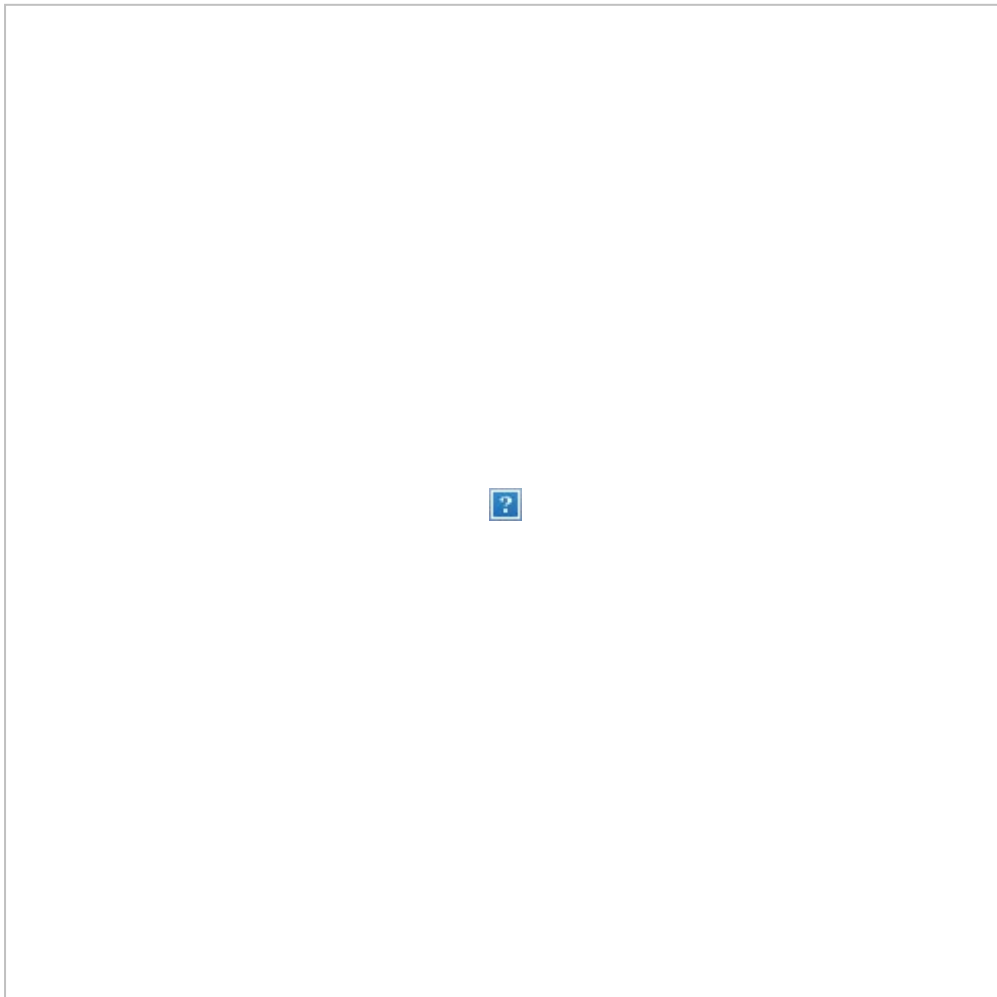
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Geoffrey William John Hinds
Date: Tuesday, 19 December 2023 10:31:00 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoffrey William John Hinds

Organisation name:

Agent's full name:

Email address: geowill4@gmail.com

Contact phone number:

Postal address:

Mount Eden
Auckland 1024

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Residential development

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I fully support creating additional, affordable housing in Auckland. However i am deeply concerned about the number of trees that have been removed in the process. Please ensure that trees are retained and protected. They will function as a vital buffer against the effects of climate change as well as providing a habitat for our bird-life.

28.1

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

Details of amendments: That provision is made for the retention of as many trees as possible during the residential development.

28.2

Submission date: 19 December 2023

Attend a hearing

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

Declaration

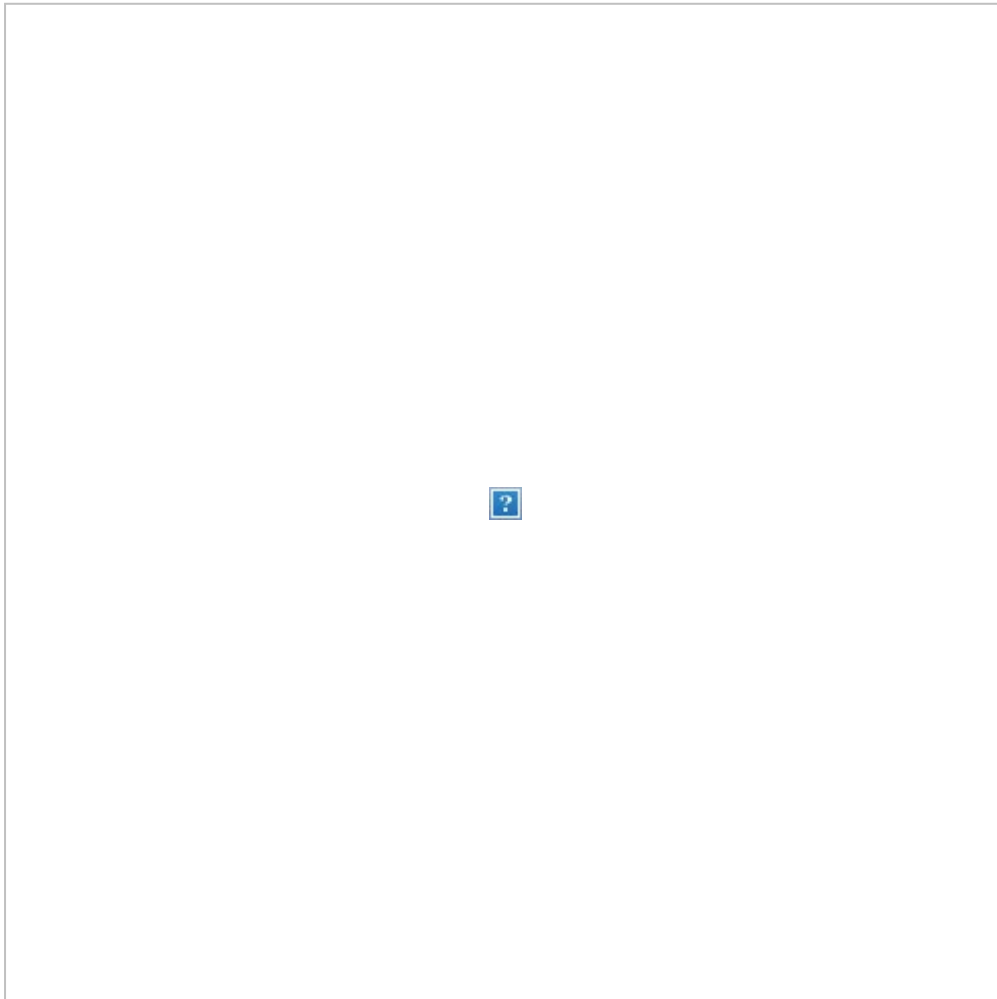
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Carolyn Walker
Date: Tuesday, 19 December 2023 2:01:03 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carolyn Walker

Organisation name:

Agent's full name:

Email address: cw.aklnz@gmail.com

Contact phone number:

Postal address:

flat 1

37 Fir Street

Waterview

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Plan change number: Plan Change 94

Property address: Rule or rules: Property address: 1-139 Carrington Road

Map or maps: Maps provided in the 124 page document provided by the Council .

Other provisions:

Lack of clarity and sufficient detail to confirm what provision is being made for the Sanctuary Mahi Whenua - a treasured local asset to the Mt Albert, Pt Chev, Waterview and Avondale communities

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

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

The reason for my or our views are:

1. Name change: no information given as to why a name change is needed or justified. | 29.1
2. Building height controls: it is not clear if the increased height sought will allow more open space to be available to the community by going up rather than out, or if it is just to increase yield. | 29.2
3. Masterplan: there is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs. The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).
4. Open Space: 5 open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further | 29.3

10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space. The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland." However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus.

29.4

Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." ""

https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

29.5

My submission is based on the detail provided by Trevor Keith Crosby 9 December 2023

Submission date: 19 December 2023

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

Submission date: 19 December 2023

Attend a hearing

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

Declaration

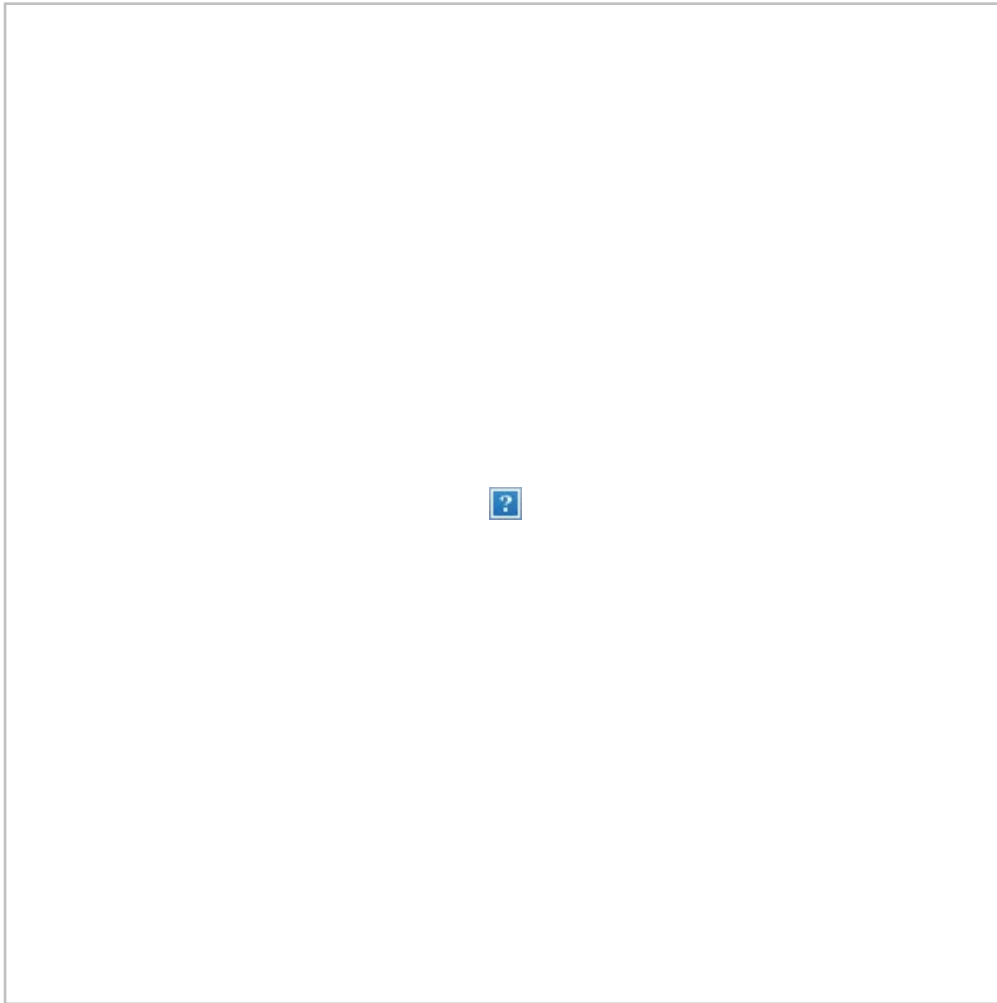
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Diana Dolensky
Date: Tuesday, 19 December 2023 5:16:09 pm
Attachments: [submission by the tree council on Plan change 94 te Auaunga.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Diana Dolensky

Organisation name:

Agent's full name:

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Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Save the UNITEC Trees!

Property address:

Map or maps:

Other provisions:
Private Plan Change 94 (Wairaka Precinct) which aims to rezone part of the Carrington Road ex-UNITEC campus to enable intensive 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? No

The reason for my or our views are:
I want the mature trees to be retained, protected and integrated into the development. Many, many of the mature trees on the site have already been removed and much of the UNITEC Arboretum has already been destroyed.

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

Details of amendments: Tree Council submission document

Submission date: 19 December 2023

Supporting documents
submission by the tree council on Plan change 94 te Auaunga.pdf

Attend a hearing

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

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

Declaration

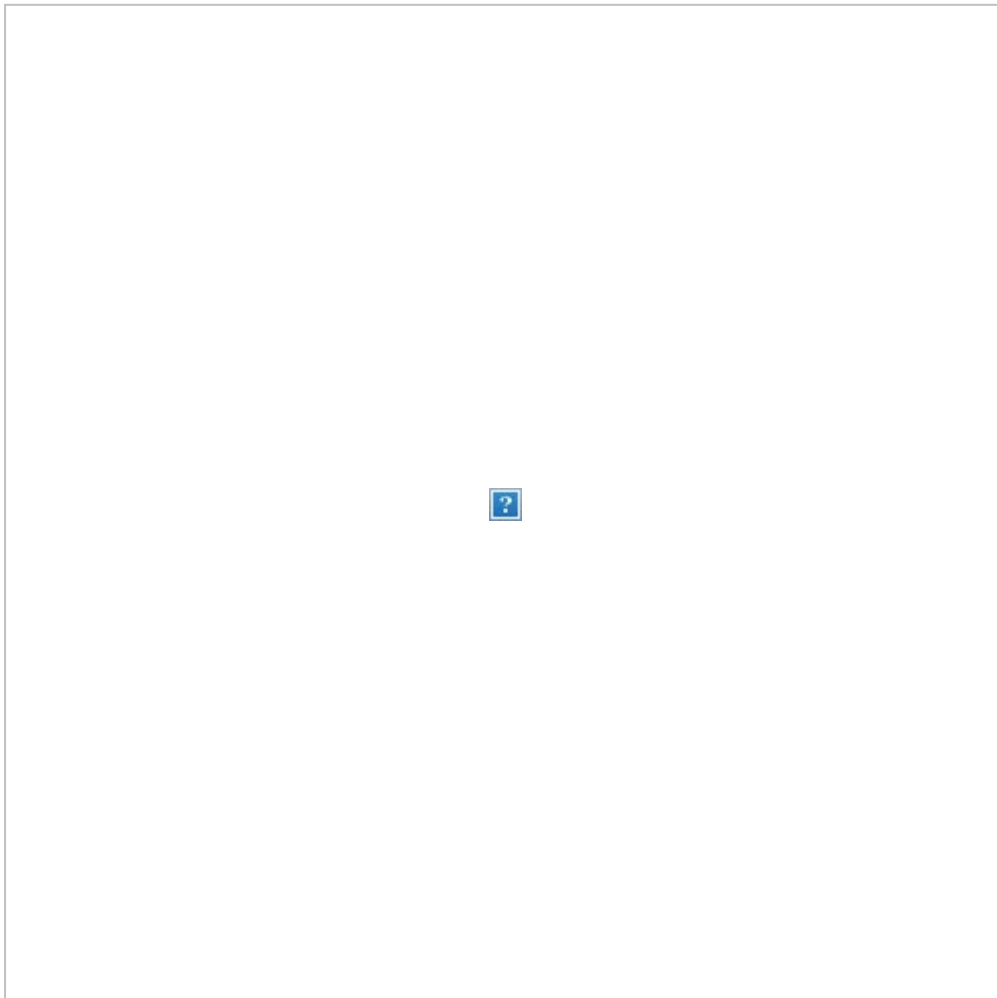
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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The Tree Council

Tiakina Rākau • est 1986



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

19/12/23

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

Preamble

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

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

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

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different

species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013 https://issuu.com/unitecnz/docs/advance_nov_2013).

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

Our submission is focussed on 7 points:

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

1. Lack of Arborist's Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided. The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

30.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

30.1

3. Lack of Tree Protection / Tree Works Methodologies

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

30.2

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

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

4. Lack of Archaeological / Cultural Site Protection

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

30.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

30.4

Northern Open Space

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

30.5

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

Central Open Space

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

30.6

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

Te Auaunga Access Park

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

30.7

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

30.7

Knoll Open Space

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

30.8

South Open Space

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

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

30.9

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

30.10

6. Landscape and botanical character around Building 48

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

30.11

Recommendation:

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

30.11

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

7. Masterplan and Landscape & Visual Effects Assessment

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

30.12

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

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

Conclusions:

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

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

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

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

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

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

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

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rebekah Phillips
Date: Monday, 25 December 2023 9:31:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebekah Phillips
Organisation name:
Agent's full name:
Email address: rphillips@royalroad.school.nz
Contact phone number:
Postal address:
20 Whakawhiti Loop
Avondale
Auckland 1026

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
The Proposed open space provision for the precinct. Lack of a master plan indicating building footprints for a community of 4000+ dwellings and (thereby giving context to) proposed open space. The name change for the precinct from Wairaka to Te Auaunga.

31.1
31.2
31.3

Property address: 1-139 Carrington Road

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:
High number of dwellings from a number of different developers without stated provision of open space for recreation.
Change of name does not acknowledge Wairaka water source.

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

Details of amendments: It is possible to approve the zone change request from educational to business mixed use; building height along Carrington Road from 18 m to 27 m - on assumption that going up can give more open space.

Submission date: 25 December 2023

Attend a hearing

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

Declaration

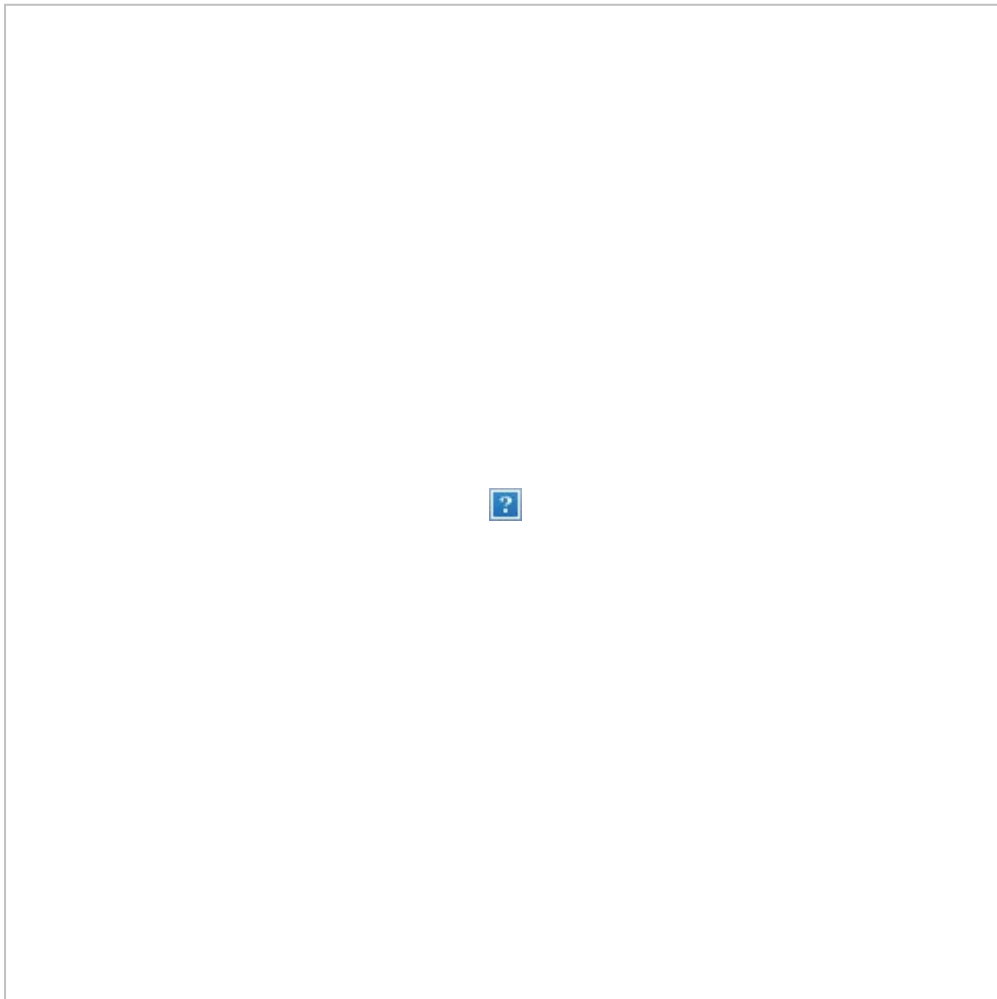
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Dr Pouroto Nicholas Hamilton Ngaropō
Date: Monday, 1 January 2024 11:15:31 am
Attachments: [Submission to Auckland City Council.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dr Pouroto Nicholas Hamilton Ngaropō

Organisation name: Ngati Awa, Te Tawera Hapu

Agent's full name: Pouroto Nicholas Hamilton Ngaropo

Email address: iramoko.marae@gmail.com

Contact phone number: 021820926

Postal address:
244 Withy Road
Whakatane
Whakatane 3193

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules: Opposition to Name Change | 32.1

Property address: Property address: 1-139 Carrington Road

Map or maps:

Other provisions:
My Hapu oppose the specific provisions identified

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:

Background
Te Wai Unuroa ō Wairaka, Ōwairaka, and Te Wai ō Rakataura are the ancient and traditional names of Mount Albert, holding significant historical and tribal importance. These names reflect the area's deep-rooted connection with the Mataatua waka and its historical figures, Toroa and his daughter Wairaka.

Opposition to the Proposed Renaming
The proposal to rename the Wairaka Precinct to Te Auaunga is not supported by our groups. Our rationale is based on the following:

Te Wai Unuroa ō Wairaka, Ōwairaka and Te Wai ō Rakataura are the ancient names for Mount

Albert. The idea and proposal to rename the Wairaka Precinct to Te Auaunga we Ngāti Awa, Te Tawera do not support the name change.

- Geographical Inaccuracy: Te Auaunga refers to a stream located near Mount Roskill, distinctly different from the area around UNITEC and the Wairaka Precinct.
- Historical Significance: The name Te Auaunga, meaning the barking of the dogs of Wairaka, is historically tied to an event involving Wairaka's pet dogs near Mount Roskill, which is separate from the history and identity of the Wairaka Precinct.
- Cultural and Ancestral Relevance: The names Te Wai Unuroa o Wairaka and Te Wai o Rakataura, acknowledged for over 900 years, are deeply intertwined with the Ngāti Awa iwi's ancestral and spiritual heritage.

Ngā kōrero o Ngāti Awa- Ancestral History and Whakapapa of Area

We of Ngāti Awa ki Te Awa o Te Atua and Iramoko Marae, Te Tāwera Hapū and Te Kāmaka Marae in Auckland are not in support of the proposed name for this whole precinct being proposed as 'Te Auaunga' which its name refers to a stream further away and near Mount Roskill which is a different stream and located in a different place away from the UNITEC and the Wairaka precinct and it is not the proper name for this entire area. We acknowledge the name Te Auaunga but in accordance to our history it means the barking of the dogs of Wairaka, in Māori it means Te Auaunga o ngā kuri o Wairaka.

When Wairaka came to Auckland her pet dogs accompanied her. While here her pet dogs were hunting moa birds in the local forest and barking in the forest near Mount Roskill.

In memory of that incident Wairaka named it, 'Te Auaunga o Wairaka,' meaning the barking of the dogs of Wairaka. Hence the proposed name Te Auaunga located away from the precinct area and a different location and a different meaning pertaining to its origins.

Ōwairaka is an ancient name with a history and a tribal association of Mataatua waka as Mataatua canoe actually made landfall here and at Oakley Creek also known as Te Awa o Whau.

It was Toroa and his daughter Wairaka that planted a whau tree on top Mount Albert to commemorate their arrival and their discovery and occupation of the area. To our knowledge Mataatua is the only waka that landed to Ōwairaka and landed into the Whau stream.

There is only two ancient and traditional ancestral names that we acknowledge for this whole precinct and that is 'Te Wai Unuroa o Wairaka' which also acknowledges Te Wai o Rakataura and the Tainui people. These names were given to this area over 900 years ago.

Te Wai Unuroa o Wairaka.

For the past 900 years Ōwairaka has been the Ngāti Awa iwi's ancestral and spiritual home through their ancestress, Wairaka. Wairaka was born on Ma'uke, the most easterly of Rarotonga's islands. She was the daughter of the chief Toroa. She held mana, imbued beauty and is the common ancestor of many tribes today.

Ōwairaka / Te Ahi-kā-a-Rakataura / Mt Albert erupted around 120,000 years ago. This maunga (mountain) was one of many important Māori pā (fortified village settlement) in the region.

Ōwairaka means 'the place of Wairaka'. Another name is 'Te Ahi kā a Rakataura' which means 'the long burning fire of Rakataura.'

Ngāti Awa tribe.

Wairaka is a Māori ancestor for the Mt Albert area of Auckland. She is known as one of the beautiful daughters of Toroa, chief of the Ngāti Awa tribe and captain of the Mātatua waka (canoe).

Wairaka is known throughout New Zealand because of her bravery. She is known as a strong leader of her people.

Who was Wairaka and how did she end up in Auckland?

Mt Albert can be traced back to a Māori woman named Wairaka. She was the daughter of a chief who sailed to New Zealand from Hawaiki.

They settled in the Bay of Plenty, and to avoid a marriage she did not want, Wairaka moved north, establishing a pā on the maunga. The Māori name for Mt Albert is Ōwairaka, after her.

This is why the precinct was named Wairaka Precinct and that we are not in support of any other name for this area.

Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngāti Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the

development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities. The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment. The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution. The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region. The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

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

32.2

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 1 January 2024

Supporting documents
Submission to Auckland City Council.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

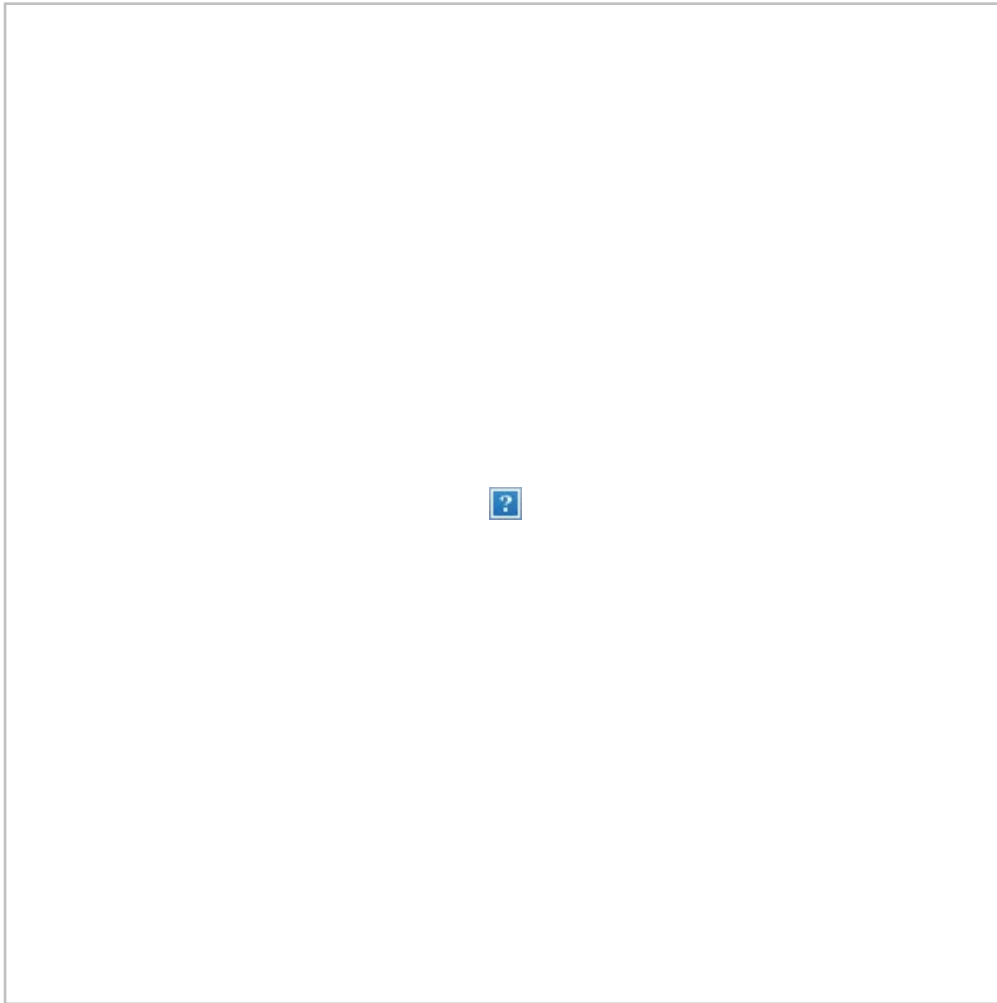
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Submission to Auckland City Council: Proposed Name Change for Wairaka Precinct to Te Auaunga

Date: 14th December 2023

Submitted by: Dr. Pouroto Ngaropo

On behalf of: Ngāti Awa ki Te Awa o Te Atua and Iramoko Marae, Te Tāwera Hapū, and Te Kāmaka Marae in Auckland

Introduction

This submission, presented by Dr. Pouroto Ngaropo, articulates the standpoint of Ngāti Awa ki Te Awa o Te Atua, Iramoko Marae, Te Tāwera Hapū, and Te Kāmaka Marae in Auckland regarding the proposed renaming of the Wairaka Precinct to Te Auaunga to remain under the mantle of Wairaka, the ancestress of Ngati Awa, clearly shows an ancestral link and connection to.

Background

Te Wai Unuroa ō Wairaka, Ōwairaka, and Te Wai ō Rakataura are the ancient and traditional names of Mount Albert, holding significant historical and tribal importance. These names reflect the area's deep-rooted connection with the Mataatua waka and its historical figures, Toroa and his daughter Wairaka.

Opposition to the Proposed Renaming

The proposal to rename the Wairaka Precinct to Te Auaunga is not supported by our groups. Our rationale is based on the following:

Te Wai Unuroa ō Wairaka, Ōwairaka and Te Wai ō Rakataura are the ancient names for Mount Albert. The idea and proposal to rename the Wairaka Precinct to Te Auaunga we Ngati Awa, Te Tawera do not support the name change.

- **Geographical Inaccuracy:** Te Auaunga refers to a stream located near Mount Roskill, distinctly different from the area around UNITEC and the Wairaka Precinct.
- **Historical Significance:** The name Te Auaunga, meaning the barking of the dogs of Wairaka, is historically tied to an event involving Wairaka's pet dogs near Mount Roskill, which is separate from the history and identity of the Wairaka Precinct.
- **Cultural and Ancestral Relevance:** The names Te Wai Unuroa ō Wairaka and Te Wai ō Rakataura, acknowledged for over 900 years, are deeply intertwined with the Ngāti Awa iwi's ancestral and spiritual heritage.

Wairaka Precinct: Historical and Cultural Importance

The Wairaka Precinct, encompassing areas from Point Chevalier to Woodward Road, and from Oakley Creek to Carrington Road, is a site of profound historical and cultural significance,

particularly for the Ngāti Awa tribe. This precinct, named after the Māori ancestress Wairaka, symbolizes our ancestral and spiritual connections to the land.

Precinct Development and Objectives

The Wairaka Precinct is dedicated to fostering a diverse urban community, with objectives including:

Educational Development: Continuation of tertiary education facilities.

- **Community and Recreational Activities:** Encouraging a range of community, recreational, and social activities.
- **Residential and Commercial Development:** Supporting compact residential communities and commercial services.
- **Business and Innovation:** Enabling business and innovation activities, especially those benefiting from proximity to educational institutions.

Conclusion and Recommendation

In light of the historical, cultural, and ancestral significance of the names Te Wai Unuroa ō Wairaka and Te Wai ō Rakataura, we strongly recommend retaining the name 'Wairaka Precinct'. Any other name would not only overlook the historical and cultural relevance of the area but also detach the community from its ancestral roots.

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Ngā kōrero o Ngāti Awa- Ancestral History and Whakapapa of Area

We of Ngāti Awa ki Te Awa o Te Atua and Iramoko Marae, Te Tāwera Hapū and Te Kāmaka Marae in Auckland are not in support of the proposed name for this whole precinct being proposed as 'Te Auaunga' which its name refers to a stream further away and near Mount Roskill which is a different stream and located in a different place away from the UNITEC and the Wairaka precinct and it is not the proper name for this entire area. We acknowledge the name Te

Auaunga but in accordance to our history it means the barking of the dogs of Wairaka, in Māori it means Te Auaunga o ngā kuri o Wairaka.

When Wairaka came to Auckland her pet dogs accompanied her. While here her pet dogs were hunting moa birds in the local forest and barking in the forest near Mount Roskill.

In memory of that incident Wairaka named it, 'Te Auaunga o Wairaka,' meaning the barking of the dogs of Wairaka. Hence the proposed name Te Auaunga located away from the precinct area and a different location and a different meaning pertaining to its origins.

Ōwairaka is an ancient name with a history and a tribal association of Mataatua waka as Mataatua canoe actually made land fall here and at Oakley creek also known as Te Awa o Whau.

It was Toroa and his daughter Wairaka that planted a whau tree on top Mount Albert to commemorate their arrival and their discovery and occupation of the area. To our knowledge Mataatua is the only waka that landed to Ōwairaka and landed into the Whau stream.

There is only two ancient and traditional ancestral names that we acknowledge for this whole precinct and that is 'Te Wai Unuroa o Wairaka' which also acknowledges Te Wai o Rakataura and the Tainui people. These names were given to this area over 900 years ago.

Te Wai Unuroa o Wairaka.

For the past 900 years Ōwairaka has been the Ngāti Awa iwi's ancestral and spiritual home through their ancestress, Wairaka. Wairaka was born on Ma'uke, the most easterly of Rarotonga's islands.

She was the daughter of the chief Toroa. She held mana, imbued beauty and is the common ancestor of many tribes today.

Ōwairaka / Te Ahi-kā-a-Rakataura / Mt Albert erupted around 120,000 years ago. This maunga (mountain) was one of many important Māori pā (fortified village settlement) in the region.

Ōwairaka means 'the place of Wairaka'. Another name is 'Te Ahi kā a Rakataura' which means 'the long burning fire of Rakataura.'

Ngāti Awa tribe.

Wairaka is a Māori ancestor for the Mt Albert area of Auckland. She is known as one of the beautiful daughters of Toroa, chief of the Ngati Awa tribe and captain of the Mātatua waka (canoe).

Wairaka is known throughout New Zealand because of her bravery. She is known as a strong leader of her people.

Who was Wairaka and how did she end up in Auckland?

Mt Albert can be traced back to a Māori woman named Wairaka. She was the daughter of a chief who sailed to New Zealand from Hawaiki.

They settled in the Bay of Plenty, and to avoid a marriage she did not want, Wairaka moved north, establishing a pā on the maunga. The Māori name for Mt Albert is Ōwairaka, after her.

This is why the precinct was named Wairaka Precinct and that we are not in support of any other name for this area.

Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngāti Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the

development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities.

Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the

campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment.

The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution.

The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region.

The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

The Wairaka Precinct provides overall objectives for the whole area, and three sub-precincts:

- Sub-precinct A provides for healthcare/hospital related purposes and is intended to accommodate the Mason Clinic:
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities
- Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained through the development of the precinct. These include the following:

- The significant ecological area of Oakley Creek;

- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;

Auckland Unitary Plan Operative in part 1,1334 Wairaka Precinct:

- Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity this affords, and
- The Historic Heritage overlay of the former Oakley Hospital, and identified trees on site.

The implementation of the Precinct plan requires a series of works. These focus on the open space and roading network giving access from the east to the important Oakley Creek public open space, and the walking and cycling connections linking east to west

Waterview and areas further west to Point Chevalier/Mount Albert, and north to south Mount Albert to Point Chevalier. This precinct plan also provides key linkages on the western regional cycle network.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering Oakley Creek. Currently the precinct also receives stormwater from an adjacent

catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects.

Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct.

Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the

time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek over bridge to the proposed bus node and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for a bus node and road widening to support the public transport network;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or

- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan.

This method provides for integrated development of the area and ensures high quality outcomes are achieved.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location.

The Wairaka Precinct plan is already operational and working well at this stage which we are pleased about at this stage.

We have absolute commitment to ensuring that the oral archives of all tribal narratives about Mt Albert, be known, respected and acknowledged. We note the following from Alice Webb-Liddall who tells the story of Ōwairaka and how the whole area was developed to where we are today 2023.

Mt Albert is Auckland's second oldest suburb and arguably its best. It's home to one of the country's biggest schools, best playgrounds, and most delicious

noodles, and has recently undergone a facelift, rejuvenating the main drag along New North Road and the Mt Albert train station.

But how does a suburb get made? The story of Mt Albert is lengthy, with its first resident setting up shop in around the 12th century, but here we'll attempt to squish that 900-year history down into ten great moments.

The establishment of a pā on Ōwairaka

Mt Albert can be traced back to a Māori woman named Wairaka. She was the daughter of a chief who sailed to New Zealand from Hawaiki on the Mataatua canoe.

They settled in the Bay of Plenty, and to avoid a marriage she did not want, Wairaka moved north, establishing a pā on the maunga.

The Māori name for Mt Albert is Ōwairaka, after her. Hence the Māori name used for this area now called Wairaka Precinct.

Between that point and the arrival of Europeans to the area, there were many fights over Ōwairaka, due to its setting on the border of Tainui and Ngāti Whātua o Kaipara.

Samuel Marsden is thought to have been the first Pākehā to have climbed Ōwairaka, in 1820 with Ngāti Whātua chief Apihai te Kawau.

Getting the name Mt Albert

In 1840 after the signing of Te Tiriti o Waitangi, lieutenant governor William Hobson decided to make Tāmaki Makaurau the capital city.

This move prompted the Pākehā settlers to do what they did best: make shit worse. They renamed Ōwairaka 'Mt Albert' after Queen Victoria's new husband/cousin Francis Albert Augustus Charles Emmanuel.

In 1841, the crown bought around 13,000 acres of Mt Albert land from Ngāti Whātua for 200 pounds (around \$30,000 today), four horses, 30 blankets, 10 cloaks, a tent and a sealing box, which is not very much at all considering the average house price in Mt Albert today is \$1.18m. With this sale, the crown began to develop the suburb and make it more easily accessible for commute into the city.

It wasn't a hugely favoured suburb, with swampy roads making commuting into the city hard, but in 1866 the Mt Albert District Highway Board was created, and development of better roads was one of their priorities.

Original elevation for the Mt Albert Borough Council building, which still exists at 615 New North Road. Photo: Auckland City Archives

Trains!

The development of train lines were a priority for the steadily growing city, and the first passenger train reached Mt Albert in 1880. But this one train line wasn't enough to service the population boom that occurred in the suburb between 1901 and 1930, when it grew from 2,000 to 20,000 residents.

Electric tram lines were built from Mt Albert to the city in 1915. There was a tram every eight minutes until the lines were ripped out to make way for more car-friendly streets in the early 1950s.

Mount Albert Grammar opens

The country's current second-largest school, Mount Albert Grammar School opened in 1922, to coincide with the population boom. Its name continues to inspire warmth and affection from its current and former students, and burning hatred and resentment from anyone trying to use the Western Line train before 9am on a weekday. In 2019 the enrolment number reached 3098.

Whau Lunatic Asylum becomes a school.

In 1976 the first iteration of what is current-day Unitec was established. It was initially called Carrington Technical Institute. Much of what is now Unitec was then a hospital and lunatic asylum. This part of the current Unitec campus was the Whau Lunatic Asylum, built in 1865. At the time of its closure when people were feeling spiritually unsafe it was the Tohunga of Ngāti Awa that were called in in the 80's to clear this whole Wairaka precinct to make it spiritually safe.

This was done by the Ringatu church conducted by the late Ringatu minister and Tohunga Te Wharekaihua Coates brother to Sir Hirini Moko Mead. From that day forth there has been no spiritual negativity here since.

A city is born

In 1978 the suburb changed from a borough to a city and established its own City Council. Mary Inomata is in her seventies and has lived in Mt Albert her whole life. She remembers the days of the Mt Albert City Council fondly, when

she could “trot down to the council office and speak to the mayor.” She says back then “rates were cheap, we weren’t in debt, and we had the most fantastic people on our council.”

Protesting the Springbok Tour

For 56 days in 1981, New Zealand was a nation divided, as groups clashed over whether the All Blacks should be playing a rugby team from apartheid South Africa.

With Eden Park just down the road, Mt Albert became the centre of a lot of the action for Springbok Tour protesters.

Inomata remembers storms of policemen and protestors clashing in the middle of the town. It was the first time she’d seen anything like it in her community. “I think it was the first step in a new awareness that we had in Mt Albert, that Auckland city politics was very close to us and we were becoming a part of it.”

The death of Mt Albert City Council

During a local council restructure in 1989, the Mt Albert City Council and 10 other local city and borough councils were amalgamated to form the Auckland City Council.

The restructure delivered Mt Albert a succession of poor-quality mayors including John Banks, Dick Hubbard, and John Banks (again). In 2010, the seven city and district councils from the wider region were merged once more to form Auckland Council.

Mt Albert residents can finally buy a drink

Mount Albert was one of the last ‘dry’ areas in New Zealand. For decades, you couldn’t even get a glass of wine with your dinner at a local restaurant. Inomata says the liquor ban was in part because the area’s strong Christian community were against alcohol.

This was changed in 1999, thank GOD, and there are now multiple options if you want to grab a cheeky bevvie while you’re in town.

Better train services and a town centre makeover

The Mt Albert train station is used by thousands every day, providing easy access to the shops, the schools and the Unitec Mt Albert Campus from all around Auckland.

In 2013 work started on developing the station to provide more shelter, better disability access and better facilities for ticketing, lighting and overall design improvements.

In 2017 there was also a redevelopment of the main town centre, which widened footpaths, created protected bike paths, and added some foliage to the previously bare streets.

Mt Albert is still thriving after 178 years of having the name. It has produced two local MPs who went on to become prime minister – Jacinda Ardern and Helen Clark.

In Rocket Park, it has one of New Zealand’s most popular playgrounds. Most importantly, it is home to one of the country’s only councillor-endorsed Scrabble clubs.

Even more exciting developments are on the horizon. When the City Rail Link arrives, it'll only be a 15 minute journey to downtown Auckland, and if Mt Albert's past teaches us anything, it's that easier, faster access will draw in crowds.

Now it's up to the council, business owners and residents to figure out how to cater for the boom. Mount Albert Ōwairaka is a beautiful place to live and provides a unique identity and essence to Auckland as a whole.

Here is more acknowledgement of the history of Ōwairaka from one of the local schools.

Wairaka – Who is she and why did she come to Owairaka/Mt Albert?

How does she connect to this area so far away from her papa kainga?

Over the last few weeks, Room 17 has listened, learned and participated in the research of our school tupuna (ancestor) Wairaka.

Here are some of our thoughts about her:

Wairaka is a Māori ancestor for the Mt Albert area of Auckland. She is known as one of the beautiful daughters of Toroa, chief of the Ngati Awa tribe and captain of the Maatua waka (canoe). Wairaka is known throughout New Zealand because of her bravery. She is known as a strong leader for her people.

Wairaka is very strong and powerful because she is a leader. She is a leader that gives wise advise to her phenomenal people and as she took place as a leader, life in those strenuous days for her people became easier and happier.

One story of Wairaka's bravery is when she saved the Mataatua waka and the Ngati Awa tribe, after their arrival to Aotearoa, New Zealand.

With her mighty words she called to her ancestors praying, "Kia Whakatane au i ahau" Let me act like a man. She grabbed the paddle and advised the women to save themselves from death.

Touching the paddle in those days was very 'tapu' or sacred. But Wairaka knew it had to be done.

Wairaka was very brave and very important and that is why she has been known for a very long time. In our area, our school and our mountain are both called Owairaka meaning it belongs to or where she (Wairaka) lived.

Wairaka is an important, powerful woman. In these days, hardly any Māori people forget the interesting history of Wairaka. She is a rolemodel for all people and her memory continues to inspire us today.

We will continue to learn and teach others about her fantastic endeavours and life at the time of the Great Migration to Aotearoa from Hawaiki.

Elisapesi Year 5

Owairaka Mountain today.

On our journey to discovering Wairaka's great acts. We were lucky enough to have support from local kaumatua, Matua Tom Cassidy and Matua John Moses. Another significant expert, Matua Hau from Te Noho kotahitanga marae situated at Unitec was a huge help in getting us the correct information and facts for our soon to be released school pepeha.

Nga mihi hoki ki a Mr Abraham Karaka who also gave valuable input with helping in the selection of specific words we would eventually use in 'our pepeha'.

Without all your support this project, but moreso this taonga would never have come into fruition. Tino pai rawa atu koutou me o koutou awhi me te aroha mo tenei mahi whakanui e pa ana ki a Wairaka.

We've been on trips, had interviews and researched to gather the appropriate facts needed in the sustainability of Wairaka and her history at our school.

But it's not over yet!

Next goal to create Waiata(songs) to support the korero (talk) we have learned, then to teach it to our wider school community.

Please help us keep her memory and history alive for our future generations to come at Owairaka Primary school.

MAURIORA!

Te Wai o Rakataura.

Rakataura, also known as Hape or Rakatāura, is a legendary Polynesian navigator and a progenitor of many Māori iwi. Born in Hawaiki, Rakataura was the senior tohunga (priest/navigator) who led the Tainui migratory canoe to New Zealand.

Rakataura is associated with stories involving the Manukau Harbour, the Te Tō Waka (the Ōtāhuhu Portage) and the Waikato. Many place names in Tāmaki Makaurau (modern-day Auckland) and the Waikato region reference Rakataura, or are described in oral traditions as being named by Rakataura.

He was a very gifted Tohunga. It is said he came on the back of a stingray called Paneiraira. We he arrived from Tahiti to Mangere he lived at the island calmed

Te Motu ō Hiaroa or Puketutu. He called taniwha of the ocean calm the waves of the Manukau harbour and it was calm. This enabled the Tainui, Te Arawa and Mataatua canoes to land.

From here he travelled to Three Kings. When he arrived there he chanted a karakia and drove his taiaha into the ground which formed the waters named Te Wai ō Rakataura hence its origins.

It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services.

Mount Albert (Māori: Ōwairaka)[A] is an inner suburb of Auckland, New Zealand, which is centred on Ōwairaka / Mount Albert, a local volcanic peak which dominates the landscape.

By 1911, growth in the area had increased to the point where Mount Albert was declared an independent borough, which was later absorbed into Auckland. The suburb is located 7 kilometres (4.3 mi) to the southwest of the Auckland City Centre.

One of the earliest names Tāmaki Māori gave to the volcano was Te Puke o Ruarangi (The Hill of Ruarangi). A traditional story involves Ruarangi, a chief of the supernatural Patupaiarehe people, escaping a siege on the volcano through lava tunnels. Another narrative from Te Arawa refers to the Waitaha chief Ruarangi the grandson of Hei and the son of Waitaha. Ruarangi lived here and named the area Te Pā o Ruarangi.

Other early names include Te Ahi-kā-a-Rakataura or Te Ahi-kā-roa-a-Raka, means 'the long burning fires of Rakataura', referring to its continuous occupation by the Tainui explorer Rakataura. The name Ōwairaka refers to Wairaka, an early Māori ancestor, who was the daughter of Toroa, the captain of the Mātaatua voyaging waka. Wairaka fled to Auckland to escape an unwanted marriage, and established her people on the volcano.

During the early 18th century, the Auckland isthmus was heavily populated by the Waiohua confederation of tribes. Ōwairaka / Mount Albert was the western-most hill-top pā of Waiohua and had

extensive terraces and cultivations, although not as many as Maungakiekie or Maungawhau to the east. After a conflict between Waiohua and Ngāti Whātua in the mid-18th century, the area became part of the rohe of Ngāti Whātua. Ngāti Whātua had a much smaller population than the Waiohua, and seaside areas were preferred places to live.

Because of this, much of the area fell into disuse. The Oakley Creek has been traditionally used by Tāmaki Māori as a source for crayfish, eels and weka. Harakeke (New Zealand flax) and raupō, which grew along the banks of the creek, were harvested here to create Māori traditional textiles.

In 1820, English priest Samuel Marsden visited the area, and climbed to the peak of Ōwairaka / Mount Albert with the paramount chief of Ngāti Whātua, Apihai Te Kawau. The mountain was named during the early colonial era after Prince Albert, husband to Queen Victoria.

On 29 June 1841, Mount Albert was sold to the Crown by Ngāti Whātua, as a part of a 12,000 acre section. The terrain of the area was rough, meaning the area

saw slower development compared to other parts of the Auckland isthmus. In the 1860s, New North Road was established as road access for the area and as an alternative to the Great North Road to the north.

Mount Albert area became an area of large estates for wealthy landowners, due to its proximity to Auckland township. Large houses including Alberton and Ferndale House were constructed for the families of the area.

In 1866, the Mt Albert Methodist Church was constructed. Later that year in October 1866, the Mt Albert District Highway Board, the first local government in the area, was formed to administer New North Road and surrounding areas. Tensions existed among the ratepayers of the area,

primarily between the "mountain" area ratepayers and the city-side ratepayers in Eden Terrace, who believes that they were paying too high rates for a road that did not lead to any specific location.

By June 1875, Eden Terrace had split from the Mt Albert District Highway Board. The first school in the area, Mt Albert School, was established in 1870 on land gifted by John McElwain, at School Road in Morningside.

Early society in Mount Albert centred around the Anglican Church, and figures such as pioneer Allan Kerr Taylor and his wife Sophia Taylor.

The Kerr Taylor family renovated their home in the early 1870s, transforming Alberton into an elaborate Anglo-Indian-inspired mansion, that hosted many formal events in the area.

Mount Albert railway station opened in March 1880, connecting Morningside to Auckland city by rail, and spurring suburban growth. In the 10 years after 1881, the population of Mount Albert doubled to 1,400 people. During the latter 19th century, a quarry was established on Ōwairaka / Mount Albert, with a rail spur connecting the quarry to the North Auckland Line.

Local residents had become concerned for the mountain, and petitioned the government to stop the quarry in 1895 and 1915.

The Railways department chief engineer dismissed the residents' concerns. By 1905, the summit of the mountain became public land, and the quarry was eventually closed in 1928.

Suburban development

ANZAC Day services at the newly constructed Mount Albert War Memorial in 1961

By the 1910s, Mount Albert had become one of the fastest growing suburbs of Auckland. The district attracted many families from outside the Anglican

community, notably many successful businessmen, who wanted to establish large family homes while still able to commute to Auckland. By 1911, the population of the area had grown to 6,666, and in 1912 the King George V Hall opened, becoming a social hub for Mount Albert.

The area was still significantly more rural compared to Kingsland in the north-east, home to many dairy and poultry farms. In 1915, the Auckland tramline reached the suburb, creating suburban growth and leading to the development of the Mount Albert

commercial shopping area, originally known as Ohlsen's Corner. As the Mount Albert shops developed, the area gained the name the Terminus, as at the time it was the final stop on the tramline along New North Road.

Growth in the area led to the creation of the Borough of Mt Albert on 1 April 1911. The borough took out significant loans, in order to invest in the water supply for the area.

Between 1901 and 1931, the population of the area surged from 2,035 to 20,600, making Mount Albert the largest borough in New Zealand. After

World War II, a major housing shortage in New Zealand led to the construction of many state housing areas, including the Stewart Estate in Mount Albert.

The Mount Albert shops flourished in the 1950s and 1960s. During the 1960s, Mount Albert had a significantly older population than the surrounding areas of Auckland. In April 1961, the Mount Albert War Memorial Hall, a large modernist community centre, was constructed.

Urban Māori and Pasifika communities grew in the area from the 1950s onwards, and increased in the 1970s due to the gentrification of the inner city suburbs close to the Auckland city centre.

The Mount Albert shopping village began to go into a decline in the 1970s, after the establishment of the St Lukes Shopping Centre to the north.

By the 1990s, Mount Albert has developed into a multicultural centre in Auckland, with a growth in Indian, Sri

Lankan and Chinese communities, in part caused by two tertiary institutes in the area: Unitec Institute of Technology and the Auckland Institute of Studies.

The History of Ōwairaka the Māori name for Wairaka Precinct.

The history of Wairaka, from whom Ōwairaka was named

As told by Wairaka descendent Pouroto Ngaropo

For the past 800 years Ōwairaka has been the Ngāti Awa iwi's ancestral and spiritual home through their ancestress, Wairaka.

Wairaka was born on Ma'uke, the most easterly of Rarotonga's islands. She was the daughter of the chief Toroa. She held mana, imbued beauty and is the common ancestor of many tribes today.

The island Mauke, like the Aotearoa maunga she would come to call home, Ma'uke was an extinct volcano.

The tiny island only 18 km in circumference, comprised a central volcanic plateau surrounded by a ring of jagged, razor-sharp fossilised coral, which reaches up to 1,000 metres inland. Its volcanic origins created fertile soil and a reputation of being the garden of the Rarotongan islands.

According to legend, Chief Uke, who was descended from the Gods, arrived at Ma'uke after a long voyage from Avaiki - the Rarotongan fatherland in the sky. After a peaceful sleep he awoke and named it Akatokamanava – a place where my heart rested. He gave his beautiful daughter in marriage to Chief Atiu-Mua and their descendants populated Ma'uke and Atiu for many generations. And it was those later generations who renamed the island Ma'uke ("Ma Uke" means Land of Uke). The original name is still used in songs and on formal occasions.

The Ngati Awa people descend from the ancestor Toi and his wife Te Kura-i-Monoa. It is said Toi used the constellations to navigate across the Pacific Ocean. He likened the celestial bodies to the star gate as he was a time traveller, travelling from island to island to reconnect back to his descendants. When his wife was giving birth to their son, he said to her: "I name our child after the star gate, the stars I used as a navigational compass, which guided me to Aotearoa". And so the son was named Awanuiarangi, meaning people of the stars.

A journey across the seas to Aotearoa

In around 1250 AD, Wairaka and her extended whanau journeyed to Aotearoa from the island of Mauke in Rarotonga on board the waka Mataatua, which was captained by her father the high chief Toroa.

The journey from Rarotonga took the whanau via the Kermadec Islands, landing at Parengarenga Harbour near to Aotearoa's northernmost points. From there they sailed to Kerikeri, to Hokianga, Whangarei, Kaipara and the Manukau Harbour.

Many well-known places in the Auckland district bear the whanau names to this very day, including Muriwai (after Wairaka's Aunty), Puhinui (after her mother) and Toroa Terrace (Mt Albert) / Toroa Street (Torbay) after her father and Ngāti Awa street in Onehunga. Ruarangi Road in Mt Albert commemorates the Tutumaio chief who died at Oruarangi stream in Ihumatao.

Further explorations

When they first arrived at the maunga, Wairaka's family found the maunga was occupied by tutumaio – fairy-like beings of forests and mountain tops. One of the tutumaio's leaders was

Ruarangi, who is remembered to this day through a Mt Albert street named after him. Wairaka and her family lived harmoniously alongside these light-complexioned supernatural creatures of the night until the tutumaio got caught in the sun's rays one morning at Pt Chevalier and perished.

Shortly after their arrival, Wairaka's father blessed some karaka saplings he had brought from Rarotonga. He planted them on the summit and told Wairaka they would be a symbol of her home should she later wish to return and establish herself there. In an interesting parallel with Pākeha immigrants planting exotic trees on the maunga hundreds of years later, Toroa's karaka were also introduced species that reminded him of home. Yet over time we have all come to love karaka and have adopted them as our own.

Wairaka's geneology

Te Tīmatanga

Toitehuatahi

Awanuiārangi I

Awaroa

Awatumakiterangi

Parinuitērā

Awamoherehu

Irakewa

Toroa = Puhānuī

Wairaka

Sailing down the East Coast

After a time, Wairaka's whānau left the region and sailed the Mataatua down the East Coast to Whakatane. Upon arrival, the men anchored the waka and went ashore to set up the camp, leaving Wairaka and the rest of the women and children to wait on board.

During this time, it came loose from the anchor stone and started drifting out to sea. Recognising they were in danger, Wairaka defied the tapu that forbade women to handle a canoe, took hold of Toroa's paddle, and brought everyone back to safety, calling: "Kia Whakatane au i ahau' – I will act the part of a man". This cry is the origin of the town's name. Her bravery is commemorated in a bronze statue, which stands on a rock at the Whakatane Heads.

Wairaka and her whānau lived in and around the Whakatane region in the early years of her adult life, transitioning from a child to a woman during this time. It didn't take long for news of her beauty to spread. So much so, that many men came from as far afield as Tainui and Taranaki to gain her favour.

Te Awa o Te Atua- The River of God

Another incident occurred where Wairaka was bathing in the lagoon, situated in Matata. Here she received her menstrual cycle. She said to her father: E papa he aha kei raro I a au? / What is that beneath me father? Toroa replied and said that is the blood of God. Hence the lagoon in

Matata is attributed to this moment known as Te Awa O Te Atua. The river of the gods. This is also our tribe as another segment of Ngāti Awa, known as Ngāti Awa Ki Te Awa O Te Atua.

Po I raru ai a Wairaka - The night Wairaka was deceived

A story tells that, during this time, Wairaka fell in love with the handsome Tukaiteuru who was visiting the area at the time. They arrived at her home and were welcomed and invited to stay. As everyone was setting up their beds for the night, Maiurenuī from Tainui descent noticed Wairaka and wanted to be with her. She had other ideas, so once Wairaka left the whare, he tricked Tukaiteuru into moving his bed closer to the door, away from Wairaka so to allow him to put his own bedding by hers.

Later into the night, the evening meal, socialising and entertainment went well into the night. After bidding her leave, Wairaka entered darkened sleeping quarters with only one thing on her mind: a passionate night with Tukaiteuru. And what a night it was, such was her passion for Tukaiteuru that she scratched his face during the lovemaking, as to mark her man. She would then let her father know the next morning, this was the man for her.

It may have been a magical evening but the next morning Wairaka's bliss turned to horror when saw Tukaiteuru had no scratch on his face and realised Maiurenuī had deceived her.

Maiurenuī then walked by, bearing the scratches.

Wairaka became pregnant as a result and subsequently wed Maiurenuī, but she never forgave him for tricking her. One day she sent him out to go fishing as she was craving seafood, where he drowned and died.

The energy created by the power of love was so strong that Wairaka composed a song in memory of that special night:

Piki mai, kake mai ra Homai te waiora
Kia ahau e tutehu ana Koia te moe a te kuia,
I te po Po I raru ai a Wairaka
Po I raru ai a waira Papaki tu ana ngatai ki te reinga
Ka po, ka ao, ka awatea tihei Mauriora!

Climb to me, climb with me, give me the waters of life.

This song has echoed down through the centuries and her ancestors still sing it to this day.

Wairaka in the later years

Later in life, Wairaka subsequently married and had three children. After they grew up and left home, she decided to return to Auckland to be near to a brother, Te Whakapoi, who lived on Puketāpapa (Mt Roskill). Wairaka missed her brother and wanted to go and find him in the region of Tāmaki Makaurau, so she headed off. By this time she was in her late 30's

Arrival at Tāmaki Makaurau

On their travels up to Tāmaki Makaurau to find Whakapoi, Wairaka brother, they found their way to the Manukau Harbour, whereupon they travelled to the east coast via the portage at Ōtāhuhu – one of two portages on the Auckland isthmus. Their explorations revealed the Whau River – an estuary that flows into the Waitemata Harbour and they travelled up it as far as what is now Avondale / New Lynn. Tāmaki Makaurau's second portage lies at the Whau's upper reaches but, instead of crossing it to re-launch in the Manukau Harbour,

Wairaka whanau were drawn by a maunga to the north-east at what is now Mt Albert. The maunga was still unoccupied when she arrived in around 1250 AD, so Wairaka climbed to the summit and lit her fires thus creating Te Pā of te Wairaka – the home of Wairaka. From that time onwards the name has been held because of the mana, the authority and physical and spiritual influence that she had. Wairaka became the mountain; the mountain became her.

The source of Te Wai-unu-roa a Wairaka -The spring of Wairaka

The source of Te Wai-unu-roa a Wairaka - The spring of Wairaka, which can be seen to this day at Unitec.

Te Wai-unu-roa a Wairaka - The spring of Wairaka

Wairaka lived in Tāmaki Makaurau on the maunga for over 30 years, establishing her mana over the surrounding area and leaving many legacies that have lasted to this day. For example, she brought eels with her from Te Teko so went searching for fresh water for eels and her people.

Finding herself at the grounds now underneath Unitec, Wairaka uttered a karakia and stamped her foot hard on the aquifer and the spring came forth - Te wai Unuroa a Wairaka. This is the place where the Unitec is established and the puna (spring) remains alive and flourishing.

A group is established here with Ngāti Awa Ki Te Awa o Te Atua descendants who are part of the restoration, preservation and protection of the puna (spring) know as Ngā Kaitiaki o Te Wai-unu-roa a Wairaka.

Te Waiorea a Wairaka – The eels of Wairaka

From there she went to what is now known as Western Springs and urinated to form its aquifer (Te Wai Mimi o Wairaka). As water gushed forth, Wairaka placed her eels in the pool as guardians of the area, naming it Te Waiorea – Water of eels.

The eels are known as Kaitiaki and very spiritual and sacred. They are the guardians of this area. After establishing the eels, Wairaka walked over to where Auckland Zoo is now located and planted a mauri stone known as a keo. This stone was brought over from the island Ma'uke. The mauri remains there at this site today, as a symbol of Wairaka's presence and life-force.

She was quite adventurous and went to a number of places around Auckland, Te Atatu, Huruuru Creek. There are branches of her tribe at Glen Innes. Ngāti Awa's mana whenua is therefore established here in this area Mt Roskill, Albert, One Tree Hill, Grey Lynn. She went back to Whakatane and died there and was buried by the Whakatane River at Opihiwhanaungakore.

Final resting place of Wairaka

Wairaka spirit remains strong to this day and her mana and mauri continues to flow strongly through the Tāmaki Makaurau region, where she resided for over 30 years. Her steps are imprinted there. Her spirit is present at the maunga that still bears her name to this day.

As a high-born chieftainess, Wairaka carried the power and knowledge of her people's history. Her mana and mauri lives on through Ngāti Awa and all peoples who feel spiritually connected with the land in particular the area of Tāmaki Makarau.

The Ngāti Awa descendants that still reside in the Tāmaki Makaurau region and are representatives of her. Her history proceeds her and Ngāti Awa presence is forever in the Tāmaki Makaurau region. Moe mai ra e Kui, e Wairaka e.

Wairaka statue on Turuturu Rock, Whakatane.

On behalf of Ngāti Awa ki Te Awa o Te Atua, I submit this as my submission in support of and to maintain the name Wairaka Precinct for the whole area and that any other name would be inappropriate. We wish to be heard on all the content of our submission.

Dr Pouroto Ngaropō

Chairman

Te Rūnanga o Ngāti Awa ki Te Awa o Te Atua.

Chairman

Te Kāmaka Marae, Auckland.

Wairaka spring sign_smaller.jpg

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^ "Place name detail: Ōwairaka". New Zealand Gazetteer. New Zealand Geographic Board.
Retrieved 21 July 2022.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tāne Feary
Date: Thursday, 4 January 2024 10:30:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tāne Feary
Organisation name:
Agent's full name: Tāne Feary
Email address: taneofthewoods@gmail.com
Contact phone number: 0226724691
Postal address:
56 Powell Street
Avondale
Auckland 2026

Submission details

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

My submission relates to

Rule or rules:
Climate policy.
Property address: 56 Powell Street Avondale

Map or maps:

Other provisions:
Climate emergency declaration.

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 proposal is lacking in detailed climate resilience design.

33.1

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

Details of amendments: Additional tree protection. More greenspace and biodiversity planning.

33.2

Submission date: 4 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

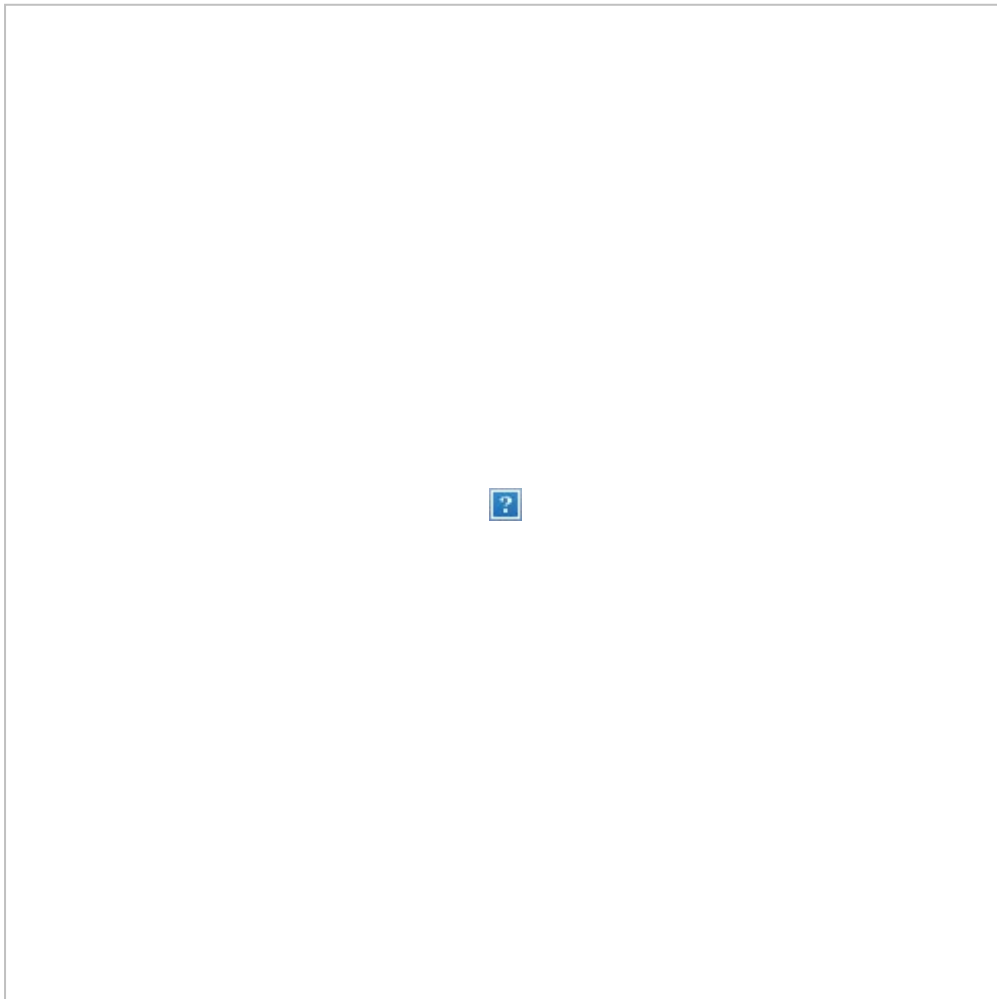
Could you gain an advantage in trade competition through this submission? No

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Coral Anne Atkins
Date: Sunday, 7 January 2024 8:30:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Coral Anne Atkins

Organisation name:

Agent's full name: Coral Anne Atkins

Email address: ccatkinsnz@gmail.com

Contact phone number:

Postal address:
 34 Mahara Avenue
 Auckland
 Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
 Plan Change 94 Te Auaunga Precinct

Property address: 94 Te Auaunga Precinct- Unitec Site

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I want the remaining trees on the Unitec/ Carrington hospital/ Oakley site to be protected with these mature trees to be listed as notable trees and legally protected so that if they are on private land that they cannot be cut down. It would be preferable if the trees could be included as part of The Knoll open space owned by Unitec.

Mature trees are valuable for communities for the shade they provide, home to bird and insect life that is important for the environment and for people to enjoy.

Trees have been cut down as part of the work in developing the site and some were cut down "by mistake" by contractors. There needs to be better protection of these trees and penalties for their removal.

It is important for people to have homes but these homes are hugely improved if there are mature trees in the neighbourhood.

34.1

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

Details of amendments: to retain "The Knoll" open space with mature trees for the enjoyment and health of the local community

34.2

Submission date: 7 January 2024

Attend a hearing

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

Declaration

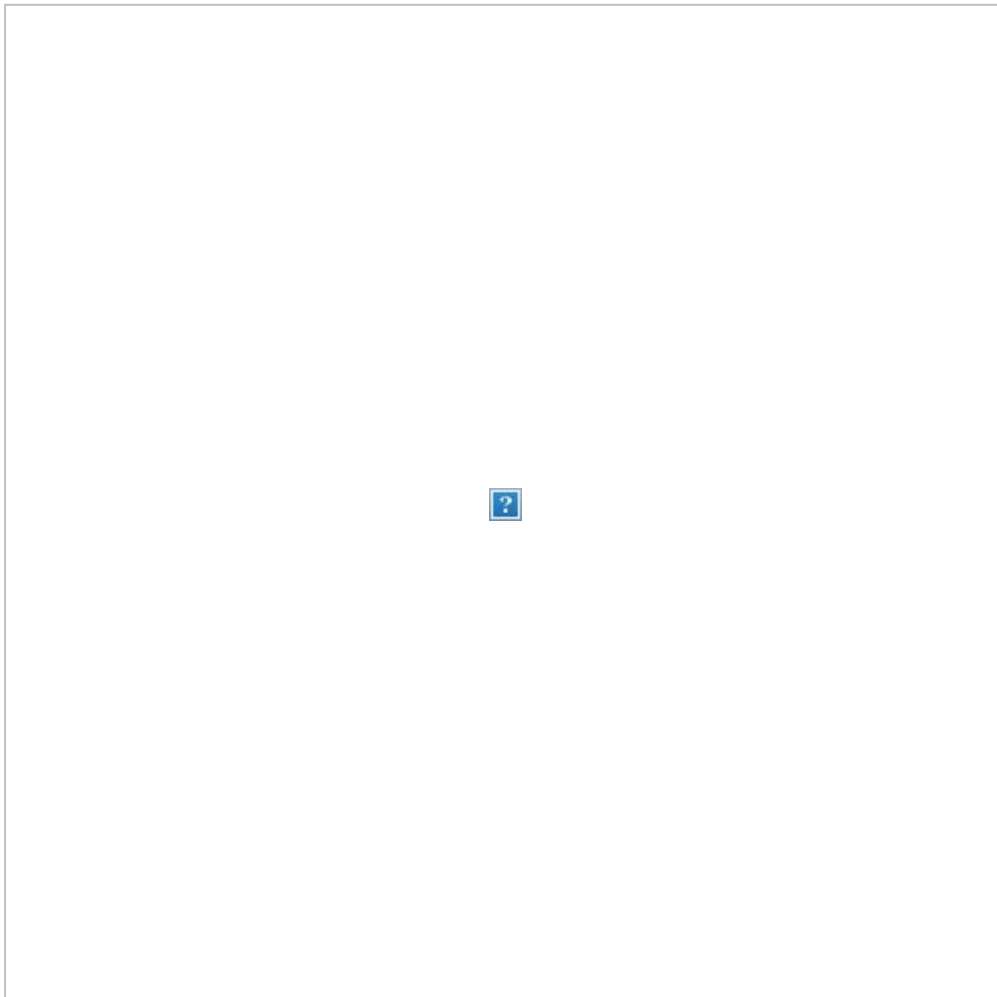
Could you gain an advantage in trade competition through this submission? No

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 94 - Jenny Pullar
Date: Friday, 12 January 2024 2:15:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenny Pullar

Organisation name:

Agent's full name:

Email address: jenny@jennypullar.co.nz

Contact phone number:

Postal address:
23 Esmeralda Ave
Avondale
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Plan Change 94
Protection of remaining existing mature trees on former UNITEC grounds

Property address: Te Auaunga Precinct

Map or maps:

Other provisions:
I have read the Tree Council submission & support all the points they have made with regard to protection of trees, in particular the significant mature trees on the Knoll Open Space associated with Building 48

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:
This is overall a very large site. With an intensive housing development on this scale some provision for mature trees & green space is absolutely essential. It is ecologically criminal given that we have a climate emergency - and just plain stupid! to not work with & protect the existing established mature eco systems (trees). Site layout and design could very easily allow for this entire specified area to be a central covenanted green park space. This would make associated housing more valuable, and therefore profitable for developer. These trees are irreplaceable in our lifetime. It takes 120 years to grow a 120 year old tree. Plan change must protect as green space retaining all mature trees on the knoll open space associated with Building 48. Also protect by covenant or scheduling any remaining trees anywhere on the site that would meet tree scheduling criteria. This

should have been done before the estimated half the trees on site which have already been cut down.

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

Details of amendments: Assess & protect all remaining trees on site that will meet tree scheduling requirements. This is a legal requirement that has not been met with the many trees that have already been slaughtered.

35.1 -
35.12

Submission date: 12 January 2024

Attend a hearing

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

Declaration

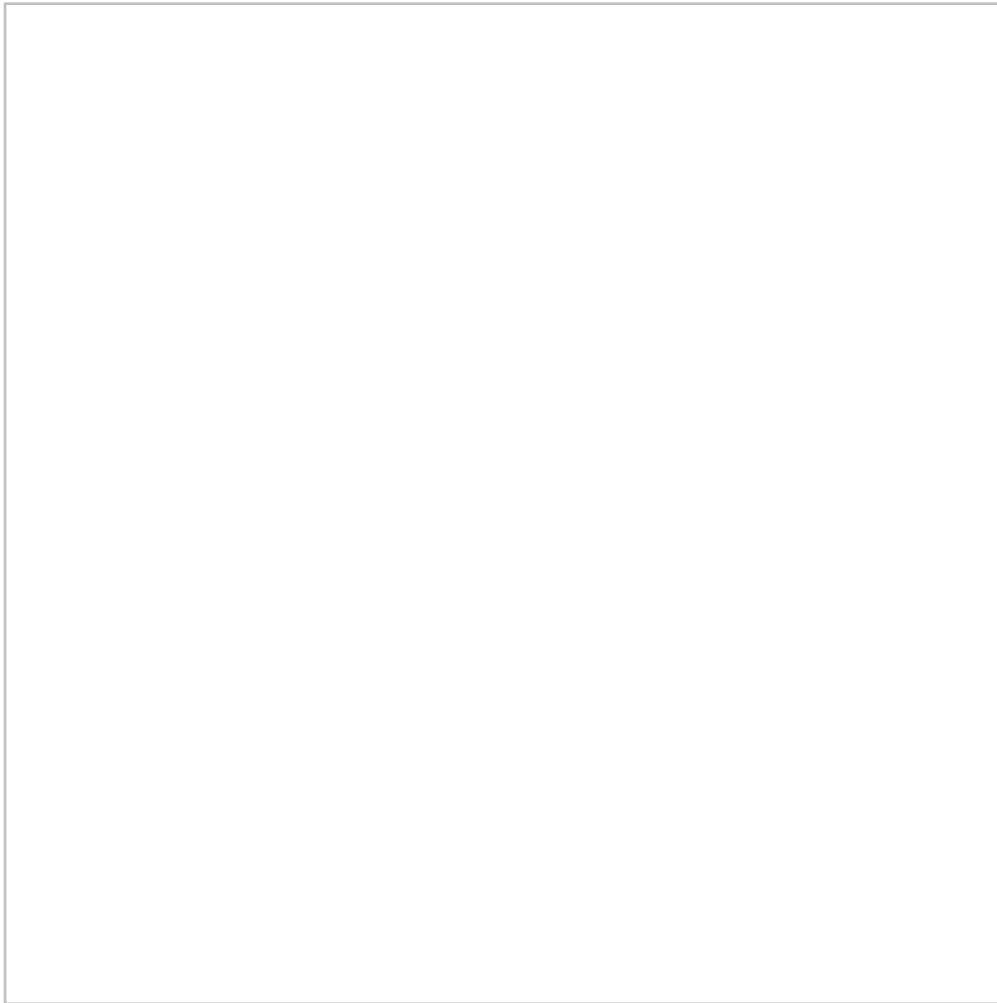
Could you gain an advantage in trade competition through this submission? No

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 94 - Deborah Yates-Forlong
Date: Monday, 15 January 2024 11:16:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Deborah Yates-Forlong

Organisation name:

Agent's full name:

Email address: deborahayates@gmail.com

Contact phone number:

Postal address:

Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

PART B AMENDMENT TO I334 TE AUAUNGA PRECINCT does not appear to mention rules.

Property address: 1-139 Carrington Rd, Mt Albert

Map or maps: Map 1 I334.10.1

Other provisions:

1. Name change from the Wairaka Precinct to Te Auaunga
2. Building height controls
3. Masterplan
4. 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? No

The reason for my or our views are:

1. Name change from the Wairaka precinct to Te Auaunga:
 - To begin with, no reason has been given for the name change proposal. There are, on the other hand, some important reasons against changing it.
 - It is essential to be aware of and focus on those things of importance and value within the precinct. It is important not to make decisions in ignorance of the facts.
 - The name Wairaka needs to be retained for the development because of its historical and cultural significance, and because it is a meaningful feature of the site.
 - Wairaka was a female ancestor, hailing from Rarotonga, with links to numerous iwi who lived here and especially Ngati Awa. She is commemorated in the naming of the nearby maunga, in the

36.1

stream that flows through the precinct, and in the puna or springs that contribute to the awa. Legend describes how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground.

- It is noted that Ngati Awa are not represented in the iwis assigned to manage this precinct. Is this possibly why the name is being obliterated?
- To appropriate a name from elsewhere and superimpose it on a precinct with an existing traditional name and whakapapa, out of tribal competitiveness, and because they can, does not seem like fair play.
- It should be noted that a large part of the waterflow in the Wairaka stream is contributed to by the sizeable springs, located in the area near the Sanctuary Mana Whenua community gardens.
- These springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream. It would, therefore, appear that no archaeological consultation has been carried out in making this proposal.
- These springs are assumed to have been an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens. These practices could potentially have endured over a period of 800 years. This is of significance to the history of Tamaki Makaurau.
- These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the nearby Pump-house, built in the early 1900s would confirm this.
- The proposed name of Te Auaunga is not appropriate for this precinct as the Te Auaunga awa is not within the boundaries of the land in question, whereas the Wairaka stream is, for almost its entire length.
- Te Auaunga is the original name of Oakley Creek, which is some distance away to the west and is a waterway that flows from Hillsborough, on the Manukau Harbour, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island.
- The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name with less meaning and relevance than the name of an important forebear.
- Te Auaunga is also found in the name of Nga Ringa o te Auaunga/Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.
- References to Te Auaunga, the river, and Te Auaunga, the precinct are confusing in the updated plan change, which indicates that this confusion could endure.
- If protection of the stream, landscape or open space is to be given priority during the development process, insisting these elements be given due attention will be more impactful if they carry the name of the precinct. They would be in the name of the development. Changing the name already suggests there is some agenda to deprioritise them.

2. Building height controls

- It is unclear whether the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield, potentially producing too many dwellings.
- My concern is for the quality of life of future residents. There is considerable evidence to show that, if children do not have enough outdoor space to play and explore in and adults do not have spaces in which they can walk and sit around and under trees without feeling cramped or unsafe, then this can play on both child development and physical and mental health. Shade from trees is important in Aotearoa NZ where the sun's rays are particularly damaging. Gardening and food production, something engrained in our DNA, is also a tremendously therapeutic and important activity for city dwellers.
- Maximising profit from development must not be a guiding principle in making decisions such as these.

3. Masterplan

- There is no masterplan provided to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg preschools, community centres etc).
- The 2019 document which the applicant considers to be a masterplan is, in fact, a high-level masterplan, as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022, and is not a useful working document.

| 36.2

| 36.3

4. Open Space

36.4

- Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha.
- In addition, the 2019 document identified a further 3.56 ha as road reserve.
- Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.
- The Sanctuary Mahi Whenua Gardens were guaranteed to be preserved by the former government. These gardens have been developed and maintained for many years now by enthusiastic gardeners and are enjoyed by many who wander through them. However, they have a much longer history and are possibly unique in Auckland as historic gardens worked by Maori for perhaps hundreds of years. I have heard it said that the (volcanic) soil in the gardens is amongst the very best in the world. As a lifelong gardener in diverse parts of the world and a former allotment holder at Sanctuary Gardens, I can certainly state that I have never worked with such productive soil before or since.
- The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.
- Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was:
 "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland." However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."
 ""https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf"

36.5

5. Conclusion

There are considerable concerns about this proposal, involving:

- unclear information about the identification and use of open spaces
- the preservation for posterity of historical knowledge and references, and particularly the name Wairaka Precinct, rather than the irrelevant appropriation of the name Te Auaunga
- the retaining of the highly productive historic gardens as a communal resource
- profits being potentially prioritised over the mental and physical health of future residents.

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

Details of amendments: See above

Submission date: 15 January 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:

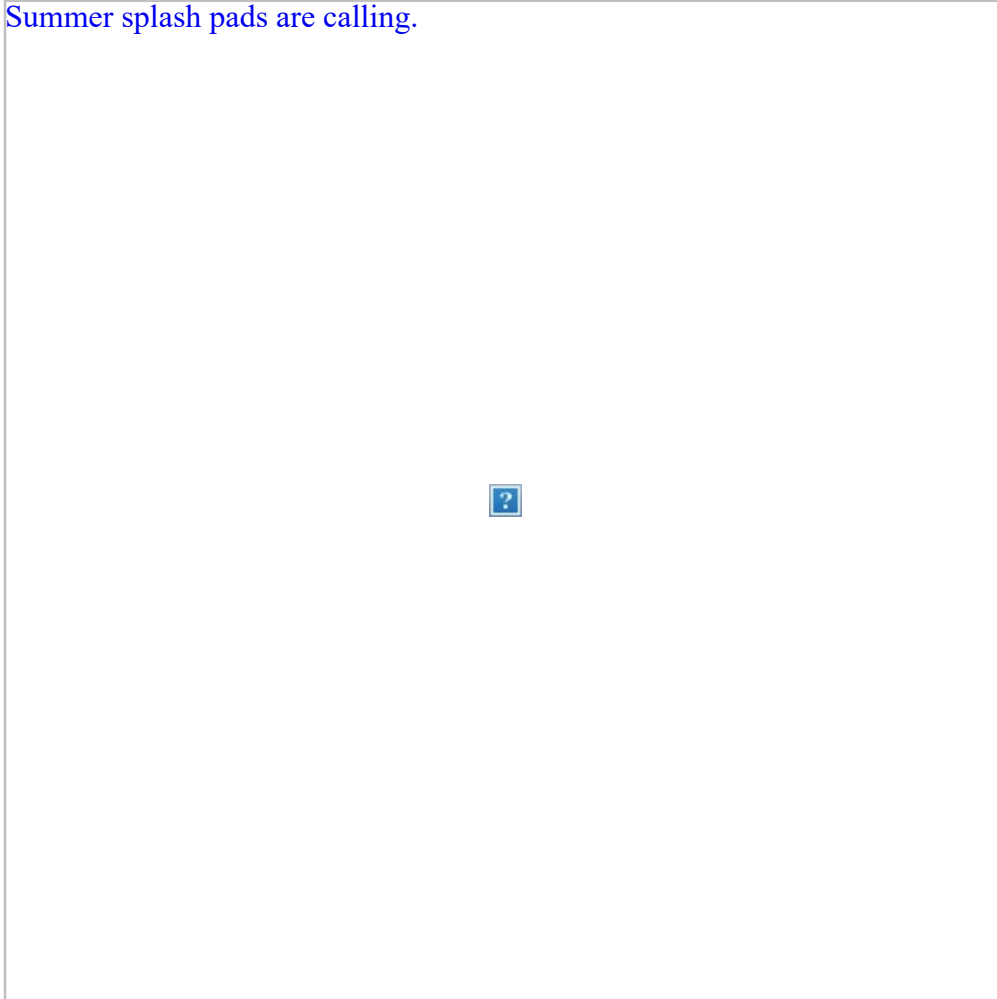
- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Rohan MacMahon
Date: Monday, 15 January 2024 12:47:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rohan MacMahon

Organisation name:

Agent's full name:

Email address: rohmac@yahoo.com

Contact phone number:

Postal address:

Westmere
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. Name change from the Wairaka precinct to Te Auaunga:

It is important to keep a focus on things within the precinct that are valued.

If protection of the stream, landscape or open space is de-prioritised during the development process, it will be easier to insist these elements be given more attention if they carry the name of precinct.

For example; if the stream has the same name as the development precinct, its importance is highlighted. We could then say "you have to take care of these things – its actually in the name of your development".

I understand the name 'Wairaka has historically important connections to this site, particularly to Maori but also to pakeha. Wairaka was a female ancestor, with links to numerous iwi who lived here and is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance, and because it is a meaningful feature of the site.

37.1

It should be noted that a large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the SMW community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream

They are assumed to be an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens, and by legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the Pump-house, built in the early 1900's would confirm this.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Nga Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public. For these reasons, I oppose the name change proposal.

2. Building height controls:

37.2

It is unclear if the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield.

3. Masterplan:

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.).

The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).

4. Open Space:

37.3

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha.

In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was;

"There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*.

37.4

"According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."

""https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

| 37.5

Submission date: 15 January 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

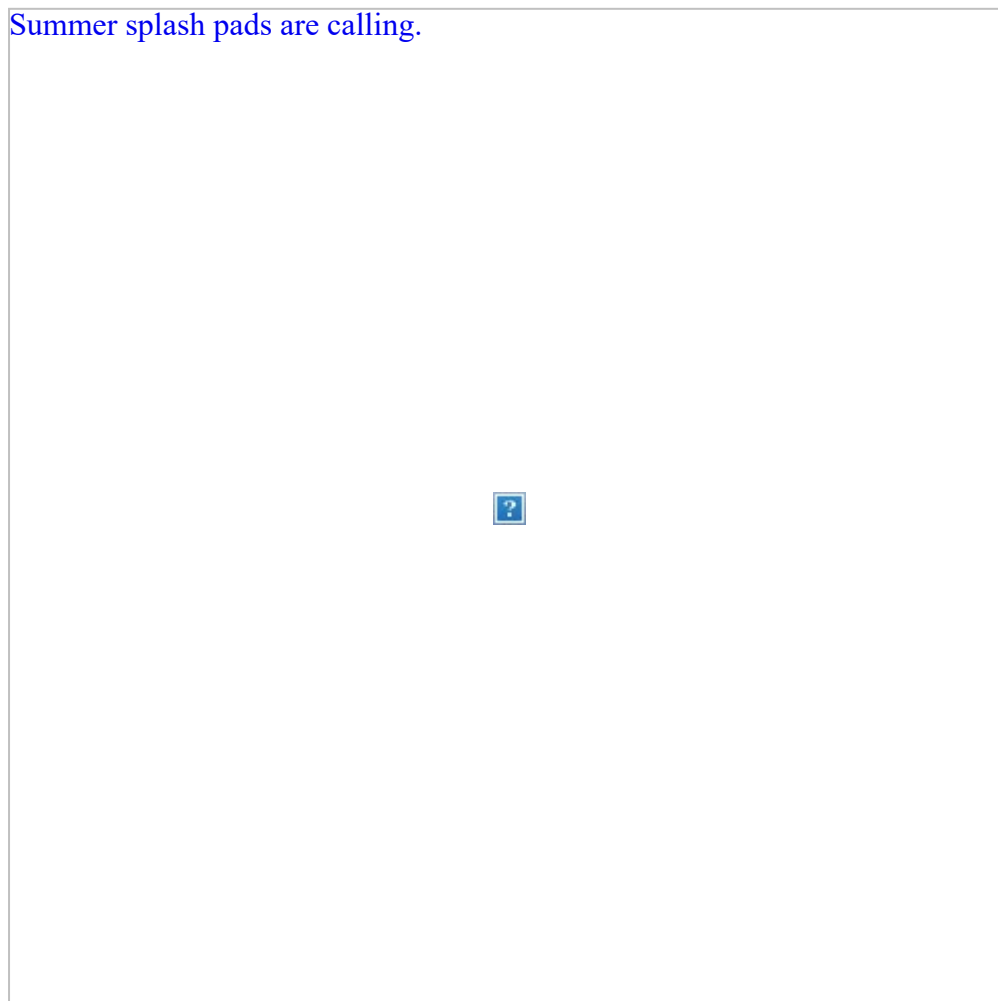
Are you directly affected by an effect of the subject matter of this submission that:

- 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 94 - Jennifer Diane Goldsack
Date: Tuesday, 16 January 2024 5:00:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Diane Goldsack

Organisation name:

Agent's full name:

Email address: nomadsathome@xtra.co.nz

Contact phone number:

Postal address:
102 Opanuku Road
Henderson Valley
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

I334.5. Notification

(1)An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3, and I334.4.4 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

(1A) Any application for resource consent for new buildings or additions to existing buildings in Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser) that are located within 10m of the eastern boundary of the Sub-precinct will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

(1B)An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991

Property address: Carrington Road

Map or maps: Carrington Road to Oakley Creek to Woodward Road to Highway 20

Other provisions:

I334.6.4. Height

(1) Standards in the table below apply rather than underlying zone heights unless specified. Buildings must not exceed the heights set out below: The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the 'Additional Height' control, including the Mixed Use zone and Areas 1 – 4, identified on Precinct plan 3: Te Auaunga Height.

Building location Maximum height (m)

Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones)

18m

Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban, Residential – Terrace Housing and

27m

I334 Wairaka Te Auaunga Precinct

Auckland Unitary Plan Operative in part 21

Apartment Buildings and Special Purpose – Healthcare Facility and Hospital zones)

Residential – Mixed Housing Urban, Residential – Terrace Housing and Apartment Buildings and Special Purpose – Healthcare Facility and Hospital zones

Specified zone height

applies

Buildings within the Residential – Mixed Housing Urban Zone and within 10m of the southern precinct boundary

8m

I334.6.5. Landscaping

(1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions. [Deleted]

I334.6.7. Tree protection

(1) In addition to any notable tree, Ssubject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – pProtected tTrees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.

(2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in D13 Notable Tree Overlay, with the exception that up to 20 per cent of live growth may be removed in any one year.

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:

Crossing out regulations that have been established over the life of Auckland and randomly building any height and density and felling trees with no consultation is unacceptable. All developers would love to do this. Those that get caught are punished by the law. Why is this precinct any different. What proof of trust and care and good design is there? IS this a huge slum in the making. Who is liable for building problems, social problems. Are the architects accountable with a long term trust account to cover problems?

38.1

What are the actual building heights that will actually be built - 35 to 72 metres is not an acceptable

38.2

architectural, social, visual plan.

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

Submission date: 16 January 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

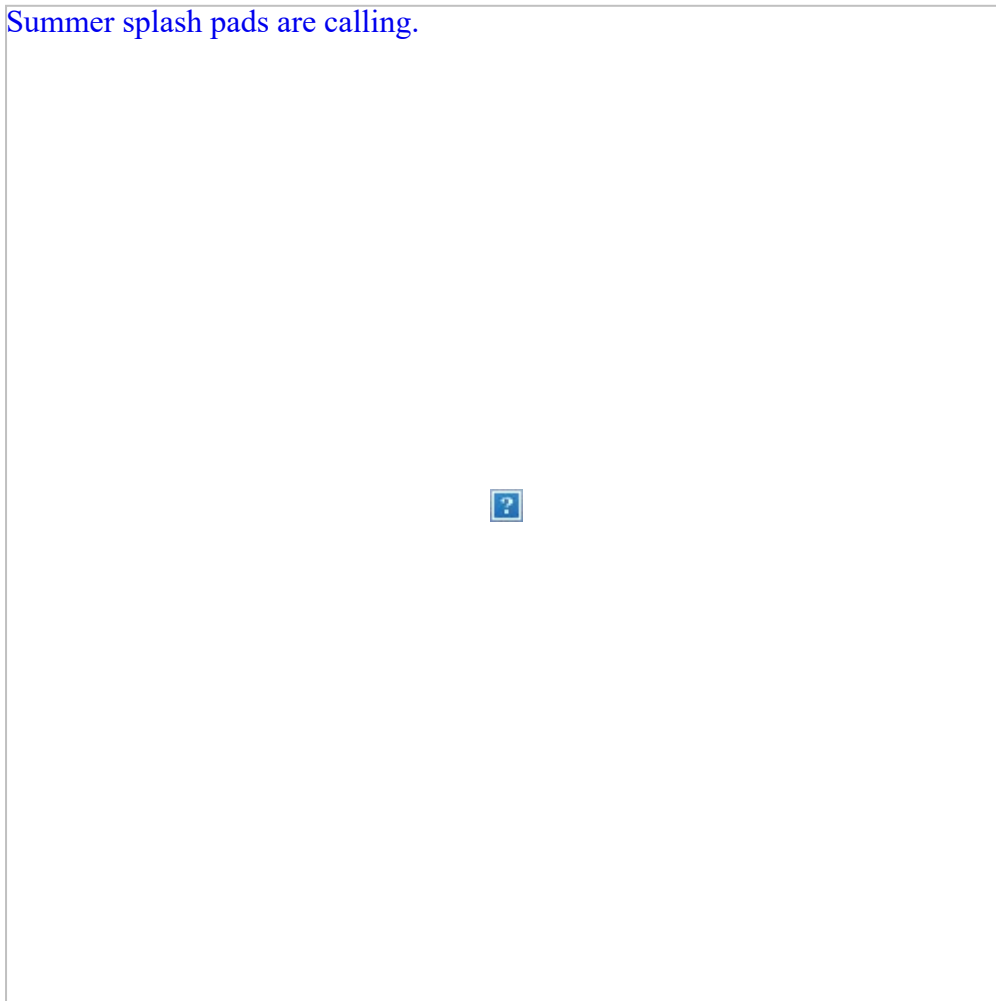
Are you directly affected by an effect of the subject matter of this submission that:

- 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: [Margaret Evans](#)
To: [Unitary Plan](#)
Subject: submission on PC94 proposed plans for developing the former Unitec Land, Carrington Road, currently known as Wairaka Precinct
Date: Thursday, 18 January 2024 1:14:08 pm
Attachments: [image001.png](#)
[image002.png](#)

Please record my submission in response to the PC94 proposed changes.
 Thank you.

I note the document [PC 94 – Attachment 05 - Open Space Assessment v10 Final \(aucklandcouncil.govt.nz\)](#) includes a table outlining public open space. A snip of this table taken from page 44 of this document is below. This table includes information marked underneath with an asterix which states “ This figure includes the retained Untiec assive open space at approximately 1.2 ha. The future of this land is a decision for Unitec”. Included in this direct quote is the spelling error Untiec instead of Unitec.

My submission is that the Unitec open space land be not included in the assessment of total open space available to residents of the new precinct. Unitec is an educational institute and is not responsible for providing use of open space to the public.

39.1

[PC 94 – Attachment 05 - Open Space Assessment v10 Final \(aucklandcouncil.govt.nz\)](#)

Diagram 4 : Land Area Comparisons

Function	Operative Plan		Proposed Plan Change	
	Public open space	Mapped Private open space	Public open space	Mapped Private open space
Drainage	Nil	0.6ha	0.6ha	Not Prescribed
Ecological	Nil	0.3ha	0.3ha	Not Prescribed
Passive	Nil	6.2ha	3.2ha	1.2ha*
Active	0.3-0.5ha	0ha	1.0ha	Not Prescribed
Total	0.3-0.5ha	7.1ha	5.1ha	1.2ha

*This figure includes the retained Untiec passive open space at approximately 1.2 ha. The purpose of including this land in this table is to provide a direct comparison between the private open space shown on the Operative Wairaka Precinct Plan and the open space proposed under this plan change. The future of this land is a decision for Unitec.

Margaret Evans
 Learning Advisor (Maths and Bioscience)
 Learning & Achievement | Student Success

Phone +64 9 892 8623



Unitec
 Te Whare Wānanga o Wairaka

Unitec.ac.nz

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19 January 2024

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

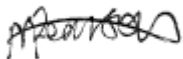
Email: unitaryplan@aucklandcouncil.govt.nz

Proposed Private Plan Change 94 – Wairaka / Te Auaunga

Please find attached Auckland Transport's submission on Proposed Private Plan Change 94 at Carrington Road. The applicant is the Ministry of Housing and Urban Development.

If you have any queries in relation to this submission, please contact me at marguerite.pearson@at.govt.nz.

Yours sincerely



Marguerite Pearson
Principal Planner, Spatial Planning and Policy Advice

cc Hannah McGregor, Ministry of Housing and Urban Development, hannah.mcgregor@hud.govt.nz

Submission by Auckland Transport on Private Plan Change 92: Wellsford North

To: Auckland Council
Private Bag 92300
Auckland 1142

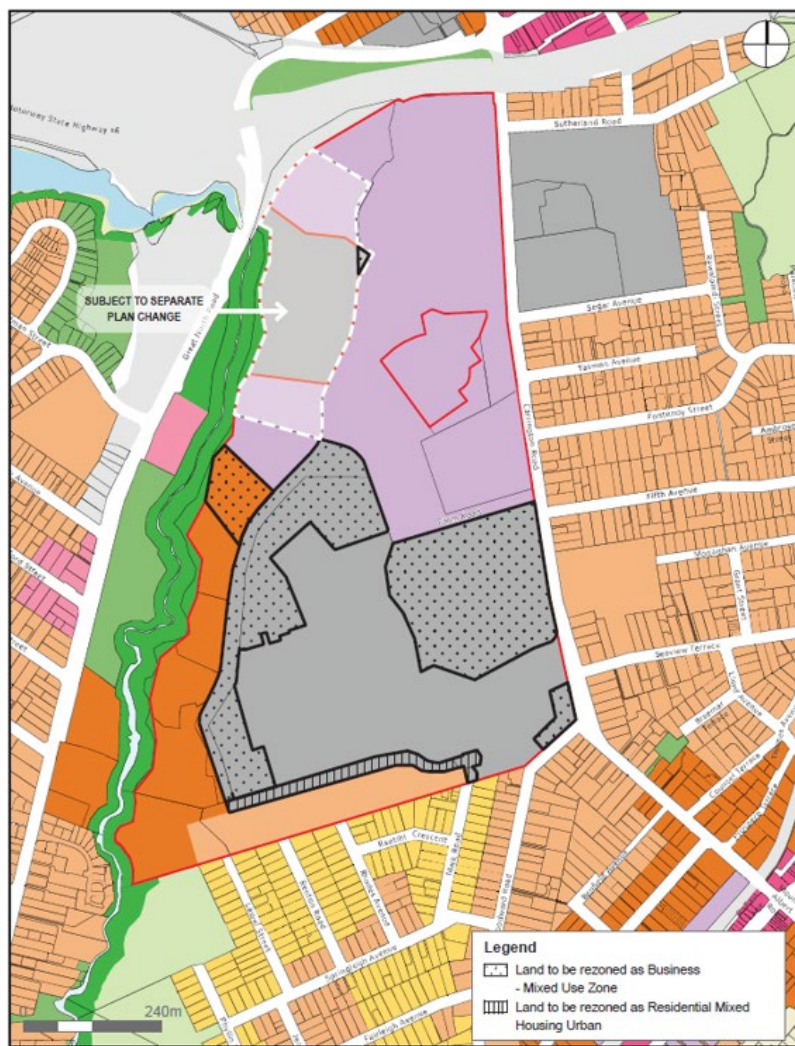
Submission on: Proposed Private Plan Change 94 from the Ministry of Housing and Urban Development for 64.5ha of land located on Carrington Road in the existing Wairaka Precinct

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 The Ministry of Housing and Urban Development (**the applicant**) is seeking a private plan change (**PC94 or the plan change**) to Precinct I334 in the Auckland Unitary Plan - Operative in Part (**AUP(OP)**). The Precinct (**the site**) is 64.5ha and comprises a small number of landowners at northern end of Carrington Road. The plan change seeks to make the following changes to the existing Precinct I334:
- 1.1.1. Name change: the applicant is seeking to change the name from Wairaka to Te Auaunga.
 - 1.1.2. Rezoning - that the land currently zoned Special Purpose - Tertiary Education and Special Purpose – Healthcare Facility and Hospital be rezoned Business: Mixed Use and Residential: Mixed Housing Urban as shown on the proposed zoning plan on the next page.
 - 1.1.3. Precinct provisions - alterations to wording and precinct provisions to reflect changes sought by the applicant. This includes removing the bus hub provisions.
 - 1.1.4. Volume - the applicant has advised that the plan change provides for increased number of residential units from the previously expected 3,500-4,000 to approximately 4,000-4,500 units, while maintaining the existing cap on retail space of 6,500m² (including a metro supermarket).
 - 1.1.5. Height – increased building height in northwest corner.
 - 1.1.6. Plan Change 75 - the plan change takes account of, but excludes, the Mason Clinic site which is covered by a separate plan change.
- 1.2 There are currently three sub-precincts and these will be retained, with some boundary changes (sub-precinct A for healthcare activities at Mason Clinic, B for industrial activities at Taylor's Laundry and C for tertiary activities at Unitec).

Map 1--Zoning



1.3 Auckland Transport (**AT**) is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. AT has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ In fulfilling this role, AT is responsible for the following:

- a. The planning and funding of most public transport, including bus, train and ferry services
- b. Promoting alternative modes of transport (i.e. alternatives to the private motor vehicle)
- c. Operating the roading network
- d. Developing and enhancing the local road, public transport, walking and cycling networks.

1.4 Development of existing urban areas generates transport effects that need to be considered to ensure adverse effects are avoided, remedied and/or mitigated. Cumulative adverse effects on the transport network can also result from multiple developments that may individually have minor effects but in combination with others result in significant effects. This may include the need for investment in transport infrastructure and services to support construction, land use activities and

¹ Local Government (Auckland Council) Act 2009, section 39.

the communities that will utilise these areas. Auckland Transport's submission seeks to ensure that the transport related matters raised by PC94 are appropriately considered and addressed as part of achieving a well-functioning urban environment.

- 1.5 AT is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

2. Background

- 2.1 The AUP(OP) put in place the existing provisions for this Precinct. AT was involved in that process at the time.

- 2.2 Part of the road stormwater run-off from Carrington Road and Woodward Road is channelled into the central wetland area (established in the 1970s and 80s). This will remain.

- 2.3 Land ownership changes have occurred, including Mason Clinic purchasing additional land and the Crown purchasing additional land from Unitec and Taylors Laundry. The Crown is advancing the *"plan change for the land under the Land for Housing programme and will transfer the 39.7ha block to the three Rōpū for development. The three Rōpū will develop the land for a variety of different housing typologies, which may include papakāinga or kaumātua housing. A significant portion of the housing will be a range of affordable and market housing."*²

- 2.4 The internal road layout was assessed and approved under resource consent BUN60386270. The internal roads will have a similar layout to currently, and will be upgraded by the applicant and then vested to the Council. One change is made to the southern roading layout, to enable the internal road to join Mark Road. As shown in proposed Precinct Plan 1.

- 2.5 The current AUP(OP) Precinct rules provide for a 28.2m setback for future widening of Carrington Road. This will be maintained. The Carrington Road Upgrade project is funded via Government's Infrastructure Acceleration Fund (IAF)³. The project is currently in the investigation phase and has identified a technically emerging preferred option to upgrade Carrington Road with bus lanes, improved walking and cycling facilities and safety improvements. AT Board approval of the preferred option will be sought in 2024, with detailed design planned to commence mid-2024.

- 2.6 Four fast track developments (three residential and commercial developments, and one mega subdivision) have been approved under the COVID-19 Recovery (Fast-track Consenting) Act 2020 and a pre-application meeting will be held for a fifth application soon.

3. Strategic context

- 3.1 AT's key overarching considerations and concerns are described below.

² Planning Report including section 32 assessment, 10 October 2023, page 30.

³ If, for an unforeseen reason, the IAF funding is lost, then the applicant has agreed to fully upgrade two intersections before the first 500 units are completed.

Auckland Plan 2050

- 3.2 The Auckland Plan 2050 (**Auckland Plan**) is a 30-year plan outlining the long-term strategy for Auckland's growth and development, including social, economic, environmental and cultural goals⁴. The Auckland Plan provides for between 60 and 70 per cent of total new dwellings to be built within the existing urban footprint. This plan change supports this goal.
- 3.3 The transport outcomes identified in the Auckland Plan include providing better connections, increasing travel choices and maximising safety. To achieve these outcomes, focus areas outlined in the Auckland Plan include targeting new transport investment to the most significant challenges; making walking, cycling and public transport preferred choices for many more Aucklanders; and better integrating land use and transport. The high-level direction contained in the Auckland Plan informs the strategic transport priorities to support growth and manage the effects associated with this plan change.

Aligning growth with the provision of transport infrastructure and services

- 3.4 The need to coordinate urban development with infrastructure planning and funding decisions is highlighted in the objectives of the National Policy Statement on Urban Development 2020 (**NPS-UD**). Those objectives are quoted below (with emphasis added in bold):

'Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) **the area is well-serviced by existing or planned public transport**
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.'

'Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) **integrated with infrastructure planning and funding decisions;** and
- (b) strategic over the medium term and long term; and
- (c) **responsive, particularly in relation to proposals that would supply significant development capacity.'**

- 3.5 The Regional Policy Statement (**RPS**) objectives and policies in the AUP(OP) place similar clear emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure. Such as Objectives B2.2.1(1)(c) and B3.3.1(1)(b), and Policies B2.2.2(5)(a) and (c), and B3.3.2(5)(a). For example, Policy B3.3.2(5)(a) is to: "*improve the integration of land use and transport by... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth*". A high level of certainty is needed about the funding, financing and delivery of transport infrastructure and services if plan changes are to be aligned with the required transport infrastructure and services. The alignment of infrastructure to support growth is essential to achieving a well-functioning urban environment.

⁴ The Auckland Plan is a statutory spatial plan required under section 79 of the Local Government (Auckland Council) Act 2009.

- 3.6 Plan changes must also include mechanisms requiring applicants to mitigate the transport effects associated with their development and to provide the transport infrastructure needed to service or meet the demands from their development. As set out in Objective B3.3.1(1)(e) and Policy B3.3.2(5)(b), which states: “*improve the integration of land use and transport by: ... encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods*”. Otherwise developments will have poor transport outcomes, including lack of travel choice and car dependency.
- 3.7 The RPS objectives and policies in the AUP(OP) also place emphasis on residential development, including higher density, in close proximity to centres for social and work activities, and corridors for easier public transport access. Such as Objectives B2.2.1(2) and B2.4.1(1) and Policies B2.2.2(5), B2.4.2(2) and B2.4.2(6).
- 3.8 Additionally, the Regional Land Transport Plan (**RLTP**) sets out the 10-year programme of transport infrastructure investment required to support the transport network including planned and enabled growth in the Auckland region. The RLTP is aligned with the Council’s priority areas and the spend proposed within the Council’s 10 Year Budget 2021-2031. While funding for the Carrington Road Upgrade was signalled in the Regional Land Transport Plan (RLTP), the IAF funding has allowed the timing of the project to be brought significantly forward.

4. Specific parts of the plan change that this submission relates to

- 4.1 The specific parts of the plan change that this submission relates to are set out in **Attachment 1**. In keeping with AT’s purpose, the matters raised relate to transport and transport assets, including integration between transport and land use. While AT generally supports the intent of the plan change, it has three key concerns in relation to the plan change. These are:
- The expectation that AT will fund and implement a ‘resident only parking zone’ on the residential streets surrounding the Precinct. This would be to control overflow parking effects from the applicant’s proposal and therefore should be managed by the applicant.
 - A number of discrepancies in the transport model used. AT seeks that the applicant’s transport model (by Stantec) aligns with the transport model (by Flow) for AT’s Carrington Road Upgrade project.
 - That the Northwestern Shared Path is missing from some of the Precinct’s provisions. It is a key cycle and walking route which crosses alongside and into the site at its northern edge. The route will be used by residents and, as such, should be provided for within the Precinct provisions (in the same way the Waterview Shared Path is) and connections created to it as part of the development.
- 4.2 AT is available and willing to work through the matters raised in this submission with the applicant.

5. Decisions sought

- 5.1 The decisions which AT seeks from the Council are set out in **Attachment 1**.
- 5.2 In all cases where amendments to the plan change are proposed, AT would consider alternative wording or amendments which address the reason for AT’s

submission. AT also seeks any consequential amendments required to give effect to the decisions requested.

6. Appearance at the hearing

6.1 AT wishes to be heard in support of this submission.

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

Name: Auckland Transport

Signature:



Rory Power
Manager – Spatial Planning Policy Advice

Date: 19 January 2024

Contact person: Marguerite Pearson
Principal Planner - Spatial Planning Policy Advice

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: 021793660

Email: marguerite.pearson@at.govt.nz

Attachment 1

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
Overall	Support	<p>The reasons AT generally supports the plan change are:</p> <ul style="list-style-type: none"> • Residential development is already anticipated here (due to the existing Precinct zoning and rules), and it is located close to frequent public transport (on both Carrington Road and Great North Road⁵ and Mt Albert train station), green spaces and town centres. • It is appropriate to 'tidy up' provisions to align with AT's plans, for example removal of internal bus hub network and the signalisation of Gate 1 not Gate 2. • The Carrington Road Upgrade project is funded via the IAF and completion timing of this project generally aligns with first residential units being constructed. • The Carrington Road Upgrade project will enable buses to travel more easily and completion of the City Rail Link (CRL) will mean 10min frequency on the Western line. <p>For these reasons the plan change gives effect to some NPS-UD and RPS objectives and policies relating to transport. In particular, it will:</p> <ul style="list-style-type: none"> • enable more people to live or be located in areas of an urban environment that is well-serviced by existing or planned public transport (NPS-UD Objective 3(b)) • have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport (NPS-UD Policy 1(c)) • enable "improved and more effective public transport" (AUP RPS Objective B2.2.1(1)(d)) • achieve "effective, efficient and safe transport that ... facilitates transport choices ... and enables accessibility and mobility for all sectors of the community" (AUP RPS Objective B3.3.1(1)(e)) 	Approve the plan change with amendments and subject to further assessment, as outlined below in this submission.

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⁵ Currently Carrington Road has 9 buses per hours, while Great North Road has 24 buses per hour at peak and 13 buses per hour off-peak.

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<ul style="list-style-type: none"> encourage “land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods” (AUP RPS Policy B3.3.2(5)(b)). ... it can “promote the health, safety and well-being of people and communities by ... ‘enabling walking, cycling and public transport and minimising vehicle movements” (AUP RPS Policy B2.3.2(2)(b)). 	
Increased residential yield	Support	<p>The plan change proposes to increase residential yield and timing of completion is also expected to be brought forward.</p> <p>It was previously expected the range would be 3,500-4,000 units, however it is now anticipated to be between 4,000-4500 units or 6,000 units depending on a range of factors. This is explained in the Planning Report⁶:</p> <p><i>“Overall, this analysis develops a yield of a minimum of 4,000 dwellings. Depending on the mix of terrace to apartment product and the size of apartments, the yield varies. Based on the assumptions, a realistic yield of 4,000 to 4,500 was identified. However, under different scenarios, a yield of approximately 6,000 dwellings can be achieved.</i></p> <p>....</p> <p><i>Any proposal beyond 4,000 will require a new ITA in accordance with proposed special information requirement 1334.9(1)(b). Furthermore, any development triggers a restricted discretionary activity. This in turn triggers an assessment of infrastructure capacity as well as urban design and the quality of the built environment.”</i></p> <p>The existing Precinct rules already provide for high density as part of this brownfield redevelopment. Therefore, in this context the additional residential yield being sought by this plan change is not seen as significant. A resource consent will be required for each development which will ensure the Precinct is appropriately developed.</p>	Retain the amendments as proposed.

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⁶ Planning Report including section 32 assessment, 10 October 2023, page 58.

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>In terms of transport effects from a greater density, an ITA will still be required for additional units above what is permitted under the existing Precinct provisions (that is 4,000 units). Additionally, the upgrade to the internal and adjacent roading network will be completed around the same time as the first developments in Te Auaunga. The Carrington Road Upgrade project is funded via the IAF. It will enable buses to travel more easily along the corridor, and it will significantly improve access to bus stops with the removal of hedges and additions of footpaths on the western side of Carrington Road, while cycle lanes will also be improved.</p>	
Changes to zoning	Support	<p>General support for the zoning changes proposed, as the main purpose of change is to formalise the changes in landownership that have occurred. The rezoning is appropriate for the relevant sites.</p>	Retain zoning as proposed.
'Resident only parking zone' on the roads surrounding the Precinct	Oppose	<p>The ITA states <i>“it is assumed that once significant residential development occurs, AT should implement residential parking schemes in the surrounding neighbourhoods for existing residents”</i>. As also noted in the ITA, this assumption is not supported by AT.</p> <p>Room to Move: Tāmaki Makaurau Auckland’s Parking Strategy is clear that parking provision should be designed and delivered to prevent developers passing on the costs of parking to ratepayers, and that on-street parking may not be available for permanent private vehicle storage. While parking restrictions are one method of managing parking provision, AT has not allocated funding or resources to consider implementing a residents only parking scheme in this location.</p> <p>There is an expectation under the RMA that applicants will manage any adverse effects from their proposal. It is noted that while the NPS-UD removed the parking minimums, it did not completely remove policies that require assessment of parking related effects, specifically Policy 20 of the Precinct, which states:</p>	<p>AT requests that the applicant provide the following additional information before the Plan Change is approved:</p> <ol style="list-style-type: none"> 1. An assessment of likely parking demand, to inform associated on-site parking provision. Any additional parking demand, not catered for on-site, should be identified as an effect of development. 2. To mitigate any undersupply of on-site parking identified in the assessment, a localised parking management plan, covering streets within the walking catchment of the Precinct may be required. This plan would be in accordance with AT’s Code of Practice for Parking and may necessitate an additional rule in I334.4 or standard in I334.6. 3. An assessment of transitional options for on-site parking provision, such as, where an undeveloped site could be used for parking, until it is required for development and potentially staged to coincide with public transport network and service improvements.

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Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p><i>“Require subdivision and development to be integrated with transport planning and infrastructure in a way that:</i></p> <p><i>(f) Minimises overflow parking on roads occurring in the vicinity of the precinct;”</i></p> <p>Additional information is required on the potential parking effects on the surrounding roading network from the development before AT can be satisfied this matter has been appropriately addressed.</p> <p>It is appropriate that plan changes include mechanisms requiring applicants to mitigate the transport effects associated with their development, rather than rely on a third party.</p>	<p>In addition, AT requests that the applicant update the ITA before the Plan Change is approved to remove any reference to ‘residents only parking zone’ on surrounding streets to be provided by AT.</p>
ITA modelling	Oppose	<p>The two transport models (for the Carrington Road Upgrade project and Te Auaunga Plan Change) have differing assumptions. AT seeks greater alignment between the transport models in the following areas and corrections to the applicant’s model in two cases:</p> <ol style="list-style-type: none"> 1. The applicant’s transport model (by Stantec) assumes that the Carrington Road Upgrade project will widen the SH16 overbridge to provide for a southbound bus lane. This is unlikely to occur due to cost and disruption impacts, and that it would necessitate a full intersection upgrade (Great North/Point Chevalier/Carrington Roads) which is outside the scope of the IAF funding. 2. The applicant’s transport model assumes the Carrington Road Upgrade project will widen to four lanes south of Woodward Road. This is unlikely to occur due to the costs, impacts and consenting risk. The IAF funding for the project does not cover property purchase south of Woodward. 3. The applicant’s transport model assumes a complete replacement of Mt Albert rail bridge as part of the Carrington Road Upgrade project to create additional vehicle capacity. This is unlikely due to cost, the impact on the area/railway line and access, consenting risk, and 	<p>AT requests that the applicant update the assumptions and associated modelling as indicated and provide a revised assessment before the Plan Change is approved.</p> <p>These matters relate to assumptions about the SH16 overbridge, width of upgraded Carrington Road south of Woodward Road, the Mt Albert Rail Bridge, location of the Northwestern Shared Path, mode share, and traffic reduction.</p>

40.3

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>impact on project timeframes. Widening for active modes only is currently being considered.</p> <p>4. The applicant’s transport model assumes a move of the Northwestern Shared Path crossing to Gate 1 signals. This is not supported as it is inappropriate to add a detour to this highly used strategic connection. It also does not reflect the aim of the AT’s Carrington Road Upgrade project which proposes to move the crossing north to create a more direct connection.</p> <p>5. Mode share assumptions are not indicated in the applicant’s transport model for commuter hours and throughout the day.</p> <p>6. The applicant’s transport model assumes 25% through traffic reduction. It is assumed that the level of congestion from through traffic will stop residents/students from getting into their car or traveling at peak times. AT considers (based on monitoring undertaken for the Carrington Road Upgrade project) that this is too high.</p>	
Intersection upgrades	Oppose	<p>If the proposed IAF funded improvements are not in place for an unforeseen reason, then the applicant is required to fully upgrade two intersections before the first 600 titles are obtained, as agreed between the parties as part of the IAF process.</p> <p>These intersection upgrades are critical for vehicle safety to and from the development and to ensure traffic movement on Carrington Road is not compromised. The requirement to provide transport upgrades in conjunction with the subdivision and development is consistent with integrating development with effective, efficient and safe transport as set out in the AUP(OP).</p>	Amend the ITA to reflect this agreement and expand Rule I334.9 to capture this matter.
I334.1 Precinct Description	Support in part	<p>The plan change seeks amendments (shown in red below) to the transport section of I334.1 Precinct Description. AT is generally supportive but seeks amendments to ensure alignment. These changes are to acknowledge the importance of the Northwestern shared path and that public transport will occur on the edge of the site (Carrington Road) not within the site.</p> <p><i>“Transport is an essential component to the implementation and redevelopment of the precinct Other measures to avoid, remedy and mitigate other transport effects will be</i></p>	<p>Include amendments to transport section of the I334.1 Precinct Description (as shown in blue below) with all other changes retained as proposed:</p> <p>Transport is an essential component to the implementation and redevelopment of the precinct Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport</p>

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Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p><i>identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.</i></p> <p><i>These measures could include the following:</i></p> <ul style="list-style-type: none"> • <i>Providing a connected road network through the site;</i> • <i>Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek<u>Te Auaunga</u> over-bridge to the proposed bus node<u>Carrington Road bus services</u> and existing and proposed cycle networks beyond the site;</i> • <i>Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;</i> • <i>Making provision for a bus node and road widening to support the public transport network, <u>and expansion of the public transport network through the precinct;</u></i> • <i>Managing vehicular movements through the connections to the south of the site;</i> • <i>Managing parking to avoid, remedy, and mitigate adverse adverse effects on the surrounding transport network; or Staging land use and development with any necessary infrastructure investment."</i> 	<p>Assessment at the time of the first resource consent to significantly develop the site.</p> <p>These measures could include the following:</p> <ul style="list-style-type: none"> • Providing a connected road network through the site; • Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the <u>Te Auaunga over-bridge</u> to the Carrington Road bus services, <u>Northwestern shared path</u> and existing and proposed cycle networks beyond the site; • Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network; • Making provision for road widening to support the public transport network, and <u>good quality walking and cycling connections to nearby public transport-expansion of the public transport network through the precinct;</u> • Managing vehicular movements through the connections to the south of the site; • Managing parking to avoid, remedy, and mitigate adverse effects on the surrounding transport network; or • Staging land use and development with any necessary infrastructure investment.
1334.2 Objectives	Support	AT supports the proposed amendments to the existing Precinct's objectives.	Retain amendments to Precinct objectives as proposed.
1334.3 Policies except for Pedestrian and cycle access, street quality and safety	Support	AT supports the proposed amendments to the existing Precinct's policies for all areas except Pedestrian and Cycle Access, Street Quality and Safety and Transport Planning (that is Policies 17-26).	Retain amendments to policies (other than Policy 19 as addressed below) as proposed.
1334.3 Policies for Pedestrian and cycle access, street quality and safety (Policies 17-19)	Support in part	<p>AT supports the improvements to active modes in the Precinct.</p> <p>A number of changes are proposed (in red below) to the existing Precinct's policies for Pedestrian and Cycle Access. AT seeks one addition to acknowledge the importance of the Northwestern shared path.</p>	<p>Amend Policy 19 as shown below (in blue and underlined) and otherwise accept changes as proposed:</p> <p>19) Establish a network of roads which give public access through the precinct and the pedestrian and cycling</p>

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Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>Pedestrian and cycle access, street quality and safety</p> <p>19) <i>“Establish a network of roads which give public access through the precinct and the pedestrian and cycling connections to the Oakley Creek Te Auaunga and Waterview pedestrian/cycle bridge.”</i></p>	<p>connections to Te Auaunga, Northwestern shared path and Waterview pedestrian/cycle bridge.</p>
<p>Review of ITA assumptions at 3,000</p> <ul style="list-style-type: none"> - Transport Planning (Policies 20-26) - I334.9 Special information requirements 	<p>Support</p>	<p>AT supports the retention of the current provisions which requires a review of the ITA to be prepared at 3,000 dwellings (and a new ITA at 4,000 dwellings), as agreed in the 2020 ITA and accompanying 2021 letter. This review provides the opportunity to assess whether the transport assumptions have eventuated and if not, require a new ITA to be prepared.</p> <p>This ITA review is discussed twice in the Precinct – in the Transport Policies (Policies 23-24) and under I334.9. The applicant proposes a number of changes to both sections to reflect agreements with AT since the AUP(OP) Precinct provisions were approved.</p>	<p>Retain amendments to Rule I334.9 (and for avoidance of doubt, the Transport Policies) as proposed.</p>
<p>I334.10.1 Precinct Plans - Precinct Plan 1</p>	<p>Support</p>	<p>Precinct Plan 1 identifies the indicative transport network and the key intersection. When used in association with the relevant standards and assessment criteria, the Precinct Plan supports the integration of development with effective, efficient and safe transport infrastructure, including for active modes.</p> <p>The applicant and AT have negotiated a slight realignment of the Northwestern shared path (from end of the rainbow path to Carrington Road) to a more direct route (slightly to the south) – now in front of the heritage building (instead of hugging the property boundary). This will create a more direct, wider and safer route for cyclists and walkers.</p>	<p>Retain amendments as proposed to Precinct Plan 1, in particular the realigned Northwestern shared path.</p>
<p>Deleting of internal bus node</p>	<p>Support</p>	<p>Upgrading Carrington Road to provides more efficient and safer public transport is preferred to a slow infrequent internal bus route. The IAF funding enables AT to undertake the upgrade earlier than anticipated and this timing better matches the proposed completion dates for the development. Additionally, an internal bus node or internal bus route is not funded.</p>	<p>Retain amendments (i.e. relating to deletion of references to a bus node) as proposed.</p>

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Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
I334.4 Activity tables	Support	AT supports the proposed wording in the Activity Tables.	Retain amendments to I334.4 Activity tables as proposed.	40.11
I334.6 Standards	Support in part	a) AT supports the changes proposed to the Standards. AT specifically supports: <ul style="list-style-type: none"> • Retention of I334.6.6(3) set back standard relating to Carrington Road. • Deletion of bus node references, i.e. I334.6.8(2). • Treating contaminations from road run-off before it is discharged as required by Standard I334.6.3. 	a) Retain amendments to I334.6 Standards as proposed.	40.12
a) Changes as proposed by the applicant		b) The development is relying on the minimum Auckland Wide provisions (Table E27.6.2.5 in the AUP(OP)) for cycle parking. AT considers that there should be a higher cycle parking standard in the Precinct because the development is relying heavily on this mode for its residents. This aligns with Policy B3.3.2(5)(b) in the RPS.	b) Amend the I334.6 Standards to add an additional standard which states: Residential – Secure (long-stay) Minimum rate - 2 cycle park per dwelling irrespective of the development size. The parking design needs to ensure its fit for purpose, i.e. roofed and secured.	40.13
b) Cycle parking provision				

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Dr Christine Joan Perkins
Date: Sunday, 21 January 2024 2:30:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dr Christine Joan Perkins

Organisation name: N/A

Agent's full name: N/A

Email address: cjperkins@xtra.co.nz

Contact phone number:

Postal address:
 59 St Michael's Ave
 Point Chevalier
 Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
 Private Plan Change 94 (Wairaka Precinct) which aims to rezone part of the Carrington Road ex-UNITEC campus to enable intensive development.

Property address: UNITEC campus

Map or maps:

Other provisions:
 I support the Tree Council's Proposals for change

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 area was previously the grounds of a psychiatric hospital. Administrations recognised the importance of nature, especially trees in restoring mental health. Subsequent research has confirmed that time spent in nature improves mental health.

1. The future inhabitants should be able to readily spend time with trees.
2. The physical and mental effects of climate change will be mitigated by the shade and coolness provided by mature trees.

41.1 - 41.12

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

Details of amendments: Maintenance of mature trees as listed in Tree Council submission. Please make an effort to retain as many trees as possible.

Submission date: 21 January 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

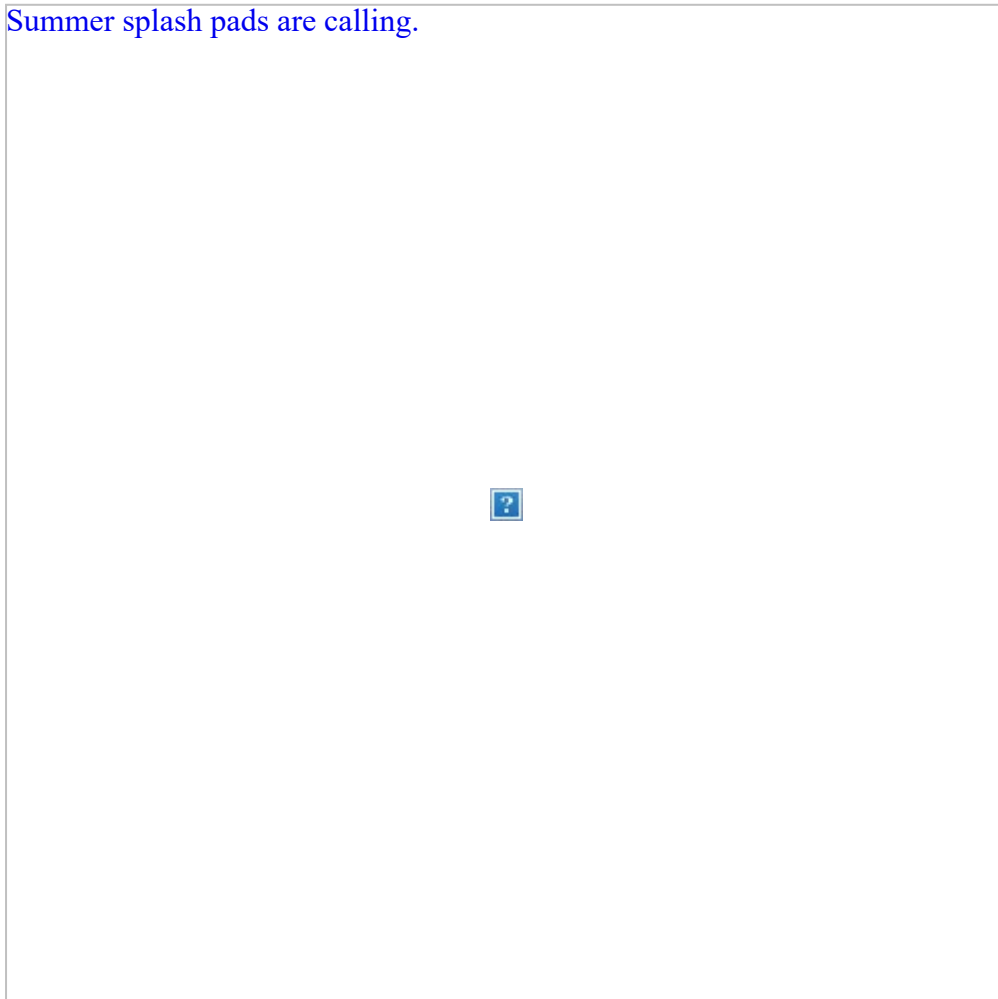
Are you directly affected by an effect of the subject matter of this submission that:

- 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 94 - Penny Cliffin
Date: Tuesday, 23 January 2024 10:30:39 pm
Attachments: [GDSNZ Submission Wairaka Plan Change 94.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Penny Cliffin
Organisation name: Garden Design Society of New Zealand
Agent's full name: Penny Cliffin
Email address: pcliffin@gmail.com
Contact phone number: 021488000
Postal address:
34 Lloyd Ave
Mt Albert
Auckland 1025

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Tree assessment and protection
Property address: 1-139 Carrington Rd
Map or maps: All
Other provisions:
Open space provisions, archeological / cultural site protection, landscape character, master planning
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission.

Submission date: 23 January 2024

Supporting documents

GDSNZ Submission Wairaka Plan Change 94.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

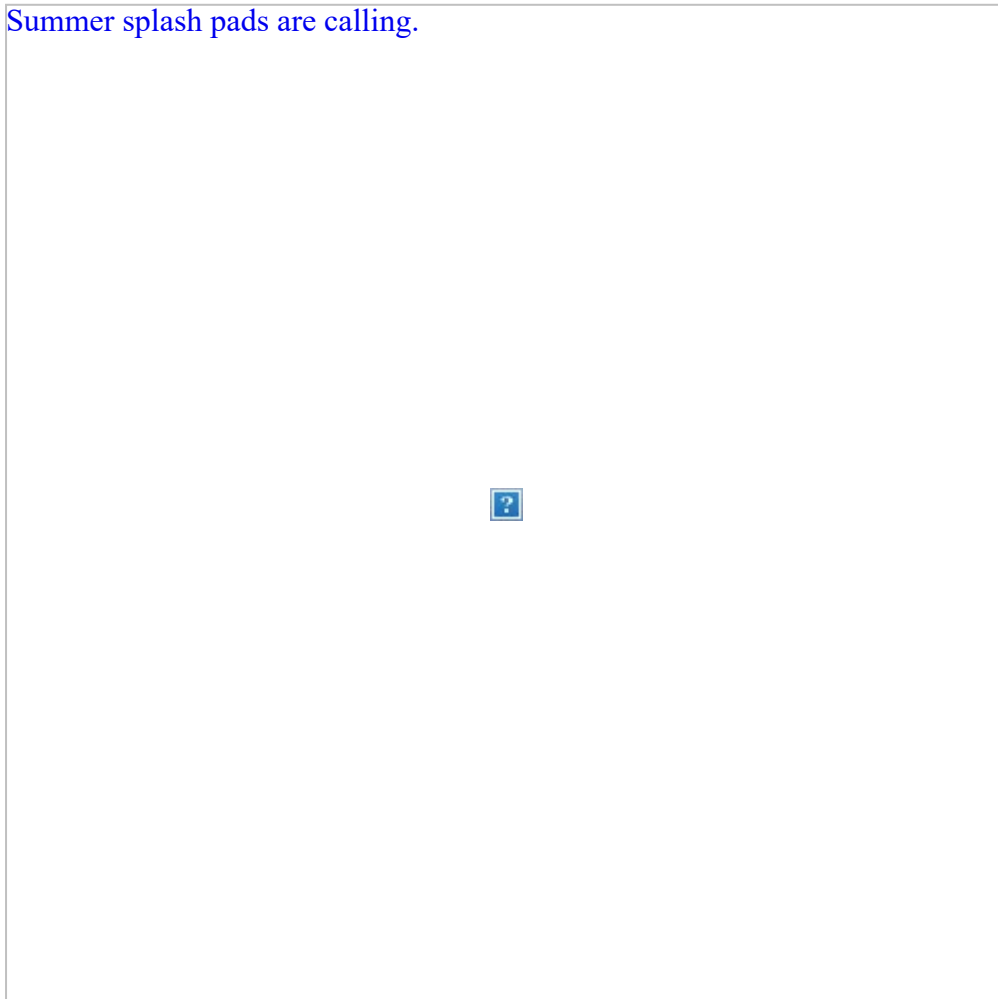
Are you directly affected by an effect of the subject matter of this submission that:

- 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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Submission by GDSNZ on Plan Change 94 Te Auaunga Precinct

DATE December 2023

1. Introduction

- 1.1. Thank you for the opportunity to present this submission on Plan Change 94 Te Auaunga Precinct.
- 1.2. The Garden Design Society of NZ has a membership of 210 people. They are a wide range of people who share a passion for garden design: practicing garden designers, landscape academics, teachers, heritage landscape planners, students, garden owners, landscapers and others who appreciate the value of landscape design and have a concern for cultural and environmental issues. Penny Cliffin is a past president and has prepared our submission.
- 1.3. We wish to speak to our submission if that opportunity is provided.

2. Submission

2.1. Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 - 2012 (Unitec, 2013).

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

Our submission is focussed on 7 points:

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

42.5

1. Lack of Arborist’s Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of “significant trees”. However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally lacking in the necessary rigour and is not a substitute for an Arboricultural Report compiled by a qualified arborist. The Tree Council has requested this report repeatedly from MHUD. These requests have been declined. This report should supersede the existing list in the AUP, which is insufficient and outdated, in part due to tree removals.

2. Lack of Evaluation of Remaining Trees as Notable Trees

42.1

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

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework,

42.2

Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:
a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
b. covenanting;
c. zoning as Open Space, Significant Ecological Area or riparian margin.

42.2

4. Lack of Archaeological / Cultural Site Protection

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

42.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

42.4

Northern Open Space

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

42.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist, including those listed in Table I334.6.7.1 of Identified Trees in the AUP - 1334 Wairaka Precinct.

42.5

Central Open Space

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

42.6

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

Te Auaunga Access Park

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

42.7

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

Knoll Open Space

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

42.8

South Open Space

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

42.9

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

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

42.10

6. Landscape and botanical character around Building 48

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

Recommendation:

42.11

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

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

7. Masterplan

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained. A masterplan should also demonstrate the context of the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs.

42.12

Conclusions:

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

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

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

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

The trees around Building 48, along with the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents this development and the wider Auckland community, as their Notable status demonstrates.

We consider it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present. The application demonstrates a notable lack of rigour in providing a comprehensive consideration of all the elements on site. The trees present in the landscape to be developed, represent strong aesthetic, amenity, ecological and heritage values worth preserving.

Thorough assessment and carefully delineated protection protocols built into planning permission will ensure that this large residential development will meet best practice standards. It has the opportunity to become an exemplar of good urban development through ensuring the provision of quality open space in both the residential and educational precincts, and through keeping as many elements as possible of this heritage landscape intact.

Careless destruction will significantly diminish the quality of the development and its surrounding environments.

References:

Unpublished Master's Thesis (MAppSc, Massey University 2004) *Auckland Tree Collections: Biodiversity and Management*.

Unitec Institute of Technology, 2013, pgs8-11. *Unitec's Arboretum*, Advance Research Magazine - https://issuu.com/unitecnz/docs/advance_nov_2013?fbclid=IwAR3K6-u6sy1mM2BbYbrPwDQe6gKBTadk2GkhWvaEtOhN9CmcZXOnmvALJEk

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Yolanda van den Bemd
Date: Wednesday, 24 January 2024 6:15:16 pm
Attachments: [Submission TTC Plan Change 94 dec23.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yolanda van den Bemd

Organisation name:

Agent's full name:

Email address: yvdbemd@gmail.com

Contact phone number:

Postal address:
1/21 Neville St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

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

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

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission

Submission date: 24 January 2024

Supporting documents

Submission TTC Plan Change 94 dec23.pdf

Attend a hearing

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

Declaration

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

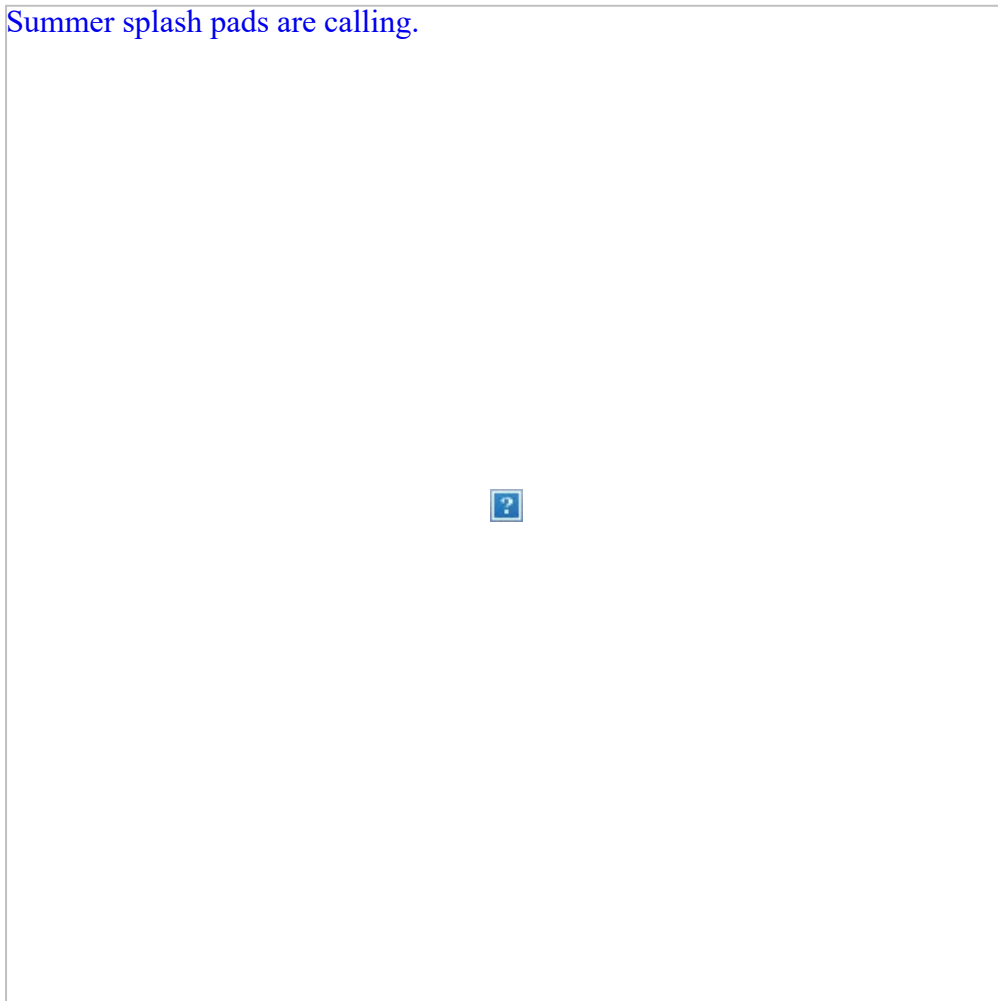
Are you directly affected by an effect of the subject matter of this submission that:

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

No

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

[Summer splash pads are calling.](#)



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The Tree Council
Tiakina Rākau • est 1986



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

12 December 2023

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

Preamble

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

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

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

Submission

Introduction

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

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

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

Our submission is focussed on 7 points:

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

1. Lack of Arborist's Report

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

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

43.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

43.1

3. Lack of Tree Protection / Tree Works Methodologies

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

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

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

43.2

4. Lack of Archaeological / Cultural Site Protection

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

43.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

43.4

Northern Open Space

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

43.5

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

Central Open Space

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

43.6

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

Te Auaunga Access Park

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

43.7

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

43.7

Knoll Open Space

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

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South Open Space

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

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

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

43.10

6. Landscape and botanical character around Building 48

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

43.11

Recommendation:

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

43.11

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

7. Masterplan and Landscape & Visual Effects Assessment

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

43.12

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

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

Conclusions:

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

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

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

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

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

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

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Leonard Matthews
Date: Thursday, 25 January 2024 4:30:24 pm
Attachments: [Submission TTC Plan Change 94 dec23_20240125161936.105.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leonard Matthews

Organisation name:

Agent's full name:

Email address: onelen@hotmail.com

Contact phone number:

Postal address:
1/21 Neville St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

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

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

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission

Submission date: 25 January 2024

Supporting documents

Submission TTC Plan Change 94 dec23_20240125161936.105.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

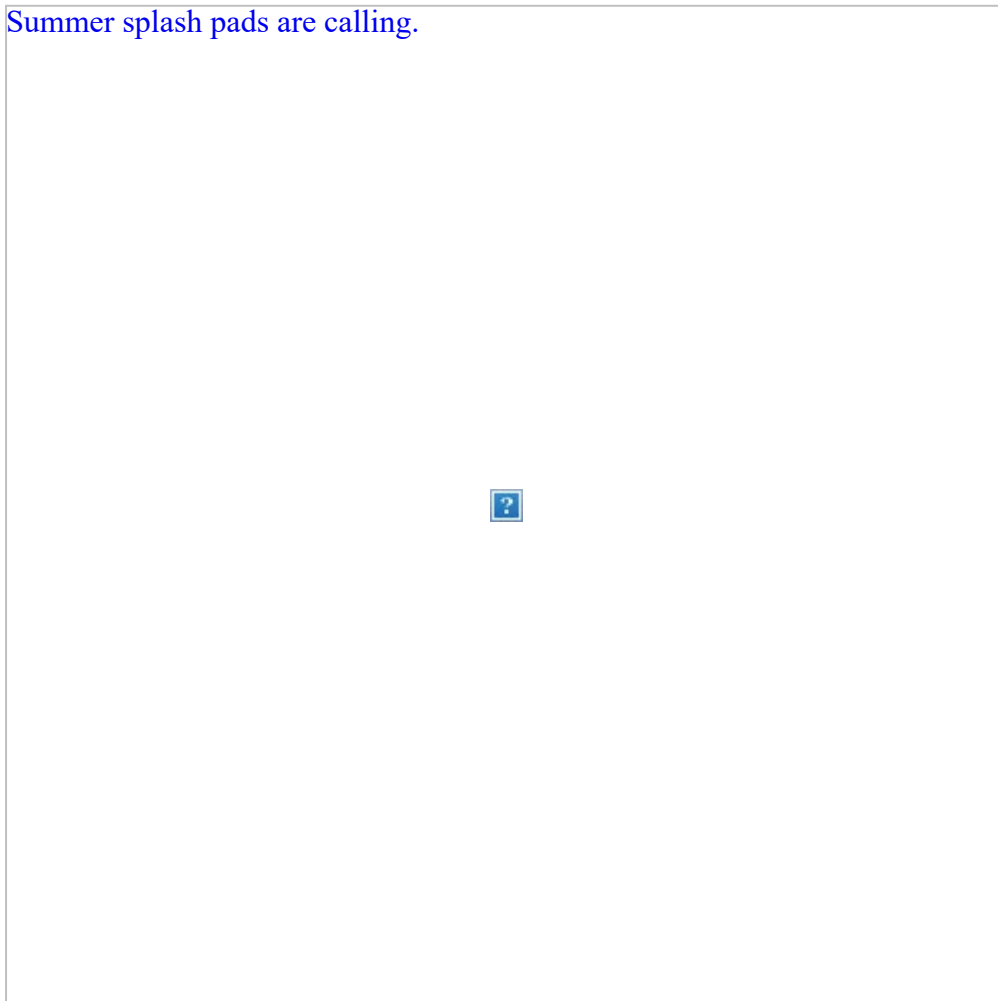
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
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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 Tree Council

Tiakina Rākau • est 1986



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

12 December 2023

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

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

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

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1. Lack of Arborist's Report

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44.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

44.1

3. Lack of Tree Protection / Tree Works Methodologies

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

44.2

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

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
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44.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

44.4

Northern Open Space

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

44.5

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

Central Open Space

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

44.6

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

Te Auaunga Access Park

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

44.7

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

44.7

Knoll Open Space

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

44.8

South Open Space

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

44.9

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

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

44.10

6. Landscape and botanical character around Building 48

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

44.11

Recommendation:

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

44.11

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

7. Masterplan and Landscape & Visual Effects Assessment

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

44.12

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

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

Conclusions:

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

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

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

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

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

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

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

Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council
SUBMISSION ON: Plan Change 94 (Private): Wairaka Precinct
FROM: Watercare Services Limited
ADDRESS FOR SERVICE: planchanges@water.co.nz
DATE: 26th January 2024

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

1. WATERCARE'S PURPOSE AND MISSION

- 1.1. Watercare Services Limited ("Watercare") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council ("Council").
- 1.2. As Auckland's water and wastewater services provider, Watercare has a significant role in helping Auckland Council achieve its vision for the Auckland region. Watercare's mission is to provide reliable, safe, and efficient water and wastewater services to Auckland's communities.
- 1.3. Watercare provides integrated water and wastewater services to approximately 1.7 million people in Auckland. Watercare collects, treats, and distributes drinking water from 12 dams, 26 bores and springs, and two river sources. On average, 400 million litres of water is treated each day at 16 water treatment plants and distributed via 89 reservoirs and 94 pump stations to 470,000 households, hospitals, schools, commercial and industrial properties.
- 1.4. Watercare's water distribution network includes more than 9,400 km of pipes. The wastewater network collects, treats, and disposes of wastewater at 18 treatment plants and includes 8,300 km of sewers.
- 1.5. Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets.

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) and the Auckland Future Development Strategy 2023-2053¹.

2. SUBMISSION

General

- 2.1. This is a submission on a change proposed by the Ministry of Housing and Urban Development (HUD) ("Applicant") to the Auckland Unitary Plan (Operative in Part) that was publicly notified on 16 November 2023 ("Plan Change").
- 2.2. The Plan Change affects the land within the "Wairaka Precinct" in Carrington Road. The Plan Change includes the following:
- Parts of the current Special Purpose (Tertiary) Zone no longer to be occupied by Unitec are proposed to be rezoned to the adjoining Business - Mixed Use Zone.
 - A further strip of land is to be rezoned from Special Purpose - Tertiary Education to Residential - Mixed Housing Urban, adjoining existing Residential-Mixed Housing Urban zoning in the southern part of the precinct.
 - A revised precinct plan and revised precinct provisions are proposed, including to allow for greater height for residential buildings.
 - The existing Wairaka Precinct is proposed to be renamed Te Auaunga Precinct.
- 2.3. Watercare neither supports nor opposes the Plan Change. The purpose of this submission is to address the technical feasibility of the proposed water and wastewater servicing to ensure that the effects on Watercare's existing and planned water and wastewater network are appropriately considered and managed in accordance with the Resource Management Act 1991.
- 2.4. In making its submission, Watercare has considered the relevant provisions of the Auckland Plan 2050, Te Tahua Pūtea Tau 2021-2031 / The 10-year Budget 2021-2031, the Auckland Future Development Strategy 2023-2053, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision and the Watercare Asset Management Plan 2021 – 2041. It has also considered the relevant RMA documents including the Auckland Unitary Plan (Operative in Part) and the National Policy Statement on Urban Development 2020 which (among other matters) requires local authorities to ensure that at any one time there is sufficient housing and business development capacity which:
- a) in the short term, is feasible, zoned and has adequate existing development infrastructure (including water and wastewater);
 - b) in the medium term, is feasible, zoned and either:

¹ Local Government (Auckland Council) Act 2009, s58.

- i. serviced with development infrastructure, or
 - ii. the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under s93 of the Local Government Act 2002; and
- c) in the long term, is feasible, identified in relevant plans and strategies by the local authority for future urban use or urban intensification, and the development infrastructure required to service it is identified in the relevant authority's infrastructure strategy required under the Local Government Act 2002².

Specific parts of the Plan Change

- 2.5. The specific parts of the Plan Change that this submission relates to are:
- a) the effects of the Plan Change on Watercare's existing and planned water and wastewater network; and
 - b) the proposed Precinct provisions for water supply and wastewater.

Yield

- 2.6. To support the Plan Change, an assessment of potential yield and the existing and planned infrastructure required to service that yield has been undertaken by the Applicant. This assessment informs the Plan Change and assists in correctly sizing the required infrastructure.
- 2.7. Based on a series of assumptions, the Plan Change determines a realistic yield of 4,000 to 4,500 dwellings. However, under different scenarios, a yield of approximately 6,000 dwellings can be achieved.
- 2.8. The Transport Assessment identifies that at about 4,000 dwellings, roading capacity does become a potentially limiting factor. Therefore, the Plan Change requires that any proposal beyond 4,000 dwellings will require a new Integrated Transport Assessment (ITA) in accordance with the Precinct provisions.
- 2.9. The Applicant's response to additional information requests estimates the total population enabled by the Plan Change as 10,000 – 12,500 people to be accommodated by 4,000 – 4,500 dwellings of a range of typologies.
- 2.10. The Plan Change does not propose any increase to the overall cap of 6,500m² gross floor area of retail.
- 2.11. Given the above, there appears to be potential for the dwelling yield to exceed 4,000-4,500 dwellings if transport limitations can be addressed.
- 2.12. Watercare would like to highlight the importance of understanding the ultimate development yield, as this is a key input for Watercare's planning process to ensure the bulk wastewater and water supply

45.1

² National Policy Statement on Urban Development 2020, subpart 1, 3.2 to 3.4.

network upgrades planned by Watercare can accommodate the maximum yield enabled by the Plan Change.

Wastewater servicing

Bulk wastewater capacity

- 2.13. Development from the Plan Change area is proposed to connect to the Orakei Main Sewer (bulk wastewater network) which currently overflows in wet weather, discharging into the Oakley Creek in the immediate vicinity of the Plan Change area.
- 2.14. The Applicant, through its consultant MPS, have completed a bulk wastewater capacity assessment (MPS Wastewater Capacity Assessment)³.
- 2.15. The MPS Wastewater Capacity Assessment establishes the expected long-term performance of the bulk wastewater network for an ultimate development scenario of 4,000 DUEs⁴ and informs the required staging of connections to the bulk wastewater network.
- 2.16. The model inputs include an upper development yield of 4,000 DUEs with staging of DUEs to align with the delivery of the Phyllis Reserve Wastewater Pipe Bridge Diversion⁵ (late 2024), commissioning of the Central Interceptor (2026), Separation of the Waterview Combined Network (2030), and other committed projects.
- 2.17. The MPS Wastewater Capacity Assessment confirms that full development of 4,000 DUEs can be connected to the public wastewater network once the Phyllis Reserve Wastewater Pipe Bridge Diversion is complete.
- 2.18. The model includes staging of 1,960 DUEs to 2030, with full build out of 4,000 DUEs by 2040. However, if the construction and connection of DUEs proceeds in advance of this anticipated staging, the wastewater model results confirm the impact will be less than minor.
- 2.19. The effects of development in excess of 4,000 DUEs has not been assessed and therefore will trigger the requirement for an updated bulk wastewater capacity assessment and potentially additional upgrades to the bulk wastewater infrastructure. This, and the uncertainty discussed at the yield section above, forms the basis for Watercare's recommendation to include provisions to this effect in the Precinct.
- 2.20. Watercare notes that the first 745 DUEs of the proposed 4,000 DUEs have already been approved via the Fast Track process (695 approved under the Maungārongo RC1 and Maungārongo RC2 fast-track decisions dated 29 March 2023, and 50 approved under the Wairaka Precinct Stage 1 RC fast-track decision date 3 May 2023). Watercare therefore understand at the time of writing this submission

³ Carrington Residential Development – Wastewater Capacity Assessment – Results Summary dated 23 November 2023.

⁴ A Dwelling Unit Equivalent (DUE) is the unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

⁵ The Pipe Bridge Diversion is planned to be constructed by the Ngāti Whātua Rōpū under a co-funding agreement with Watercare.

that there are 3,255 DUEs remaining to be granted resource consent before an updated Infrastructure Capacity Assessment would be required.

- 2.21. Amendments to the Precinct proposed by Watercare (Attachment 1) have used the date of the first resource consent approval of 29 March 2023 as the starting date for the calculation of the additional 4,000 DUEs.

Water supply servicing

Bulk water supply capacity

- 2.22. The existing bulk water supply network requires upgrades in order to service the development enabled by this Plan Change.
- 2.23. A new 450mm local network watermain is currently being constructed by the Applicant to connect the Plan Change area to the existing bulk water supply network on Carrington Road. Upon completion of the 450mm local watermain, the existing bulk water supply network can support a total of 2,000 DUEs.
- 2.24. A new Bulk Supply Point (BSP) is planned to be constructed by Watercare on Sutherland Road (Sutherland Rd BSP). The new Sutherland BSP, currently anticipated to be completed by late 2025, will enable a total of 3,000 DUEs to be connected from the Plan Change area.
- 2.25. For connections beyond 3,000 DUEs a new bulk watermain (the Khyber-Konini Watermain) along Carrington Road will be required. The Khyber-Konini Watermain is currently anticipated to be completed by 2028 and will enable the 4,000 – 4,500 dwellings (approximately equivalent to 4,000 DUEs) anticipated by the Plan Change.
- 2.26. Staging of the anticipated 4,000 DUE connections will be required to align with the planned water supply upgrades outlined above. Watercare recommends that each of the Rōpū developers engage with Watercare as they progress their own masterplan for their respective parts of the precinct and prior to the lodgement of resource consents.

Funding and construction of assets

Bulk infrastructure

- 2.27. The bulk water and wastewater infrastructure required to service the Plan Change will be funded via the collection of Watercare Infrastructure Growth Charges (IGCs) as the development progresses.

Local infrastructure

- 2.28. Funding of the local water and wastewater infrastructure necessary to service the Plan Change is at the cost of the developer.
- 2.29. All local network pipelines providing water to, and collecting and conveying wastewater from, the Plan Change area must be sized to meet the proposed development yield. All new pipelines shall consider the upstream and downstream development potential when being designed and constructed.
- 2.30. All water and wastewater infrastructure will be required to comply with Watercare's Code of Practice for Land Development and Subdivision. The Applicant will need to work with Watercare in advance

of lodging resource consents for subdivision and development to confirm the requirement for any local or bulk water or wastewater infrastructure upgrades. Final design of the proposed water and wastewater network can be confirmed at resource consent stage.

Precinct Provisions

2.31. Watercare strongly supports precinct provisions that require subdivision and development to be coordinated with the provision of sufficient water supply and wastewater infrastructure.

2.32. Watercare seeks the following amendments (as set out in Attachment 1) to the Precinct provisions:

- Amendment to require a bulk water supply and wastewater infrastructure capacity assessment where development beyond the previously modelled yield of 4000 DUEs is proposed.
- Amendment to ensure a schedule is provided with a resource consent application which confirms the total number of additional DUEs within the Te Auaunga Precinct.
- Amendments to the associated matters of discretion and assessment criteria to support the Restricted Discretionary Activity status.
- Inclusion of new objective and policies to support the Restricted Discretionary Activity status.

45.3

3. DECISION SOUGHT

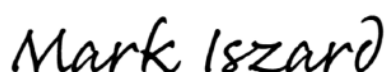
3.1. Watercare seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Plan Change will be adequately met, such that the water and wastewater related effects are appropriately managed. Where there is not adequate capacity in the bulk water supply and wastewater network Watercare seeks the provisions in Plan Change 94 that support the declining of a resource consent application.

45.2

4. HEARING

4.1. Watercare wishes to be heard in support of its submission.

26th January 2023



Mark Iszard
Head of Major Developments
Watercare Services Limited

Address for Service:

Amber Taylor

Development Planning Lead

Watercare Services Limited

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Phone: 022 158 4426

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ATTACHMENT 1

Amendments requested by the Applicant shown in **red text**. Deletions are shown in **red strike-out**.

Amendments requested by Watercare shown in **green text**. Deletions are shown in **green strike-out**.

I334. ~~Wairaka~~Te Auaunga Precinct

I334.1. Precinct Description

...

The precinct provides for stormwater treatment for all land within the precinct, prior to entering ~~Oakley~~Creek~~Te Auaunga~~. Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects. Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct.

Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the ~~Oakley Creek~~Te Auaunga over bridge to the ~~proposed bus node~~Carrington Road bus services and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for ~~a bus node and~~ road widening to support the public transport network, and expansion of the public transport network through the precinct;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigate ~~age~~ adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

Water supply and wastewater infrastructure is an essential component for enabling the redevelopment of the precinct which will require a series of upgrades and staging of land use and development to avoid, remedy or mitigate adverse impacts on the existing and planned water supply and wastewater infrastructure. Many of the necessary water supply and wastewater infrastructure upgrades are located outside of the precinct boundaries.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with ~~the~~ Precinct plan 1 and relevant policies. This method provides for integrated development of the area and ensures high quality outcomes are achieved. The zoning of land within the precinct varies. Refer to the planning maps for the location and the extent of the precinct.

I334.2 Objectives

...

(X) Subdivision and development within the precinct is coordinated with the delivery of adequate water supply and wastewater infrastructure.

(10) An integrated urban environment is created, which:

...

(c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, water supply, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond ~~Wairaka~~ the precinct boundary;

...

The zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I334.3. Policies

~~Wairaka~~Te Auaunga Precinct - General

...

(4) Promote comprehensive planning by enabling integrated development in accordance with ~~the p~~ Precinct plan 1 and Policy I334.3(15A) that provides for any of the following:

...

(f) Public infrastructure that is integrated with existing infrastructure, recognising that ~~Wairaka~~ the Te Auaunga Precinct receives stormwater from an upstream sub-catchment;

...

Water Supply and Wastewater Infrastructure

(26A) Require subdivision and development to be coordinated with the delivery of water supply and wastewater infrastructure with sufficient capacity to service the proposed development in a way that:

- (a) Avoids subdivision and development that does not provide a local water supply and wastewater network that is in accordance with Watercare's Code of Practice for Land Development and subdivision or development that exceeds the capacity of the bulk water supply or wastewater network;
- (b) Stages subdivision and development so that it is timed to occur following necessary water supply and wastewater network infrastructure upgrades where the subdivision and development would otherwise exceed the capacity of the bulk water supply or wastewater network.

(26B) Once 4,000 dwelling unit equivalents¹ from 29 March 2023² have been granted resource consent within the Te Auaunga precinct, no further subdivision or development shall be granted resource consent unless the Infrastructure Capacity Assessment required by I334.9 Special information requirements demonstrates there is sufficient capacity in the bulk water supply and wastewater reticulated network to service the development.

Integrated development

(27) Manage potential adverse amenity effects from buildings at the precinct boundary by:

- (a) Establishing a 5m yard and graduated building heights to the southern residential interface.
- (b) Establishing a 10m setback from the boundary of land that fronts ~~Oakley Creek~~Te Auaunga.
- (c) Require graduated building heights and locate higher buildings away from the precinct boundary ies that adjoin Mixed Housing Suburban residential areas to the south of the precinct.

(28) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.

...

The zoning, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I334.4.4 Activity tables

...

Table I334.4.1 ~~Wairaka~~Te Auaunga Precinct (all of precinct except for sub-precinct ~~A B~~ and C)

Activity	Activity Status
...	
Development	
<u>(A21C)</u>	<u>New buildings</u> <u>RD</u>
<u>(A21D)</u>	<u>Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height</u> <u>RD</u>
<u>(A21E)</u>	<u>Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m</u> <u>RD</u>
...	

¹ For the purposes of this provision Dwelling Unit Equivalent (DUE) means: The unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

² Note: Watercare has used the date of the first resource consent approved under the fast track process as the starting date to calculate the additional 4,000 DUEs.

Activity		Activity Status
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C
<u>(A34A)</u>	<u>Subdivision of land for the purpose of construction and use of residential units</u>	<u>RD</u>
<u>(A34B)</u>	<u>Subdivision of land for the purpose of construction and for uses other than residential units</u>	<u>RD</u>
(A35)	Any vacant lot subdivision that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D

...

Table I334.4.3 ~~Wairaka~~Te Auaunga Precinct sub-precinct C

Activity		Activity Status
...		
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	RD

Activity		Activity Status
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D
(A44)	Any vacant lot subdivision proceeding in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C
<u>(A44A)</u>	<u>Subdivision of land for the purpose of construction and use of residential units</u>	<u>RD</u>
<u>(A44B)</u>	<u>Subdivision of land for the purpose of construction and for uses other than residential units</u>	<u>RD</u>
(A45)	Any vacant lot subdivision that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D

I334.6. Standards

~~The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.~~

~~(1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above.~~

~~(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:~~

~~(a) H13 Business – Mixed Use zone:~~

~~(i) Standards H13.6.0 Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4 Maximum tower dimension and tower separation, H13.6.5 Yards, H13.6.6 Landscaping and H13.6.8 Wind.~~

~~(3) All activities listed as permitted, controlled or restricted discretionary in Table I334.4.1, I334.4.2 and I334.4.3 Activity tables must comply with the following standards.~~

...

I334.7. Assessment – controlled activities**I334.7.1. Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

...

(2) Subdivision:

(a) ~~B~~Boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.

(b) Compliance with existing resource consent (if applicable).

(c) Site size, shape, design, contour, and location.

(d) Infrastructure.

(e) Historic and cultural heritage.

...

I334.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone, Auckland-wide or overlay provisions:

...

(2) Subdivision

~~(1)(a)~~The extent to which subdivision boundaries align with the sub-precinct boundaries and with ~~the precinct plan shown in~~ Precinct plan 1 ~~and with Policy I334.3(15A)~~ (or with any approved road network).

(b) Compliance with an existing resource consent.

(c) The effect of the site design, size, shape, contour, and location, including existing buildings, manoeuvring areas and outdoor living space.

(d) The adequate provision and capacity of infrastructure provisions.

(e) The effect on historic heritage and cultural heritage items.

...

I334.8. Assessment – restricted discretionary activities**I334.8.1. Matters of discretion**

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zones, Auckland-wide, or overlay provisions:

(1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to~~ within 150m of, and accessed ~~from~~ via, Farm Road (A6); and ~~or adjacent to the bus hub or Oakley Hospital building~~ Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

...

(a) matters of discretion I334.8.1(1A)(d) - I334.8.1(1A)(h) and I334.8.1(1A)(j); and

...

(1A) New buildings which comply with Standard I334.6.4 Height:

...

(d) Services including infrastructure capacity and stormwater management:

(i) stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area;

...

(f) Travel plans and integrated transport assessments:

(i) proposed developments are consistent with any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and any corresponding travel plans are provided by way of conditions of any consent prior to occupation;

(ii) whether any development in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and

(iii) whether any development in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.

...

(j) Water supply and wastewater Infrastructure Capacity Assessments:

(i) whether any subdivision or development provides a local water supply and wastewater network that is in accordance with Watercare's Code of Practice for Land Development and Subdivision and can be adequately serviced by the existing bulk water supply and wastewater network.

(ii) Whether any subdivision and development that results in the total additional dwelling unit equivalents³ developed under the Te Auaunga Precinct exceeding 4,000 from 29 March 2023⁴ has provided a satisfactory Infrastructure Capacity Assessment that demonstrates that there is sufficient capacity in the bulk water supply and wastewater network to service the development

(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m:

(a) matters of discretion I334.8.1(1A)(a) - I334.8.1(1A)(h) and I334.8.1(1A)(j);

³ Dwelling Unit Equivalent (DUE) means: The unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

⁴ Note: Watercare has used the date of the first resource consent approved under the fast track process as the starting date to calculate the additional 4,000 DUEs.

...

(2) Parking buildings/~~structures~~:

...

(a) matters of discretion I334.8.1(1A)(a), and I334.8.1(1A)(d) - I334.8.1(1A)(i), and I334.8.1(1A)(j).

...

(4) Any development not otherwise listed in Tables I334.4.1, ~~and~~ I334.4.3, and I334.4.4 that is generally in accordance with ~~the p~~recinct plan 1 ~~and Policy I334.3(15A)~~:

...

(b) The location and capacity of infrastructure servicing:

(i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;

...

(d) matters of discretion I334.8.1(1A)(j).

...

I334.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zones, Auckland-wide or overlay provisions:

(1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to~~within 150m of, and accessed ~~from~~via, Farm Road ~~and or adjacent to the bus hub or Oakley Hospital building(A6)~~; and Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

...

(a) assessment criteria I334.8.2(1A)(d) and I334.8.2(1A)(j).

...

(1A) New buildings under I334.4.1(A21C) that comply with Standard I334.6.4 Height:

...

(d) Services including infrastructure and stormwater management:

(i) Refer to Policies I334.3. (4)(f), (26A), (26B), (27).

(e) Traffic:

(i) Refer to Policies I334.3.(20) and (22).

(f) Travel plans and integrated transport assessments:

(i) Refer to Policies I334.3. (4)(g), (20), (23), and (27).

(j) Water supply and wastewater Infrastructure Capacity Assessments:

(i) Refer to Policies I334.3. (26A), (26B)

(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height; and Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m:

(a) Refer to Policies I334.3(13), (14), (14A), (14AA) and (14B).

(b) assessment criteria I334.8.2(1A)(d) and I334.8.2(1A)(j).

(2) Parking buildings ~~and structures~~;

...

(a) Assessment criteria I334.8.2(1A)(a) and I334.8.2(1A)(d) - I334.8.2(1A)(h), and I334.8.2(1A)(j).

...

(4) Any development not otherwise listed in Tables I334.4.1, ~~and~~ I334.4.3, ~~and~~ I334.4.4 that is generally in accordance with ~~the p~~precinct plan 1 ~~and Policy I334.3(15A)~~:

...

(b) The location and capacity of infrastructure servicing:

- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and

...

(j) assessment criteria I334.8.2(1A)(d) and I334.8.2(1A)(j).

...

I334.9. Special information requirements

An application for any subdivision or development must be accompanied by:

Integrated Transport Assessment (1) Prior to any developments which would result in more than 3,000 dwellings within the precinct, an assessment of the then actual transport characteristics compared to the ITA assumptions shall be provided. If the transport network and generation is not consistent with the assumptions within the precinct ITA, then an updated ITA is required prior to residential development in excess of 3,000 dwellings.

(2) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business – Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business – Mixed Use Zone or greater than 1,000m² in the residential zones, development that will result in the precinct exceeding 4,000 dwellings, the applicant is required to produce an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business – Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.

Water supply and wastewater Infrastructure Capacity Assessment

(3) As part of any development and/or subdivision that will result in the precinct exceeding 4,000 additional dwelling unit equivalent⁵ within the Te Auaunga Precinct from 29 March 2023⁶, the applicant is required to produce a bulk water supply and wastewater Infrastructure Capacity Assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network.

Schedule of dwelling unit equivalent numbers within the precinct

(4) As part of any development and/or subdivision a schedule must be provided which confirms the total dwelling unit equivalent numbers approved for resource consent from 29 March 2023 within the precinct at the time the application is made. The purpose of this is to keep a current record of the number of additional dwelling unit equivalents within the Te Auaunga Precinct.

...

An application for development ~~that is or is not generally in accordance with the precinct plan and Policy 1334.3(15A)~~, must include the following:

(1) Plans showing:

...

(f) the location and layout of services and infrastructure;

...

⁵ Dwelling Unit Equivalent (DUE) means: The unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

⁶ Note: Note: Watercare has used the date of the first resource consent approved under the fast track process as the starting date to calculate the additional 4,000 DUEs.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tina Dean
Date: Friday, 29 December 2023 2:45:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tina Dean
Organisation name: The Tree Council
Agent's full name:
Email address: tina_dean@xtra.co.nz
Contact phone number:
Postal address:
147 Hutchinson Ave
New Lynn
Auckland 0600

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Removal of mature trees
Property address: Former Unitec campus
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 mature trees on this site have immense value that cannot be replaced with replanting in other areas. I support the submission lodged by The Tree Council regarding the protection of these trees and historical areas on the former Unitec campus. Please refer to this for details. These rakau are a precious taonga that should never be treated with such flippancy and disregard. Shame on the developers for such short-sightedness and the Auckland Council if they do not act honourably. These trees could be included within the overall plan and be of such value to all those that live in and visit the area. All children deserve to have nature, especially huge old beautiful trees to enrich their lives. Do the right thing for the future Auckland Council and protect these trees in perpetuity. Too many have already been lost.

46.1 -
46.12

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

Details of amendments: Please see above.

Submission date: 29 December 2023

Attend a hearing

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

Declaration

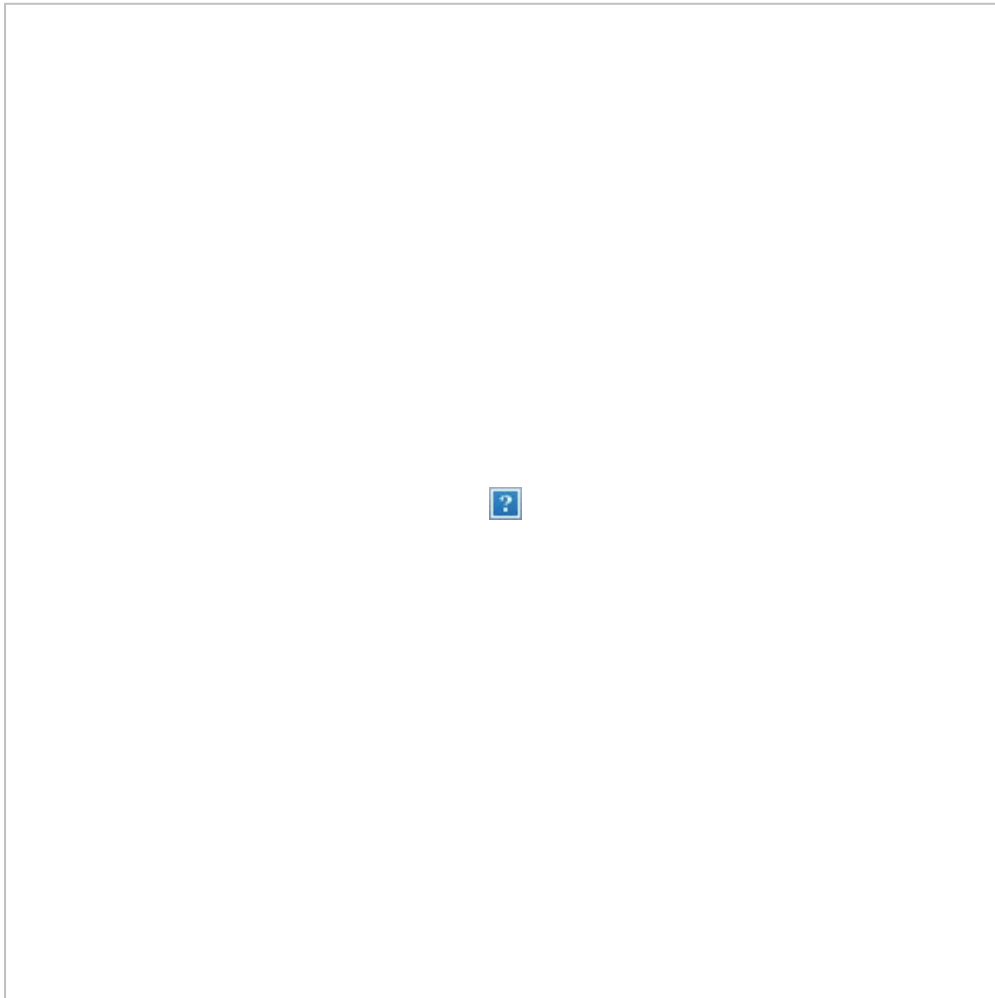
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Margie Proposch
Date: Saturday, 27 January 2024 10:00:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Margie Proposch
Organisation name:
Agent's full name:
Email address: margie.proposch@gmail.com
Contact phone number:
Postal address:

Mount Maunganui
Tauranga 3116

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: Carrington road (previously Carrington Hospital)
Map or maps:

Other provisions:
Removal of mature trees

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:
Protection of mature trees is not only aesthetically appealing but they give us fresh air to breathe, and shelter/shade. It took many years for these trees to mature and are as valuable as historic buildings. A recognition of our past. Also prevent climate change. Green space is essential in new developments for mental health. Housing projects can plan around mature trees.

47.1

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

Details of amendments: Housing development that does not require removal of mature trees

Submission date: 27 January 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 94 - Alison Burt
Date: Sunday, 28 January 2024 1:00:26 pm
Attachments: [Submission on Plan Change 94 Te Auaunga Precinct.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alison Burt
Organisation name:
Agent's full name: Alison Burt
Email address: alisonmayburt@gmail.com
Contact phone number:
Postal address:
22B Wainoni Ave Pt Chevalier
Auckland
Auckland 1022

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Lack of tree protection. There is fundamentally a lack of planning to provide permanent protection of these taonga.

48.1

Property address: UNITEC housing development Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
See attached submission

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

Submission date: 28 January 2024

Supporting documents
[Submission on Plan Change 94 Te Auaunga Precinct.pdf](#)

Attend a hearing

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

Declaration

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

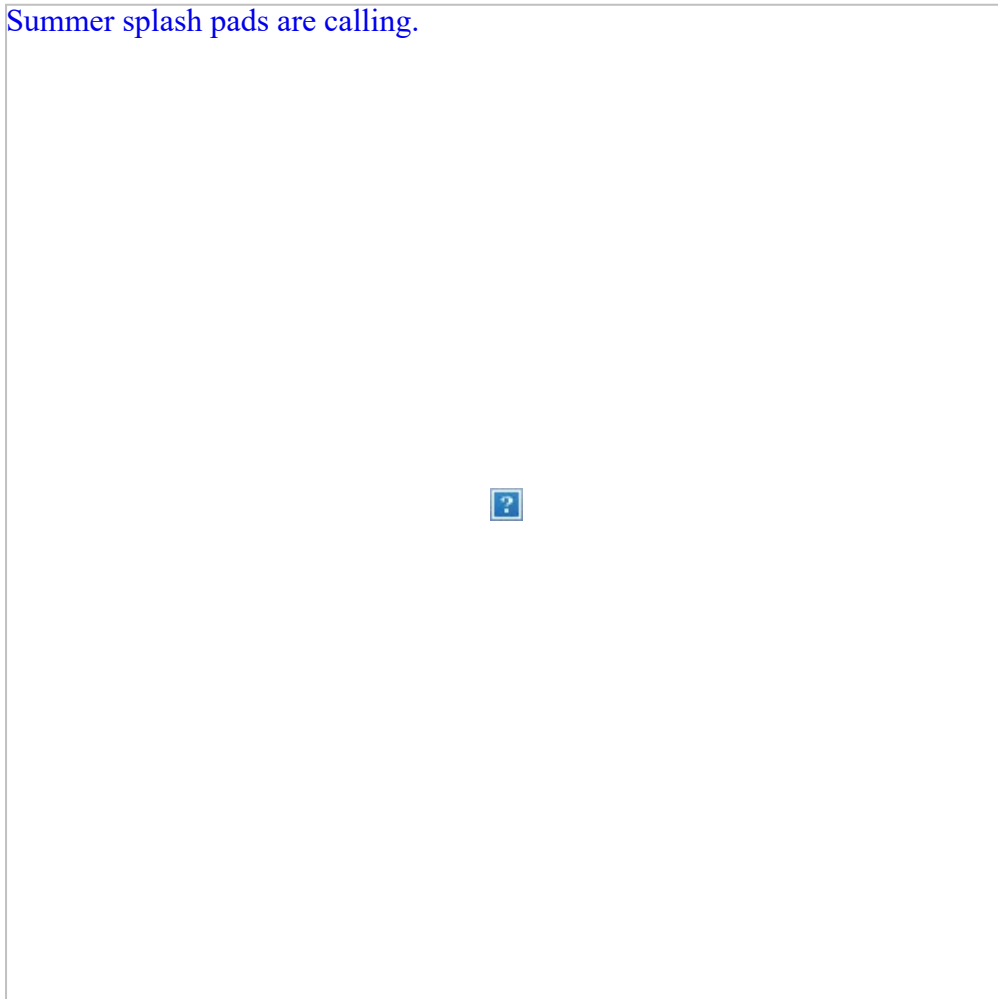
Are you directly affected by an effect of the subject matter of this submission that:

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

No

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

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Submission on Plan Change 94 Te Auaunga Precinct

23rd Jan 2024

From: Alison Burt
22B Wainoni Ave
Pt Chevalier
Auckland 1022

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

In the process of developing dense housing complexes along Carrington Road, which are essential, I believe around half the trees have already been cut down. I support the request by the Tree Council to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site. Apart from the botanical, historical and ecological value of these mature trees there is so much that trees do to enrich lives and enhance wellbeing. With the huge housing intensification on this land the value of these mature trees and open spaces to their occupants cannot be overestimated.

48.2

No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These invaluable community gardens are utilised will be more of an asset/need with housing intensification. Archaeological evidence suggests that it has been continuously gardened since pre-European times.

48.3

It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

As stated by the Tree Council, it is imperative that these public tree assets are identified, evaluated and permanently protected and this protection must be within the precinct documentation, which is missing at present.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Phillippa Wilkie
Date: Sunday, 28 January 2024 4:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Phillippa Wilkie

Organisation name:

Agent's full name:

Email address: pgwilkie@gmail.com

Contact phone number:

Postal address:

10 Fife Street

Westmere

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: Sanctuary Mahi Whenua

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:

Public open space areas have been identified in this proposed Plan Change, but the Sanctuary Mahi Whenua is not included.

I expected to see the Sanctuary Mahi Whenua identified either as a public or private open space area, as I understood the Sanctuary gardens and food forest were to be preserved as per the sale and purchase agreement between Unitec and the Crown in 2018. The Sanctuary should be so included.

49.1

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

Details of amendments: Sanctuary mahi whenua should be identified as a public or private open space area.

Submission date: 28 January 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 94 - Gordon Wickham Ikin
Date: Sunday, 28 January 2024 9:45:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gordon Wickham Ikin

Organisation name:

Agent's full name:

Email address: gordon@ikin.nz

Contact phone number:

Postal address:

PO Box 78-403

Grey Lynn

Auckland 1245

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

The potential sale of Sanctuary Mahi Whenua gardens and food forest.

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

I am very concerned by the potential loss of Sanctuary Mahi Whenua gardens and food forest. It was my understanding that this was protected by Cl. 25.4 of the 2018 Sale and Purchase agreement, however it appears that the Crown has now shown its intention to renege on this clause with a plan to transfer the ownership of this land within which the Sanctuary Mahi Whenua, to Ngati Te Ata for development.

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:

Sanctuary Mahi Whenua gardens and food forest is a very precious organic garden, that is an oasis in the inner west of the city. The garden contains the very essence of the features that are outlined as desirable in the Wairaka Precinct document. A space such as this garden does not need recreating from a blank canvas out of a bulldozed piece of development land - as this site already has Sanctuary Mahi Whenua gardens and food forest, a fully developed living, breathing garden providing a peaceful sanctuary in the middle of the city. Open space planners on other sites would give their eye teeth for such an incredible space within their developments, however in Plan Change 49 Sanctuary Mahi Whenua gardens and food forest does not appear to be appreciated for the true

taonga that it is.

Gardens such as Sanctuary Mahi Whenua gardens and food forest help to provide the answers to many of the complex issues that we are facing as a city as we navigate a changing climate, with increased rainfall and higher temperatures. Humus rich soils such as contained within the gardens will be able to continue to act as a sponge during heavy rainfall events that impact the surrounding areas of the proposed development, helping to capture this stormwater to be used by the plants within the garden, and releasing excess runoff more slowly.

At a time of increased stress on the city's residents brought on by their busy lives and increased housing density, retaining a calm nurturing space such as Sanctuary Mahi Whenua gardens and food forest will allow city residents to find a peaceful nurturing space that allows for rejuvenation and healing.

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

Details of amendments: Retain and protect Sanctuary Mahi Whenua gardens and food forest in its entirety as it currently exists.

50.1

Submission date: 28 January 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 94 - Dennis Katsanos
Date: Sunday, 28 January 2024 10:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dennis Katsanos
Organisation name:
Agent's full name:
Email address: denniskatsanos@gmail.com
Contact phone number: 021336647
Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
The rezoning of the land, in particular the corner of Carrington and Woodward Roads.

The request to increase building heights.

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 oppose the rezoning of land for Mixed Business Use, no one has consulted us or discussed what type of business this land may be used for, how people will get in an out, noise, visual and other negative impacts on surrounding properties. Why can't someone come and talk to us and walk us through what is happening as opposed to providing documents that are hundreds of pages long that many people can't understand. The rezoning requires investigation and consultation and with the residents to decide what serves Mt Albert best. The Crown could identify what parks, recreation areas and possible community requirements going forward. Once the land is apartment buildings it's gone.

51.1

The historic house (Penman House) on the corner of Woodward and Carrington Road is an iconic landmark and should be preserved as such for future generations.

51.2

Woodward Road and Carrington roads are already heavily impacted by traffic. It is incredibly hard to get out of your driveway at peak time and adding so many more dwellings along with the rate that Auckland is growing in size will have a drastically negative impact for residents on those streets and the wider community.

51.3

Despite what favourable traffic and infrastructure reports provided may say, the existing roads and infrastructure struggle to handle the volumes at present. The new development will always connect with the old infrastructure and bottle neck. Drains are constantly blocked on Carrington and has an impact on all involved increasing the volume of buildings and housing will just add to an already strained system.

51.4

The Auckland City Council will receive its fees and the developers their profits whilst the residents remain and deal with the fallout.

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

Submission date: 28 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.

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 94 - Sue Shearer
Date: Monday, 29 January 2024 6:31:08 am
Attachments: [Submission_TTC_Plan_Change_94_dec23_20240129062438.618.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sue Shearer

Organisation name:

Agent's full name:

Email address: sueshearer57@gmail.com

Contact phone number:

Postal address:
21 Alberta st pt chev
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Road

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master Planning

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

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

The reason for my or our views are:
I oppose the specific provisions The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission

Submission date: 29 January 2024

Supporting documents

Submission TTC Plan Change 94 dec23_20240129062438.618.pdf

Attend a hearing

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

Declaration

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

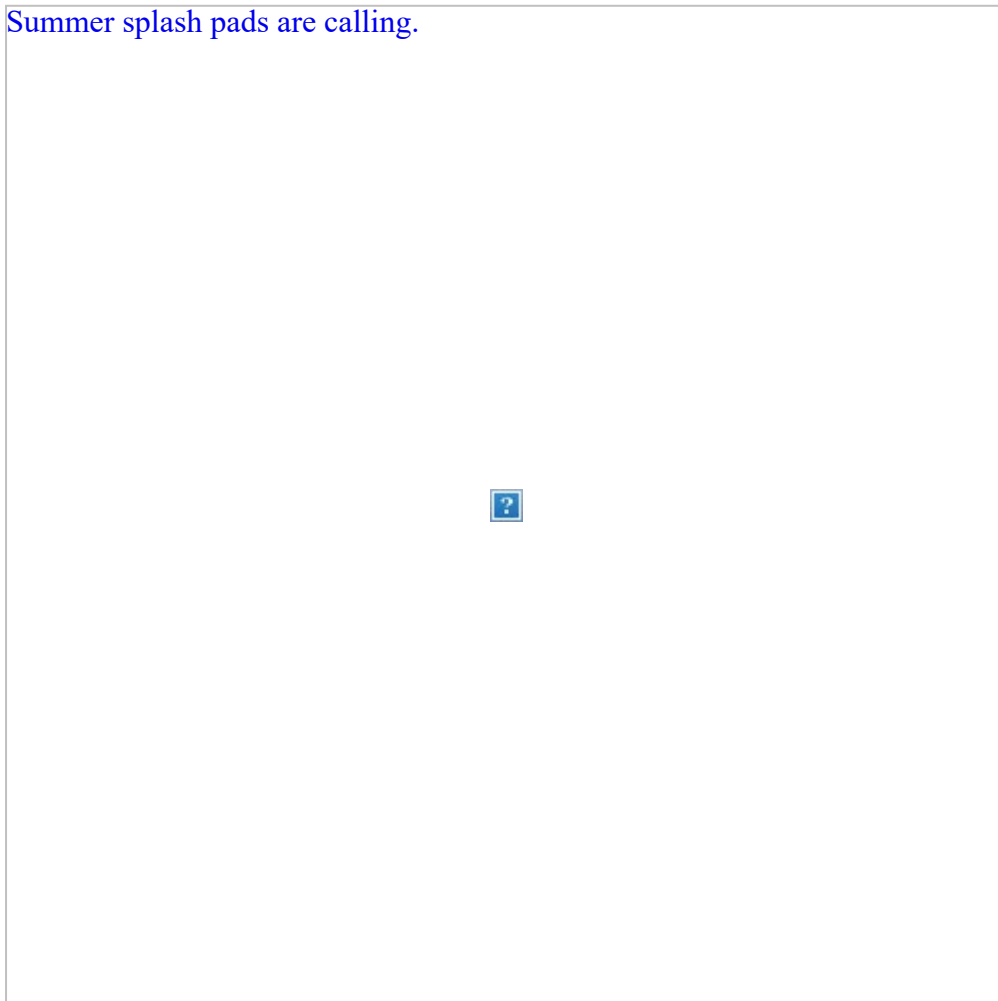
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

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The Tree Council
Tiakina Rākau • est 1986



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

12 December 2023

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

Preamble

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

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

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

Submission

Introduction

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

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

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

Our submission is focussed on 7 points:

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

1. Lack of Arborist's Report

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

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

52.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

52.1

3. Lack of Tree Protection / Tree Works Methodologies

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

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

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

52.2

4. Lack of Archaeological / Cultural Site Protection

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

52.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

52.4

Northern Open Space

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

52.5

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

Central Open Space

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

52.6

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

Te Auaunga Access Park

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

52.7

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

52.7

Knoll Open Space

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

52.8

South Open Space

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

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

52.9

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

52.10

6. Landscape and botanical character around Building 48

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

52.11

Recommendation:

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

52.11

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

7. Masterplan and Landscape & Visual Effects Assessment

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

52.12

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

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

Conclusions:

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

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

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

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

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

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

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Greta van der Star
Date: Monday, 29 January 2024 4:31:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greta van der Star

Organisation name:

Agent's full name:

Email address: gretavanderstar@gmail.com

Contact phone number:

Postal address:
0604

Auckland 0604

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Sanctuary Mahi Whenua

Property address: 1-139 Carrington Road

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 think Sabctuary Mahiwhenua should remain as a public space.

53.1

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and

purchase agreement between Unitec and the Crown in 2018.

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

Details of amendments: preserve some 7000 square metres occupied by the Sanctuary Mahi Whenua gardens and food forest.

Submission date: 29 January 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

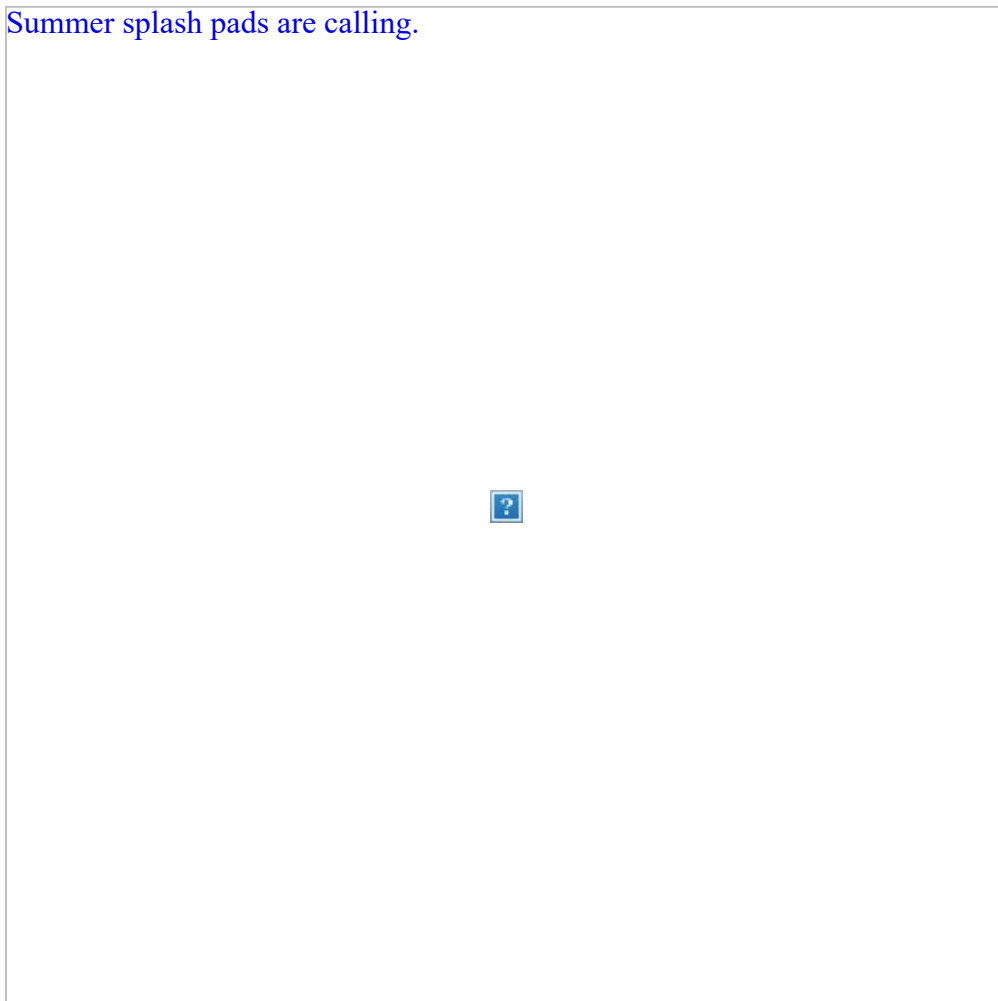
Are you directly affected by an effect of the subject matter of this submission that:

- 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 94 - Kate battersby
Date: Monday, 29 January 2024 7:16:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate battersby
Organisation name: Mahi whenua Gardens
Agent's full name:
Email address: katefbattersby@icloud.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: 1-139 Carrington Road
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:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space. At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

54.1

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

Submission date: 29 January 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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kate Lowe
Date: Monday, 29 January 2024 7:46:05 pm
Attachments: [Condition 25 Sanctuary Gardens.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Lowe

Organisation name:

Agent's full name:

Email address: katelowe.nz@gmail.com

Contact phone number:

Postal address:
13 Phyllis Street
Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:
Open Spaces - specific to the Sanctuary Mahi Whenua.

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:
Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown

as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

Clause 25.4 of the “Agreement varying agreement for sale and purchase in Wairaka Precinct” between Unitec and the Crown, March 2018. This agreement was to preserve some 7000 square metres occupied by the Sanctuary Mahi Whenua gardens and food forest.

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

Details of amendments: To include the Sanctuary Mahi Whenua gardens within the open space within the plan.

55.1

Submission date: 29 January 2024

Supporting documents
Condition 25 Sanctuary Gardens.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.

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***25.4 Community gardens**

- (a) *The purchaser acknowledges the cultural and historical significance of the gardens and fruit forest (occupying up to 7000 square metres) **# 55** (Community Gardens) currently situated on part of what will become Lot 4 following the Subdivision and agrees to consult with Unitec, Iwi and Kaumatua in agreeing and documenting an arrangement for the ongoing use and preservation of those gardens.*
- (b) *To assist the purchaser in respect of the matters set out in clause 25.4(a), following the date that this agreement is unconditional:*
- (i) *the vendor will provide written notice to the Sanctuary Community Gardens Mahi Whenua Incorporated (Society) (being the current occupiers of the Community Gardens) that*

HAR6980.17.152

Per AS

Agreement varying agreement for sale and purchase of Wairaka Precinct

Page 3

the vendor will transfer ownership of the property including the Community Gardens on Lot 4 to the purchaser on the settlement date; and

- (ii) *the purchaser and vendor will work collaboratively with other interested groups (including Iwi and Kaumatua) in relation to the proposed arrangements for the Community Gardens in order to:*
- (A) *have formal documentation finalised before settlement; and*
- (B) *agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor's Adjacent Land and wider environs that commemorate early occupation by Maori (notably the spring Te Puna, the Marae on the Vendor's Adjacent Land, and the landing site of the waka Mataatua).*
- (c) *the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment and amenity for its residents and the wider community; provision of food and other source of future archaeological study; and possible use as an education resource by the vendor."*

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Fiona Lascelles
Date: Tuesday, 30 January 2024 9:30:20 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Fiona Lascelles

Organisation name:

Agent's full name: Fiona Lascelles

Email address: f.m.lascelles@gmail.com

Contact phone number:

Postal address:

54 Fir Street
 Waterview
 Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Plan change number: Plan Change 94

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

Property address: 1-139 Carrington Road

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:

Open Space:

56.1

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens

and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

Clause 25.4 of the “Agreement varying agreement for sale and purchase in Wairaka Precinct” between Unitec and the Crown, March 2018. This agreement was to preserve some 7000 square metres occupied by the Sanctuary Mahi Whenua gardens and food forest.

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

Submission date: 30 January 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

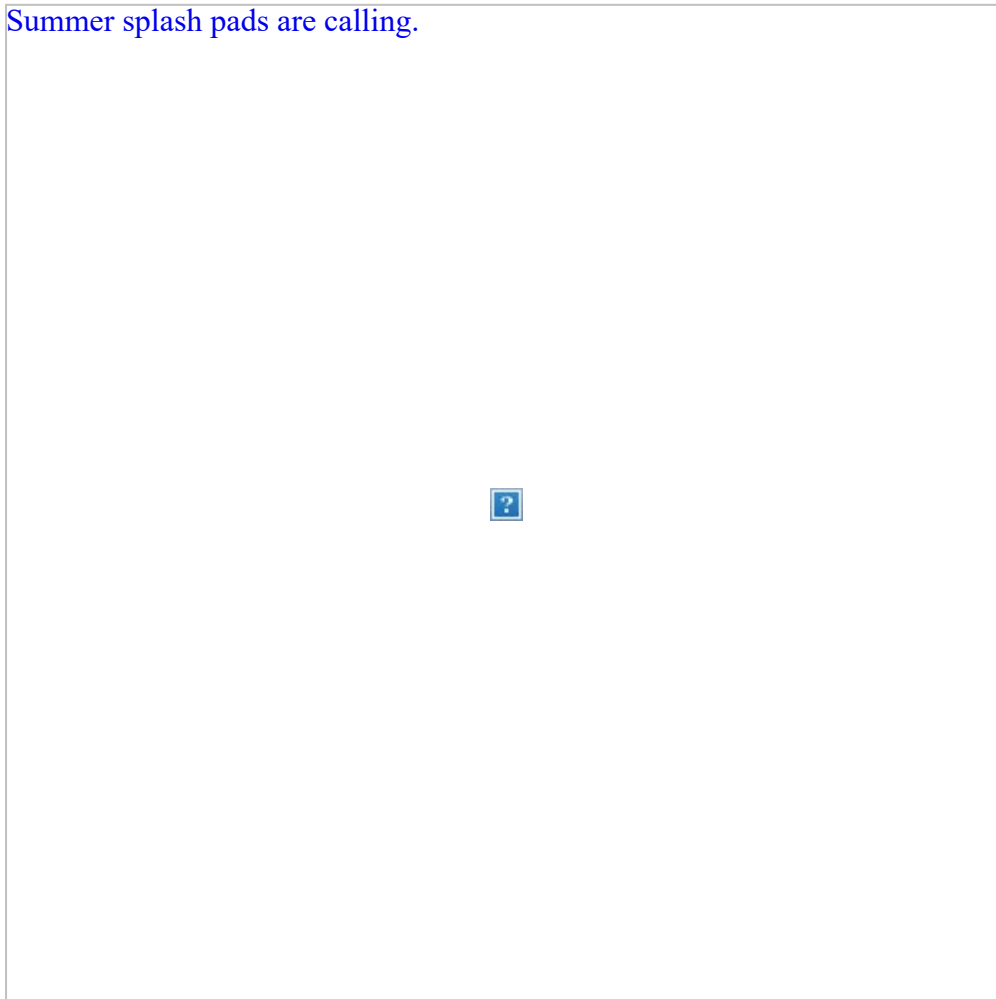
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Springleigh Residents Association
12, Harbutt Ave
Mt Albert
Attn. Hiltrud Gröger (spokesperson)

Submission to Auckland Council: Proposed Plan Change 94 – Wairaka/Te Auaunga Precinct, private plan change by the Ministry of HUD

Introduction

The submission and the evidence statements to be presented are on behalf of the Springleigh Residents Association. Members of Springleigh RA live in close association along Te Auaunga/Oakley Creek. Springleigh RA has been a ‘further submitter’ on previous rezoning attempts of the Wairaka Precinct.

This submission was prepared by Hiltrud Gröger (spokesperson). I hold an MSc in Physical Geography from Auckland University. I obtained Unitec’s Certificate in Horticultural Services that includes landscape design. I hold qualifications in Tikanga from Te Wananga o Aotearoa (Mangere).

Springleigh RA opposes the application for private Plan Change 94 by the Ministry of Housing and Developed.

SRA requests that the application is declined.

We wish to be heard in support of this submission.

Scope of submission

1. 9 serious faults with the RMA 91 considerations and planning report

Requests

2. The Assessment of Environmental Effects is flawed as follows;

- Inadequate evidence due to the failure to follow established guidelines*
- Economic assessment was not notified*
- Social Impact Assessment is missing*
- Amenity value effects of rezoning have not been assessed*
- Negligence of ACC while processing Wairaka Precinct application*
- SH Waterview connection takes priority*
- HUD does not clarify role in land development*
- Re-litigation of previous rezoning (2018) and re-litigation of Springleigh RA’s further submission*

Request

3. Notification of Plan Change 94 is incomplete on important RMA91 matters

Local Board consultation lacks basic understanding of the proposal

Requests

4. Drop-in sessions: HUD did not consult as required

Requests

5. B-MU zone considerations are contrary to AUP

Requests

6. SEA Oakley Creek and Marine SEA are a matter of national importance

Requests

7. Tower buildings (Height Area 1 – Additional Heights) remove AUP zoning provisions

Supporting documentation is arbitrary

The amenity value of surrounding reserves / parks, precinct and neighbourhoods is destroyed

Visual effects of tower buildings are severely understated in AEE

Some major negative environmental effects identified by SRA members

Requests

8. 'Mason Clinic' and Plan Change 75 are separate from PC94

9. non-notification of future resource consents corrupts RMA91 process

10. Minimal Maori 'expression' without tikanga

Requests

11. Landscape and Visual assessment must follow AC guidelines and Waka Kotahi standards for LV AEE

Landscape and Visual Assessment insufficient for RMA91 process

Mitigation of adverse Landscape Effects is entirely avoided

LV AEE Methodology and AC LV AEE Guidelines are not followed to a professional standard

AC guidelines 'Landscape and Visual Effects' consist of two parts

Physical parameters for the assessment of landscape that must be included in LV AEE:

LV AEE is not good RMA91 practice and does not support the application

Trivial c123 responses undermine already limited LV AEE

'landmark' and 'gateway' considerations are poorly explained

Citywide, wider urban landscape, wider visual environment matters are not assessed in LV AEE

Inadequate technical information results in landscape effects not being addressed

12. Further landscape considerations

Character of the landscape as an 'evolved landscape' as opposed to 'open space'

The NW of the precinct is characterized by a rare and significant spring

LV AEE effects on SEA Oakley Creek and Marine SEA not assessed as required by PC78

'Requested amendment' relating to landscape differs on important RMA91 matters from LV AEE (but not limited to):

Applicant does not provide all their evidence in amenity value of the SEA Oakley Creek Conditions of SH20 Waterview connection are sketchily addressed

Mitigation of adverse Landscape Effects on SEA Oakley Creek and Marine SEA is not considered

Point 11 of LV AEE, matters raised by Springleigh RA

13. Requests relating to LV AEE and landscape considerations that must be addressed

14. Ecological Assessment lacks basic understanding of ecological effects and does not result in positive development outcomes

Flawed Ecological AEE and cl23 requests are weighted towards the applicant

The assessment of Significant Ecological Area is contrary to AUP

The SEA Oakley Creek and Marine SEA are a matter of national importance

The effects on the NW wetland must be assessed

The insufficient Desktop review does not follow guidelines

Site investigations are inadequate and do not inform the Ecological AEE

Anecdotal ecological assessments consist of a string of inadequacies

15. Further negative ecological effects of the Ecological AEE occur locally and regionally

The ecological effects on terrestrial ecology are far reaching

The ecological effects on freshwater and marine environment are not assessed

The ecological baseline must be established following Waka Kotahi guidelines

The likely future natural environment of the Wairaka / Te Auaunga precinct is a major aspect of the proposal that has not been assessed

Trivial native forest considerations of Ecological AEE devalue urban ecology

Kanuka / Manuka are significant in forest succession

Ecological Context, Connectivity and Habitat are important to Wairaka Precinct and surrounding zones

Construction effects require impact management for birds

The future regional resource consent has major negative impacts on precinct and surroundings

High-rise and high-density buildings have shading and rain shadow effects on ecology

The removal of graduated heights has edge effects on vegetation of SEA Oakley Creek and Marine SEA

Changes to Groundwater cause the loss of SEA Vegetation

The loss of ecotone sequence of the SEA Oakley Creek and Marine SEA is caused by the proposed loss of vegetation

Mature Oak trees have a positive effect on amenity and avifauna

The proposal causes the loss of riparian margin and ecological buffer

Extensive riparian revegetation in the SEA Oakley Creek and ecological corridor including but not limited to 'nurse crop' experience major negative impact

Effects on freshwater ecology affect threatened freshwater species of regional and national

The native bat is threatened in its' habitat

*Auckland Council has fails to consider matters of biodiversity
Protection is removed from trees*

Requests

16. The Urban Design Assessment does not promote positive urban design outcomes, UD duplicates LV AEE

*Negligence of Auckland Council results in urban design matters not being addressed
Citywide design matters are not adequately addressed
The change from suburban character to urban character is a matter at the centre of the proposal
Urban design AEE is confused about SEA Oakley Creek and Marine SEA*

Requests

17. The Heritage Impact Assessment fails to manage historic effects on the wider Wairaka / Te Auaunga Precinct

*The heritage of the proposal is important and included in RMA91 Part2
The Wairaka / Te Auaunga Precinct displays special heritage character
The '6 Mitigating Factors' of HIA avoid the requirement to mitigate historic heritage effects
'Requested amendment' that have not been assessed as part of HIA*

Requests:

18. The Open Space Assessment is selective and requests public responsibility

*The Open Space Assessment fails to address the provision and management of open space
Public responsibility for 'Open Space' of the Wairaka Precinct is contrary to RMA91 and was not notified*

Request

19. The Archaeological Assessment does not propose mitigation, ignores accidental discovery

Request

20. Stormwater Management Plan, Stormwater Design, Flood hazard management, and overland flow path must be assessed for B-MU zone and tower buildings

*The operative SMP is not acceptable for the proposed rezoning, SMP creates unsafe communities
The stormwater design as required by Stormwater NDC and AC Future Development Strategy is not provided
The use of floodable design features and flood hazard managements is not considered
Overland flow paths are not included in the proposal as required by Stormwater NDC and 'Making space for water.'*

Request

21. The 2023 Integrated Transport Assessment is severely deficient and not admissible to RMA91 process

Request

22. The 'amendments requested' are contrary to planning report and AEE

*Proposed 'amendments requested' are flawed and a major change to application and AEE Requests
Springleigh RA attempts to address some 'amendments requested.'*

Decision sought**Reasons for the decision sought (but not limited to):****1. 9 serious faults with the RMA91 considerations and planning report**

1.1 The planning report is not consistent with the 'amendments requested.' Springleigh RA has reasons to believe that the planning report does not disclose all evidence. The proposal is contrary to Part 2 of the RMA91, and contrary to sound resource management practice. The proposal is contrary to the provisions of AUP for private plan change.

1.2 The planning report does not describe the rezoning proposal and its' effects as required under RMA91. Community submitters must make assumptions about the proposed activities and their activity status. The notification of the proposal and the general planning report fail to state that SEA Oakley Creek and Marine SEA are subject to private PC94, tower building requirements, boundary setbacks, but not limited to.

1.3 The application lacks the necessary detail for the extent of rezoning sought, especially in areas where RMA91 consents will be required. The application requests non-notification of future RMA91 process. Equal access to the RMA91 process for community submitters is not guaranteed.

1.4 As the regional authority, AC does not consider matters of s30 of RMA91. It does not provide or request adequate evidence under cl23 as required by the body that has administration over the SEA Oakley Creek/Te Auaunga and the Oakley Creek Inlet Marine SEA. AC must provide advocacy in matters of AUP. Proposed activities must integrate with the wider regulatory and planning requirements

1.5 The Planning report refers at times to a 'brownfield' (e.g. p31) and at times to 'greenfields development' (e.g. p32). The applicants' experts are confused whether this is 'brownfield' or 'greenfield' development. Both terms are not clearly defined.

1.6 The planning report arbitrarily applies geographical terms. E.g. it uses 'flyovers', 'two elevated roading flyovers', 'Waterview interchange', 'Te Auaunga pedestrian/cycle bridge' (could this be Te Piringa Bridge?), among a number of random terms that indicate poor understanding of the precinct and its' surroundings. Te Auaunga/Oakley Creek is termed 'Te Auaunga waterway' a name SRA has not encountered before, and with 'waterway' not being defined by RMA91

1.7 Informal terms such as 'Block F' confuse submitters.

1.8 Rezoning is proposed for 'Business - Mixed Use' with different adverse effects from operative zoning, and different adverse effects from residential zoning. In addition, exemptions from proposed zoning are sought by the applicant.

1.9 The s32 report is arbitrary unless amendments to precinct provisions are proposed, environmental effects on SEA Oakley Creek and Marine SEA are fully assessed, matters of s30 are addressed.

Request Provide additional information for Planning Report

1. A table of activities and activity status of the proposal is necessary to understand 'requested amendments', rezoning process, district and regional consents
2. A topographic map of the proposal and its' surrounding zones with the sub precincts and proposed rezoning, showing the contour lines mentioned in the planning report, landscape elements, etc. including those of the SEA Oakley Creek and Marine SEA.
3. The applicant must provide an AEE that addresses all effects under s104 and s30. General Overview of some effects raised by SRA members (but not limited to) , it is applicant's responsibility to address all effects of the proposal:

57.1

Process and Regulatory	methods, timeframes, information, and consultation rezoning aims and objective existing plans/strategies, history of the 2015 rezoning robustness of cost/benefits assessment inadequate AEE negligence of AC in RMA91 process 'Requested amendments' required future consents tower buildings stormwater management plan
Property	resource consent required for tower buildings risk assessment of high-rise towers compliance with district plan standards and regional plan standards set out in AUP building heights exceed B-MU
Social effects	community severance change of character of Pt Chevalier and Mt Albert change of historic landscape of Wairaka / Te Auaunga Precinct reduced quality of shared path, viewing platform, picnic area by Waterfall in the SEA Oakley Creek community consultation
Amenity effects	re-litigation of effects of previous rezoning (2015) light, height, noise, dust, visual effect, and mitigation on the zones surrounding the proposal Connection of parks/ reserves, shared paths Building height Skyline

Transport	<p>Shared path, SEA Oakley Creek and Marine Reserve effects on the Springleigh Block with change in transport patterns</p> <p>Access to Wairaka / TeAuaunga Precinct alternative design</p> <p>Western Road</p>
SEA Oakley Creek	<p>matters of national significance, SEA Overlay</p> <p>loss of outstanding landscape</p> <p>Loss of naturalness</p> <p>loss of biodiversity, native flora, and fauna</p> <p>loss of plant associations, ecosystem, habitat</p> <p>effects on revegetation and habitat creation</p> <p>loss of historic/archeological/cultural sites</p> <p>reduced quality of shared path</p> <p>riparian margin</p> <p>effects of removal of '45° angle recess'</p> <p>tower piling, tower effects</p>
Marine Reserve	<p>effects of soil erosion, increased sedimentation, unsettling of sedimentation</p> <p>native flora and fauna</p> <p>tower piling, tower effects</p>
Cultural	<p>heritage of Te Auaunga/Oakley Creek, Maori gardens, Ahi ka</p> <p>Heritage and culturally significant sites</p> <p>historic stone walls</p> <p>Star Mill heritage and walk</p> <p>archaeology, tikanga</p>

2. The Assessment of Environmental Effects is flawed as follows:

2.1 The assessment of environmental effects is part of the formal RMA91 process. It must predict consequences of the rezoning proposal prior to the decision. The proposal must avoid negative effects and must address alternatives. Mitigation must be proposed. 'Amendments requested' suggest the opposite.

2.2 The AEE does not meet the requirements for a private plan change and does not ensure a robust RMA91 process. The application and AEE are different from other major applications such as those prepared by Waka Kotahi. HUD and Waka Kotahi are both Central Government organisations. The application for the tower buildings is different from other tower applications, such as in Customs St.

2.3 The AEE does not adequately address adverse ecological, and economic effects. The application is incoherent to the degree that it makes it difficult for community submitters, even with the experience of Springleigh RA, to make a submission.

2.4 The AEE is weighted towards the applicant, in particular, but not limited to, Landscape and Visual AEE, Ecological AEE, Historic Heritage AEE among others.

2.5 AC fails in its' responsibility to make cl23 requests. ACC is negligent in accepting an application of this magnitude without sufficient AEE.

Inadequate evidence due to the failure to follow established guidelines

2.6 Springleigh RA has reasons to believe that the applicant is not presenting all its evidence. We refer to this matter on several occasions in our submission. The AEE does not fulfil the requirements of s104, s3 and Part 2 of RMA91. Evidence does not follow established guidelines.

2.7 A number of experts appear to have little knowledge of the 'requested amendments' and their effects. Few evidence statements include the 'requested amendments' relating to their subject. Some experts are confused about the changes to boundary setbacks, access points to Wairaka / Te Auaunga precinct among others. The 'integrated traffic assessment' is not admissible as evidence, others like LV AEE, Heritage Impact are unaware of 'requested amendments'.

Some assessments are missing, but not limited to:***Economic Assessment was not notified***

2.8 The economic assessment has not been notified to Springleigh RA. 'Economic development additional information' is contained in the notification which is not sufficient to understand the economic effects of the proposal. 'ED additional information' believes that there is no change to 'commercial' or 'economic' activity from the operative zoning, and that commercial activity will be precinct orientated. It does not evaluate the tower buildings, proposed Oakley hospital re-use, supermarket etc.

Social Impact Assessment is missing

2.9 The application does not assess social impact of the proposal. The application itself is a major negative social impact with missing AEE and inadequate consultation and creates uncertainty in Mt Albert, Pt Chevalier and Waterview.

2.10 Social effects include but not limited to:

- employment and income patterns in Mt Albert, Pt Chev and Waterview, additional jobs and displacement of existing jobs or businesses
- demographic character changes, including but not limited to, population size, density, compositions, household size, income and employment, 'sense of community', quality and type of housing, commercial, public and social services
- indirect displacement, such as but not limited to, displacement caused by increasing rents due to new business district, areas of likely indirect displacement must be identified.
- environmental justice including but not limited to equal access to the submission and decision-making process, protection of areas of historic heritage and SEA Oakley Creek and Marine SEA, shared path

Amenity value effects have not been assessed

2.11 Amenity has not been assessed, especially not as values.

Negligence of AC in processing Wairaka Precinct application

2.12 AC is negligent in accepting an application of this magnitude, including tower buildings, without adequate AEE. The AEE at the time of the application showed already that environmental effects are assessed differently from Auckland Council Guidelines.

2.13 cl23 requests do not clarify matters of Part 2. At best, they provide the missing information required under AC Guidelines.

2.14 Re-litigation of environmental effects of the 2015 rezoning submission by Unitec occurs. The 'further submission' of Springleigh RA on the 2015 rezoning AUP is re-litigated.

2.15 'Requested amendments' have major negative on the surrounding suburbs and the precinct. Mitigation of major negative effects is removed from the application.

SH20 Waterview connection decision takes priority

2.16 The rezoning proposal must be consistent with the *Final Report and Decision of the Board of Inquiry into the New Zealand Transport Agency Waterview Connection Proposal, EPA25 (SH Waterview connection)*. The details of *SH20 Waterview connection* will be familiar to AC. Rezoning cannot be granted where *SH20 Waterview* consents are affected unless the effects are *de minime*.

2.17 *SH20 Waterview connection* together with AC guidelines, and Waka Kotahi guidelines set the precedent for AEE, especially, in areas where the application is deficient. The RMA91 effects of PC94 on Sector 5, 7, 8 of *SH20 Waterview connection* are similar or larger than the effects of the original *SH20 Waterview connection*.

HUD applicant does not clarify role in land development

2.18 The applicant overstates their role in the Council's growth management strategy. E.g. intensification has been notified in the vicinity on the 'Avondale Racecourse,' 'Rosebank Peninsula', a supermarket is proposed for Pt Chevalier, among others. Residential buildings are not the major aim of the rezoning proposal, 'financial' matters regarding tower buildings (stated in AEE elsewhere) are significant. Business activities of the proposal are major.

2.19 The *AC Future Development Strategy*, a requirement of NPSUD, identified a traffic corridor from Mt Roskill via St Lukes to Rosebank peninsula including traffic modelling and growth modelling for proposed Rosebank intensification.

2.20 The Wairaka / Te Auaunga Precinct is not included in *AC Future Development Strategy*. HUD does not clarify why the Wairaka / Te Auaunga Precinct land is developed with such severe negative environmental and social effects. The application is not precise whether housing affordability will be increased compared to operative rezoning.

2.21 National Framework Planning has been repealed. The applicant cannot guarantee that the proposal will be completed while proposing major negative effects on SEA Oakley Creek and Marine SEA, and surrounding suburbs.

Re-litigation of previous rezoning (2015) AUP including re-litigation of Springleigh RA's 'further submission'

2.22 The re-litigation of the operative rezoning AUP (2015), includes the re-litigation of the submission by Unitec, Ngati Whatua, Whai Rawa, who all requested 27m building heights. The re-litigation of the 'further submissions' of Springleigh RA and MARA are major.

2.23 A robust RMA91 process is prevented through re-litigation of similar or larger effects of the proposal on SEA Oakley Creek and the Oakley Creek Inlet Marine SEA, surrounding neighbourhoods, transport, supermarket, road connection to Springleigh Block, roading connection through Wairaka precinct, graduated building height, precinct heights, effects on the mana whenua site such as shading and surrounding open space (but not limited to) compared to the operative rezoning decision (2015).

Request: Proposed rezoning must be heard by the Environment Court.

57.2

3. Notification of Plan Change 94 does not notify important matters

3.1 The notification of Plan Change 94 is inadequate. It did not notify the substantial boundary setback removal to neighbouring zones. It failed to state that SEA Oakley Creek and Marine SEA are affected by the application. Public responsibilities are not clearly stated, regarding 'open space' and roading. Tower buildings are not explained.

3.2 An application of this magnitude including but not limited to, tower buildings, negative effects on three suburbs Mt Albert, Pt Chevalier and Waterview must be notified in community languages. Considering that HUD is the applicant, it is incomprehensible that the notification does not have community languages.

3.3 The notification is not good resource management practice. It is difficult for community submitters to understand the notification.

Local board consultation lacks basic understanding of the nature of the proposal

3.4 Springleigh RA contacted Albert- Eden Local Board regarding the notification. Their reply indicated only a vague knowledge of the proposed rezoning.

3.5 AE Local board was apparently consulted and must have some technical understanding of the proposal.

3.6 Among community submitters it raises the question whether AE Local board is providing advocacy under the *Local Government Act*. It is not transparent how many AE Local board members including two councilors were present at HUD and iwi presentations. Where members and councilors were present, it is not transparent whether they attended the full length of the meeting.

3.7 Springleigh RA assumes that the presentations were not consistent with 'amendments requested, 'from our e-mail to LB.

3.8 Springleigh RA assumes that advocacy and elected representation will not be provided by local board and councilors on precinct rezoning. Lack of representation under *LGA* is a major negative social effect that disadvantages communities.

3.9 The lack of community representation by AE Local Board and councilors is one reason for the lengthy submission statement of Springleigh RA. The application is costly for community submitters. Community submitters cannot not rely on AE Local board and councilors. AE Local board and councilors must raise negative environmental and social impacts of the rezoning proposal

Requests: 1. An evidence statement must be prepared that includes but not limited to:

- minutes of meetings between applicant and Albert- Eden Local board and councilors regarding rezoning proposal
- details of presentations by applicants to Albert – Eden Local Board and councilors, including but not limited to, power point presentations, recordings, written material

2. AE Local board and councilors must present evidence regarding boundary setbacks, SEA Oakley Creek and Marine SEA, transport, 'open space', social effects, ecological effects but not limited to.

57.3

4. Drop-in sessions: HUD did not consult as required

4.1 The *Local Government Act 1974* outlines the obligations of applicant and AC to consult in s37k. s223C applies to AUP. The RMA91 requests consultation. The surrounding neighbourhoods do not understand the rezoning proposal. Most residents are unaware that 'Unitec' has changed ownership and that the Wairaka / Te Auaunga precinct is notified for rezoning.

4.2 The consultative process of the rezoning proposal undermines public confidence in the Wairaka / Te Auaunga Precinct. Consultation Drop-in session did not portray the rezoning proposal as it was notified. Consultation at drop-in sessions was not consistent with 'amendments requested.' Information in community languages is not available for a proposal of this magnitude.

4.3 The community was not able to participate in the Drop-in sessions in sufficient numbers because of limited time and resources. Drop-in sessions were not sufficiently advertised including but not limited to, AE Local board, at the surrounding libraries and community centres, 'newsletter maildrop' did not occur, etc. For a rezoning proposal of this magnitude, consultation is inadequate.

4.4 Drop-in sessions occurred almost directly after Anniversary flooding and Cyclone Gabrielle, with severe damage in Pt Chevalier (road wash outs on Great North RD) and in Mt Albert that left people in need, seriously flooded low-income kainga ora households in the Springleigh Block (addresses known), among others. Webinar sessions, as conducted by AC Storm recovery could have reached some residents. The consultation process is a negative economic and social effect on a community affected by flooding.

4.5 Drop-in sessions by HUD related to a significantly smaller re-zoning proposal in terms of scale of housing and scale of business activities such as the scale of supermarkets. The Drop-in sessions were inadequate and provided minimal information on the 'requested amendments. Drop-in sessions related primarily to building height and Carrington hospital. They did not sufficiently alert the community to the tower buildings. It failed to state the effects on SEA Oakley Creek and Marine SEA. Environmental effects were poorly addressed.

4.6 Drop-in sessions for the actual proposed rezoning proposal as notified did not occur. Drop-in sessions do not forfeit the communities right to make submissions, or address additional negative effects of the proposal.

Requests: 1. Report on the public consultation by HUD, AC and iwi that summarizes community issues, includes surveys, age groups, ethnicities but not limited to.

57.4

2. Consultation material such as presentations, newsletters, e-mail, but not limited to must be included in the application similar to *SH20 Waterview connection*.

5. B-MU zone considerations are contrary to AUP

5.1 In theory, operative and proposed B-MU zone determine the land-use of the Wairaka / Te Auaunga Precinct. Zoning is the principal legal tool for the implementation of AUP. In contrast, the rezoning proposal changes provisions of B-MU zone through 'requested amendments' that are not transparent to community submitters. The integrity of SEA overlay is affected, AUP tower provisions are removed, but not limited to.

5.2 AUP as a plan will be not be effective on the Wairaka / Te Auaunga Precinct after rezoning.

5.3 The choice of B-MU zone for the proposed rezoning of the Wairaka/TeAuaunga precinct is arbitrary and contrary to the AUP. The many major negative effects such as (but not limited to) building heights, boundary infringements '3 Towers', confuse whether this is actually a B-MU application.

5.4 B-MU zone is incompatible with SEA Oakley Creek and Marine SEA, shared path (but not limited to). B-MU does not preserve SEA Oakley Creek and Marine SEA, Springleigh Block. Under the current Plan change 78, SH single residential housing with not more than 50% impervious areas are required.

5.5 When making planning decisions, decision-makers have particular regard to NPSUD Policy 6 (b)(ii) *are not themselves, an adverse effect*. AC must consider the major negative effects of the proposal through peer-reviewed AEE.

5.6 The major negative effects of the rezoning proposal are disproportionately large to the operative zone. Rezoning relies almost entirely on 'infringements' to the degree that B-MU provisions are actively removed as part of 'requested amendments.' Alternatives to proposed zoning are not considered.

5.7 B-MU zone for Wairaka / Te Auaunga Precinct increases environmental risks, creates unsafe communities, affects public infrastructure (but not limited to).

5.8 The requested B-MU zone is only vaguely described, 'activity' and 'activity statuses' are broadly defined. Rezoning to B-MU focuses on re-litigation of (2015) AUP rezoning. The applicant may not provide all reasons for B-MU rezoning.

Request: - Alternatives to the proposed rezoning must be considered. Several AUP zones suitable to the proposal must evaluated.

- Major negative effects must be avoided

- An assessment by an independent expert must be included as the proposed rezoning is re-litigation of aspects of the previous AUP rezoning (2015).

57.5

6. SEA Oakley Creek and Marine SEA are a matter of national importance

6.1 The effects of the application on the SEA Oakley Creek/Te Auaunga and the Oakley Creek Inlet Marine SEA as a matter of regional and national importance are not assessed, and mitigation is not proposed. Outstanding landscapes are not recognized. Plan Change 78 directs on the protection of SEA.

6.2 Operative protection of SEA Oakley Creek/Te Auaunga Marine Reserve is removed by the application. The effects of the removal of graduated building heights along the Western border of the precinct is major and was discussed as part of rezoning AUP (2015). The effects are major, and include re-litigation of SRA's 'further submission' of the previous rezoning proposal in 2015.

6.3 'Requested amendments' regarding SEA Oakley Creek and Marine Reserve have not been assessed by various AEE of the rezoning proposal.

Some concerns regarding SEA (but not limited to):

1. Proposed Plan Change 94 has major adverse effects on the Significant Ecological Area Oakley Creek and Marine SEA. The ecological integrity and functioning of SEA Oakley Creek and Marine SEA are affected as a major effect of the proposal.
2. SEA Oakley Creek / Te Auaunga and Marine SEA are unique natural features on the Auckland Isthmus, and are rare. Proposed rezoning degrades the rare feeling of the unique natural landscape.
3. Rezoning will alter views between public areas and the unique natural landscape of SEAs.
4. The proposed B-MU rezoning increases development expectations on the Wairaka Precinct along SEA Oakley Creek and Marine SEA that compromises SEA-T provisions on individual and cumulative areas.
5. Current legal protections of the SEA Oakley Creek are removed by the proposal through the removal of graduated building heights or '45° angle recess'.
6. Major effects in the form of destruction of biodiversity, amenity, historical, cultural, landscape and natural character values is major. None of these values is assessed.
7. The fragmentation of connections between ecosystems once established through *SH20 Waterview connection* conditions of protection, revegetation, habitat creation is disturbed.
8. Areas of significant indigenous biodiversity value in terrestrial, freshwater and coastal areas along the Oakley Creek are affected. An assessment of environmental effects is required that avoids adverse effects and retain the integrity of the SEA Oakley Creek and Marine SEA has not been supplied. Ecological AEE does not address ecological effects. The integrity of SEA Oakley Creek is questioned by the proposal in several parts.
9. The avoidance of major negative effects on SEA Oakley Creek and Marine SEA is not proposed. *SH20 Waterview connection* avoided effects on sector 7 and 8 through the construction of *Waterview tunnel*. Decision of Bol must be retained. NPSUD Policy 6 (b)(ii) applies.
10. The previous rezoning (2015) of the Wairaka precinct established that graduated building heights along SEA Oakley Creek were effective mitigation for a plethora of adverse effects on the SEA Oakley Creek. The AUP rezoning decision of 2015 and the further submission of Springleigh RA are re-litigated as part of this assessment.

Requests: The environmental and social effects on SEA Oakley Creek and Marine SEA must be assessed

57.6

7. Tower buildings (Height Area 1 – Additional Height) remove AUP zoning provisions

7.1 The tower buildings of the NW corner are contrary to NPSUD Policy 6 (b)(ii), RMA91, and AUP. Every aspect of the tower proposal is an 'infringement' to AUP, such as (but not limited to) boundary setbacks, building height, tower dimension, tower separation, wind, glare, landscaping, parking, ancillary structures such as road or cycleway access (among others). The proposed towers must avoid major negative effects to ensure a robust RMA91 process.

Supporting documentation is arbitrary

7.2 Supporting documentation for the tower building application lacks consistency. It is termed a 'landmark' in 'requested amendments' of the application. A design and access assessment that provides an explanation is required to establish whether the proposed towers are a suitable response to the site and its setting, and how the towers are adequately accessed. A supporting assessment addressing specific aspects of the tower development relating to building at scale must be provided.

7.3 The supporting information is insufficient considering that tower buildings resource consents are unlikely to be notified. The community is disadvantaged and unsafe on this issue.

The Amenity value of surrounding reserves / parks, precinct and neighbourhoods is ignored

7.4 The tower buildings have a significant adverse effect on the scenic vista from surrounding Mt Albert suburb across the Wairaka / Te Auaunga Precinct towards the Waitemata Harbour. IHP directed during 2015 AUP proceedings, that sea views must be protected. SRAs 'further submission' of 2015 AUP rezoning of the precinct is re-litigated.

7.5 The proposed towers significantly impact scenic resources including but not limited to, scheduled trees, natural landforms such as Wairaka stream and wetlands, Oakley Creek, historic buildings such as Oakley hospital, SEA Oakley Creek and Marine SEA, 'shared path.'

7.6 Tower buildings significantly and negatively impact the existing visual character or quality of public views of the precinct and its surrounding. Our request in LVAEE for additional photo simulations relates to this matter, but not limited to.

Visual effects of tower buildings are severely understated in AEE

7.7 Visual effects (ref to LVA) as the only means of assessing the tower buildings is insufficient. Visual assessment is not a true and accurate representation of the towers. Visual values are not assigned, comparative modelling is not considered, a critical assessment free of personal evaluations is not provided. Not understood by community submitters are (but not limited to):

- the extent of the area of potential impact, a radius from the site
- the selection of viewpoints distorts the perceived Impact (ref to LV AEE)

- seasonal representation and varied weather, including the character of materials and colour palettes in different seasonal and climatic conditions
- kinetic views as changing views of the towers as people move through a space at street level in Pt Chev, along the footpath / cycleway connecting Pt Chev and Waterview, Waterview (Blockhouse Bay Rd), along Carrington Rd, along the 'shared path' to understand the relationship between towers and surroundings. Instead the LV AEE discussion focuses on 'wider environment'(ref to LV AEE).
- diurnal representation considering the night-time and daytime character of the towers, poorly considered lighting can be intrusive with SEAs and the historical Oakley Hospital
- cumulative effects of the towers must be assessed as an area of significant and persistent change
- alternative sites must be considered by HUD, that include site layouts and access arrangements, approaches to towers, RMA91 process, phasing of construction, environmental effects (but not limited to)

Some major negative environmental effects identified by SRA members (but not limited to):

7.8 The skyline of the Waitemata Harbour and surrounding suburbs is changed by the tower buildings. The impact of the tall buildings on the city skyline has not been assessed using an assessment methodology for tall buildings. A multi-criteria values analysis is not employed. The applicant presents mainly anecdotal statements (ref to LV AEE). The architectural design (not assessed in this rezoning proposal) surrounding a historic building complex with historic landscape of orchards and farm and wider suburban and natural landscapes (Waitemata Harbour) is not assessed.

7.9 The demographic characteristics of the towers are a major effect of the proposed tower buildings. The overdevelopment of environment surrounding historic Carrington Hospital is not addressed in the LV AEE or Heritage Impact AEE. The suburban landscape and natural environment are dominated by tower buildings. The effect is major and unparalleled in Auckland.

7.10 Height, volume, top and color of the proposed buildings is not assessed using a values analysis that will be compared to the photo interpretations. The actual height of the towers cannot be understood because roof structures are not explained. Roof water tanks are not included.

7.11 The public expectation regarding the tower buildings must be assessed. The location of the tower buildings has many environmental and social effects. Most residents are unaware that the application has been lodged.

7.12 The proposed activities are not assessed and activity status under operative and proposed zoning is not defined for the tower buildings. In the 'requested amendments' the tower buildings could be office towers with ancillary structures, access ways that could go as far as a heliport, a mixed-use development incorporating ground floor commercial units, residential units and parking.

7.13 The purpose of the '3 Towers' is for private benefit and 'financial'. AC must make cl 23 requests regarding financial issues that might arise out of the rezoning proposal. When making a decision, the AC must consider that the RMA91 process is not to address 'financial' matters of the applicant.

7.14 The AEE regarding tower buildings is arbitrary and contrary to s104 and s30. AEE is simply excited about the location and believes that the location does not have 'neighbours', and as such does not require mitigation.

7.15 The visual and landscape, as well as environmental effects of the '3 Towers' on coastal areas of the Waitemata Harbour, Marine SEA Oakley Inlet and SEA Oakley Creek/Te Auaunga are major. The Marine SEA and the Oakley Creek/Te Auaunga SEA are affected as matters of national significance.

7.16 The wind and shade effects of the '3 Towers' are a major negative effect of national importance. The tower buildings affect the climate of a section of the Waitemata Harbour. It is the first time that Springleigh RA has encountered a proposal that affects climate. It is a major effect. The wind effects are unsafe for the surrounding suburbs of Mt Albert, Pt Chevalier, Waterview.

7.18 A natural wetland is affected (described below). Hydrology of the NW corner of Wairaka/Te Auaunga is changed.

7.19 An unusually high number of protected trees in the surrounding of the tower buildings is affected. The effects on them are major and mitigation must be proposed under current AUP provisions.

Requests:

1. The visual effects of the proposed tower must be assessed, including, (but not limited to): area of potential impact, selection of viewpoints, seasonal representation and varied weather, diurnal representation, cumulative effects, alternative sites

2. The following technical/ expert information/ assessments must be provided (but not limited to, it is the applicant's responsibility to provide AEE):

-- site description of towers including aerial photograph, street map of the site, locality plans

- architectural plans

- design analysis

- design statement

- landscape design

- transportation assessment

- site management plan

- infrastructure report

- geotechnical report

- flood risk assessment

- wind report

- character and amenity assessment

- dominance, shading, streetscape, surrounding reserve/park assessment

- cracking of surrounding buildings including historic building

3. Activities and 'activity statuses' for the tower buildings must be assessed.

- non-permanent accommodation

57.7

- provision of carparks
- provision of carparking that does not meet the size and dimension required
- modification of access provisions to the Wairaka / Te Auaunga Precinct
- erection of tower buildings in Sector 5 of *SH20 Waterview* and the vicinity of two SEAs
- modification of height and setback rule of B-MU
- glare control
- construction noise
- required earthworks
- diversion of groundwater and overland flow paths
- contamination matters

4. In addition to building height, the negative effects of proposed boundary setbacks, tower dimension, tower separation, wind effects, landscaping among others (it is the responsibility of the applicant to provide an adequate AEE) must be assessed against operative provisions.

5. The 'requested amendments' pre-empt the operative mitigation requirements for tower buildings, through the 'requested amendments' of 'activity status' such as but not limited to, RD and non-complying activities. RMA91 process and AUP provisions usually employed for tower buildings must be enabled by precinct provisions.

6. Precinct provisions must be amended to fully mitigate the negative effects of tower buildings.

8. The 'Mason Clinic' and Plan Change 75 are separate from PC94

8.1 Springleigh RA is aware of Plan Change 75 and its provisions. SRA understands the nature of the 'Mason Clinic' and its regional importance. The notified rezoning of PC 75 appeared to be consistent with RMA91 requirements. The operation (activities under RMA91) of the 'Mason Clinic' seemed to be correct. From PC 75, the Mason Clinic operates localized for an institution of its size.

8.2 The 'agreements' between HUD and 'Mason Clinic' have not been notified. It is impossible for community submitters to determine whether they have relevance to RMA91 proceedings. AC must proceed with cl23 requests regarding 'agreements', that cannot be understood from the single cl23 request.

8.3 The 'Mason Clinic' does not pre-mediate the outcome of RMA91 proceedings of PC94, as HUD implies. PC75 relates to different, specialized zoning with different environmental, social, economic effects with less magnitude as PC94.

8.4 Te Whatu Ora did not notify PC75 as required under RMA91. Springleigh RA was unaware that the two applications 'have been aligned to create an integrated package of controls' (tattico planning report p.14). Our understanding is that the two PCs are separate applications under RMA91. Te Whatu Ora did not address 'controls' relating to B-MU rezoning in its notification.

57.8

8.5 PC75 building heights do not significantly exceed the 'Great North Rd interchange', have less visual impact, less building density, less traffic, fewer RMA91 effects as the proposed tower buildings.

8.6 The LV assessment of PC94 manages to address the landscape differences between 'Mason Clinic' and PC94. LV AEE of PC94 identifies some 'activities' of PC75.

9. Non-notification of future resource consents corrupts the RMA91 process

9.1 The non-notification of future resource consent does not enable equal access to RMA91 processes for affected parties, community submitters, elected representation but not limited to. The AEEs are insufficient for the decision on rezoning of Wairaka / Te Auaunga Precinct. A rezoning proposal of this magnitude including the tower buildings must include more evidence.

9.2 The condition regarding non-notification of future resource consents is contrary to Part 2 of RMA91. The magnitude of negative effects including on surrounding zones, the long duration of constructions, proposed 'infringements' are major. S32 report does not sufficiently analyse resource management issues.

9.3 Under the current rezoning proposal every negative effect on SEA Oakley Creek and Marine SEA requires resource consent, that must be notified due to the large public interest in SEA. Resource consents must be notified in general due to the public interest in the effects of the Wairaka Precinct on the surrounding zones.

9.4 The proposed non-notification condition proposes a long series of resource consents that are lodged separately over many years. It is not an accepted RMA91 process that avoids that cumulative effects are addressed. The subsequent, proposed non-notified changes to rezoning can be made without a robust RMA91 process.

9.5 The 'requested amendments' together with non-notification of consents avoid that all resource management issues are addressed.

9.6 The matter is contrary to Part 2 or RMA91 and contrary to NPSUD. NPSUD stresses that AC is responsible and states:

a. Using evidence and analysis

- (1) When making plans, or when changing plans in ways that affect the development of urban environments, local authorities must:
- (a) clearly identify the resource management issues being managed; and

Request: AC proceedings identify all resource management issues

57.9

10. Minimal Maori 'expression' without tikanga

10.1 The only Maori 'expression' in the proposal is the name change from Wairaka Precinct to Te Auaunga Precinct. This is not sufficient 'expression' to justify the many major negative effects and

changes 'to operative AUP' and proposed B-MU. Renaming of the precinct does not require rezoning to B-MU.

10.2 A series of 'requested amendments' (but not limited to) demonstrate that this is predominantly an economic or 'financial' proposal by iwi. It must be tested against RMA91 provisions for economic activities.

1334

The Te Auaunga Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.

'Maori capacity building,' is not defined or assessed in AEE as RMA91 provisions and does not justify the severe negative effects of the rezoning proposal. The nature of the 'Maori economic development' is not described or assessed. An economic AEE is missing.

1334. 2 (10) (f) and other parts of AEE state that the proposal is pre-dominantly an economic development and 'financial matter'. 'Cultural promotion' in AEE is not defined and generally not applied in tikanga considerations. 'Provided for, promoted and achieved' are not valid in RMA91 proceedings.

(f) Contributes to Māori cultural promotion and economic development

1334. 2(12) The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.

1334.3 e Economic development and employment, including supporting Māori capacity building and Māori cultural promotion and economic development

Requests:

- The Maori values, objectives, tikanga practices considered in the application must be identified.
- The Maori values, objectives, tikanga practices incorporated into the decision must be included in Te Auaunga Precinct provisions
- Amendments must be included in 'requested amendments' that identify specific tikanga practices, Maori cultural promotion, Maori capacity building, Maori economic development for Te Auaunga precinct (Policy 9 NPSUD)

57.10

11. Landscape and Visual Assessment must follow AC guidelines and Waka Kotahi standards for LV AEE

Landscape and Visual Assessment insufficient for RMA91 process

11.1 Landscape consists of the physical elements of the rezoning proposal and its' surroundings. They will be negatively impacted by rezoning through construction phases, air pollution, scale of commercial development, effects on natural features but not limited to. Surrounding communities will experience negative social effects because of effects on landscape and natural features. Landscape is at the heart of the RMA91 Part 2.

57.11

11.2 The Landscape and Visual AEE does not follow the AC Landscape and Visual Assessment Guidelines, nor does it fulfil Part 2, s104 and s30 requirements of RMA91. LV AEE does not address all matters of AUP. The protection of outstanding natural features and landscapes from inappropriate subdivision is a matter of national importance and subject s6(a)(b)(c)(e) and (f) s 7 (C) (d)(f). LV AEE does not employ 'Best Practice of the Day' methods for Landscape and Visual AEE. Evaluations are weighted towards the applicant. Waka Kotahi sets the precedent for LV AEE in Auckland City.

Mitigation of adverse Landscape Effects is entirely avoided

11.3 The landscape and visual effects of the rezoning proposal are major negative environmental and social effects because the applicant does not propose mitigation measures. A clear description of any mitigation measures is missing from LV AEE. It is generally replaced by a personal evaluation.

11.4 The LV does not assess or propose the avoidance of landscape effects which is contrary to SEA Overlay, AC LV AEE guidelines and RMA91 process. Mitigation is directly addressed in s5(2) of RMA91. The applicants and AC are familiar with relevant case law such as (but not limited to) *Day v Manawatu- Wanganui Regional Council*. Mitigation options for adverse effects on the landscape must be included in the LV assessment.

11.5 LV AEE applies 'open space' arbitrarily. 'Open Space' under AUP has different requirements from 'SEA.' The proposal affects the SEA Oakley Creek and Marine SEA. Alternatives must be considered as to the severe landscape effects are proposed for SEA Oakley Creek and Marine SEA (some of these concerns are summarized above).

11.6 The Wairaka / Te Auaunga Precinct has sufficient space for mitigation as the previous rezoning (2015) established. Mitigation options must be located in the precinct. The precinct is significantly large to provide for mitigation of adverse landscape effects of the proposal, a requirement under SEA Overlay and s5 of RMA91.

LV AEE Methodology and AC LV AEE Guidelines are not followed to a professional standard

11.7 Generally, LV AEE are technical reports as opposed to personal evaluations. It is surprising that the LV AEE does not take land and visual assessment more seriously. Landscape is a matter at the core of the RMA91 and of the application.

11.8 LV AEE selects a limited number of aspects of the proposal, and evaluates them in broad and simple considerations that do not follow s104 or s30 requirements. Objectives and methods of assessment are incoherent. Landscape planning, landscape design, landscape implementation of the rezoning proposal are barely addressed. The main focus is on the visual appearance of building heights of the Wairaka / Te Auaunga Precinct.

11.9 *SH20 Waterview connection* indicates that the applicant is not providing all their evidence, especially (but not limited to) where it relates to SEA Oakley Creek and Marine SEA and the social effects, amenity value of landscape effects, environmental effects but not limited to, on the SEAs. The LV Assessment is deficient and makes it difficult for submitters to understand the effects on SEA Oakley Creek / T Auaunga and Marine SEA, and to participate in the submission process of RMA91.

AC guidelines 'Landscape and Visual Effects' consist of two parts

11.10 AC guidelines 'Landscape and Visual Effects' are poorly followed. The guidelines distinguish between 'landscape' and 'visual' and request a two- part assessment:

The assessment of landscape effects is concerned with the change to the physical landscape that may alter its value or character. The assessment of visual effects is concerned with the effects of change and development on the views available to people and their visual amenity.

(AC Landscape and Visual assessment guidelines)

11.11 Missing is a discussion as directed by AC LV guidelines:

how the design has avoided or minimised potential impact on landscape values; opportunities taken to create or enhance landscape values;
measures introduced to remedy or mitigate adverse effects;
consideration of alternative design options;

11.12 The LV AEE summarizes important and weighty issues in a simplistic manner that fails to consider many important issues, while including matters unrelated to LV AEE. The actual physical landscape types are not assessed, the associated operative AUP requirements and relevant Acts are not stated.

11.13 LV AEE highlights hypothetical Open Space Provisions of the future as 'landscape' that are technically a different AEE (ref Tattico 'open space,' no expert identified). LVAEE omits the natural wetland in the NW corner and the 'crocket lawn' at the intersection Woodward RD / Carrington Rd among many issues.

11.14 *Physical parameters for the assessment of landscape that must be included in LV AEE:*

- adequate space for the proposed rezoning provisions on the Wairaka Precinct
- soil conditions, slope, and elevation
- aspect and climate, including wind
- hydrology, including NW Wetland and stormwater
- ecology and habitat of Wairaka precinct and SEA Oakley Creek / Marine Reserve
- public access and all associated controversy
- cultural and historic factors of the Wairaka / Te Auaunga precinct, SEA Oakley Creek and Marine Reserve
- sightlines of building heights
- land management on the Wairaka Precinct, including fencing of 'Open Space)
- assess landscape as an assess, including SEA Oakley Creek / Marine Reserve

11.15 The amateurish, written landscape descriptions do not identify the character of the landscape or specific issues related to the proposal. It does not even address height differences of the site in metres. The landscape 'drops down.' A 'knoll' is a vague description. It could be a rock outcrop on a scoria field, an artificial mound, etc. but not limited to. The landscape assessment must assess natural features of the precinct and its surroundings.

11.16 Other rezoning proposals use considerably more photos to illustrate the landscape. The written landscape description does not include graphics of the existing landscape such as cross sections, nor are cross sections contained elsewhere in the application. Illustrations, maps including distances and heights in metres are largely absent. A 'baseline' cannot be established.

11.17 The sole reliance on photo simulation does not adequately address landscape and visual effects and is confusing for community submitters. The written evaluations do not demonstrate

landscape effects to the submitter. The change of landscape between operative and rezoning proposal cannot be understood.

11.18 Visual effects are considered a major effect that required mitigation under *SH20 Waterview connection*. Detailed evidence exchanges must include effects on the Star Mill site, the Oak trees, revegetation efforts (but not limited to), SEA Oakley Creek / Marine SEA and surrounding suburbs. To be able to understand some of the visual effects (but not limited to) of the proposal, Springleigh RA requests further viewing points and photo simulations as outlined in our request below to LVAEE.

11.19 Visual assessment uses only public viewing points. To be consistent with *SH20 Waterview connection*, viewing points must be public and private residential viewing points, and must include views from Great North Rd and Blockhouse Bay Rd, in particular (but not limited to) in the surroundings of Te Piringa bridge, the natural and heritage landscape of Te Auaunga/ Oakley Creek and Marine SEA.

11.20 Visual quality from the surrounding suburbs is not assessed. A quality user experience is not the goal of the proposed rezoning proposal.

LV AEE is not good RMA91 practice and does not support the application

11.21 It is impossible for community submitters to understand the application's LV assessment and cl23 requests because the information is severely convoluted in its' presentation. The confusion with UDAEE is major. Negative effects cannot be understood.

11.22 The LV Assessment and Urban Design Assessment duplicate each other in significant parts, including diagrams and photos, use of the same parameters to express opinions, but not limited to. Both assessments are not good resource management practice.

11.23 A LV assessment relates to different sections of Part 2 of RMA91 than an Urban Design Assessment. The LV assessment must address the outstanding natural landscape of SEA Oakley Creek, rivers and their margins, heritage, among a number of Part 2 RMA91 considerations (above). Separate LV Assessment and Urban Design Assessment must be provided by separate experts, and must result in expert evidence exchange to ensure a RMA91 process.

11.24 The LV Assessment treats the SEA Oakley Creek as part of the application (details in LV assessment and a quote below). However, SEA Oakley Creek and Marine SEA must be assessed as a ZOI matter (explained in detail in Ecological AEE considerations). LV Assessment undermines robustness of the RMA91 process including (but not limited to) matters of s30 and s 104.

11.25 As only one example that demonstrate 'landscape', 'landmarks', 'Maori expression', 'revegetation as landscape mitigation', 'landscape as amenity' (but not limited to), the NZTA website shows a map of the surroundings of Unitec with existing 'landmarks', parks and reserves, shared path connections with simple landscape and urban design descriptions. The map and descriptions indicate the extend of effects of the rezoning proposal on the shared path, Oakley esplanade reserve and walkway, SESA. Major negative landscape and urban design effects have far reached social and environmental effects:

WALKING AND CYCLING POINTS OF INTEREST

When taking a stroll or cycling along the Waterview Shared Path, check out the wide range of community facilities created by the Waterview Connection project and other points of interest in the nearby area. Click on location number for more information.



- 1 ERIC ARMISHAW BOARDWALK**
171 metre long wooden boardwalk crosses the mangrove plantation beside the Waterview Harbour near the Eric Armishaw Reserve. The boardwalk restores the historic connection that was severed in the 1950s when SH15 was built.
- 2 WATERVIEW HERITAGE AREA**
The archaeological sites to the north and south of the Te Auaunga (Oakley Creek) inlet provide a unique insight into the history of the Waterview area. Teahiki Makaurau was a favourable area for settlement by Māori from the earliest times, with its two harbours, rich and easily accessible marine resources and extensive volcanic fields. European settlement from 1840 spread rapidly from what is now Auckland's city centre. A number of industries sprang up along the rivers, which provided the necessary water supply as well as a means of transportation. These industries included the early flour mill, tannery and quarry spanning both sides of the tidal stretch of Oakley Creek (Waterview inlet). One piece of this history can be viewed to the area just south of the heritage bridge. This is a large Cornish boiler that was used to power a vicker's steam engine for the Garrett Brothers' 19th century laneway at Te Auaunga (Oakley Creek). The boiler sits on a concrete plinth on the southern end of the heritage bridge.
- 3 WATERVIEW BANK TRACK**
The Waterview Bank track design was inspired in part by a similar bank track in Melbourne and features a series of consecutive jumps in a pump track style ramp.
- 4 WATERVIEW RESERVE PLAYGROUND**
Children from the local Waterview Primary School were involved in developing the design for the playground. There are water play and risk taking areas, as well as slides, swings, roundabouts and sports courts. Unfortunately the edible playground the children wanted with trees of lollies was not possible so plenty of fruit trees have been planted instead.
- 5 WATERVIEW RESERVE SKATEPARK**
The Waterview Reserve skatepark provides facilities for beginners to advanced and includes a bowled transition area, a three metre high quarter pipe, fan bowls, rails and stairs.
- 6 ALFORD STREET BRIDGE**
The bridge crosses over Oakley Creek to connect Unitec Campus with Great North Road and Alford Street. The bridge is 90 metres long and 16 metres high. At night the LED lighting in the handrail creates a wave effect.
- 7 NORTHERN VENT BUILDING**
The ventilation building and stack, which lies 15 metres above ground level, have been designed as architectural features, and reflect key contributions from the project's Community Liaison Group. Architects set the project's engineers some tricky challenges - instead of something conventional that's round or square, they designed an oval stack.
- 8 OAKLEY CREEK**
There have been many improvements made to Oakley Creek. These include creating a more natural stream environment, increasing stream capacity and enhancing the landscape and ecology of the creek. Keep your eyes peeled for the Oakley Creek Warbler.
- 9 PHYLIS TO HARBUTT BOARDWALK**
The boardwalk links the Phylis and Harbutt Reserves through a section of bush.
- 10 SOLIAK PLACE BRIDGE**
Soljak Place Bridge crosses over the western rail lines to connect the shared path with Soljak Place.
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- 20 SOLIAK PLACE BRIDGE**
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- 11 SOUTHERN TUNNEL PORTAL**
Concrete panels of concrete art depicting a Māori legend are located on the southern tunnel portal. Designed by artist Graham Tūpene or Ngāhi Whāiaua Otihihi te Auaunga, the panels tell the story of two lovers - Hemananana and Tamamaia - who escaped underground. The panels are 48 metres long and 1.5 metres high. The story the concrete panels tell begins 20 metres outside the tunnel in the Southern Approach Trench and reaches 18 metres into the tunnel.
- 12 SOUTHERN VENTILATION BUILDING AND STACK**
The southern ventilation structure has two parts. A ventilation building houses the mechanical and electrical gear to operate the tunnels, water tanks for the tunnel sprinkler system and an extraction system for air leaving the southbound tunnel. The second part is a ventilation stack which disperses vehicle emissions in a controlled way. The ventilation stack is located in the middle of the motorway, between the entry and exit portals and is 15 metres high. The stack has been designed and landscaped to look and feel part of the Aha Wood Reserve.
- 13 MOKOMOKO BRIDGE**
The Aha Wood Reserve includes four new bridges, Māhoroako, Tara Rua, Raupo and Te Whitinga. These names were decided by the public through consultation. Māhoroako is named after the native copper skinks found in the area.
- 14 TUNA ROA BRIDGE**
Tuna Roa, meaning long eel, refers to the shape of the park being similar to that of the protected long eel.
- 15 TE WHITINGA FOOTBRIDGE**
Te Whitinga (The Crossing) is the official name for the footbridge commonly referred to as the Henderson Footbridge. The architecturally designed bridge spans SH10 at the southern end of the Waterview tunnels. The footbridge has a 170 metre arch. The 300 metre long footbridge provides pedestrian and cycling access between the communities of Ōwairaka and New Windsor. It also connects the southern shared path and new sports fields at Valonia Street and Eastonvale Road.
- 16 KIDZOWN PARK**
This sports field provides a place for people to get out of the house to throw a ball around, kick a few goals or to exercise. The area had previously been used as a base for the tunnel team during Alice, the tunnel boring machines journey. Kidzown Park was named by the Whānau and Albert-Eden Local Boards after public consultation and means wetland.
- 17 RAUPO BRIDGE**
Raupo Bridge was named after the bulrushes (large grass like plants) commonly found in wetlands. These form a natural habitat for animals and were historically used for pelt as well as thatching homes and rats.
- 18 VALONIA WETLAND RESERVE**
Approximately 74,000 native plants were planted in the reserve, including native flax and long grasses. Wāpau and kōwhiri. These provide a habitat for pied stilts, ducks, plovers and other birds.
- 19 VALONIA SKATEPARK**
The intermediate-advanced level skatepark was designed with help from local skaters who provided input on the rails, bowls, boxes and benches.
- 20 VALONIA SPORTS FIELD**
The Valonia sports field facilities include two fields, sand-burf pitches, a volleyball court, a half size basketball court and changing rooms.

Cl23 L requests and responses are diffuse, re-litigation of SRA 'further submission occurs

11.26 AC cl23 requests are ineffective. A landscape assessment is not provided as required by AC through several cl23 request. The requested 'two-step' process is not followed.

11.27 Cl23 Question L9 response, re-litigates the further submission of Springleigh RA on the previous rezoning decision (2015) and the operative AUP.

11.28 'Vegetation' is considered 'landscape' in the applicant's response to cl23 Question L9 request, for example, but not limited to. This is contrary to RMA91 which differentiates between landscape and vegetation. Springleigh RA assumes that 'protected vegetation' in the same response refers to the SEA Oakley Creek and Marine Reserve, and the requirements of SEA overlay. SRA must guess here which is not good RMA91 process.

Trivial cl23 responses undermine already limited LV AEE

11.29 Cl 23 responses are often trivial and lack assessment of effects. For example, but not limited to, cl 23 responses are generally evasive:

It is considered important that the design of taller buildings within Height Area 1, given this visibility, respond and contribute to the wider visual environment. From more distant viewing locations the overall modulation of the building's form and silhouette, its roof shape and profile, and its compositional relationship with other taller buildings within the height area, will be of greatest relevance in achieving a high quality response to this wider visual environment. From closer viewings locations, façade articulation and expression will also be of importance.

A 12-year-old can explain that distant objects appear smaller, less detailed and are, therefore, less obvious. A 12-year-old understands that foreground distance shows objects with more detail, an achievement of the NZ art and science curriculum.

11.30 The paragraph assumes that the negative effects of building heights are a positive 'response' which is contrary to RMA91. The 'wider visual environment' is not assessed and implies a major negative effect of regional significance. The natural environment is omitted. Distant viewing locations are not identified. Does this cl23 response refer to 'citywide' which was dismissed in a different cl23 response. 'Within the height area' implies a local context. Overall, the RMA91 context of such a response cannot be understood by community submitters.

'landmark' and 'gateway' considerations are poorly explained

11.31 RMA91 Part 2 does not state the provision of a 'landmark'. The applicant does not give sufficient reason for the need of a 'landmark' to be included in the rezoning proposal. A definition for 'landmark' is not provided.

11.32 The proposed tower buildings are not a civic landmark.

11.33 The Great North Rd Interchange is already an 'urban gateway' to the city (*SH20 Waterview connection, UD AEE Lynne Hancock*) and 'landmark'. Te Piringa Bridge is a 'landmark' with significant artwork to this effect. It was opened with a dawn ceremony and kaumatua as part of *SH20 Waterview proceedings*. The SH20 portal is a 'landmark' and 'gateway' with significant Maori artwork.

Great North Rd interchange was subject to highly detailed assessments as part of *SH20 Waterview connection*. It included public consultation with ongoing community liaison. The proposed tower buildings negatively impact on Great North Rd interchange landscape and urban design provisions, and conditions of *SH20 Waterview connection*.

11.34 'Landmark' is contrary to the provisions, policies, objectives of B-MU. The 'landmark' discussion of LV AEE and UDAEE centres on the 'wider environment' and SH16. To the contrary, H13.2 Objectives state:

(2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.

11.35 The tower buildings as 'landmark' must be assessed against Policy H13.3(3) among other H13.3 policies:

(3) Require development to be of a quality and design that positively contributes to:

- (a) planning and design outcomes identified in this Plan for the relevant zone;
- (b) the visual quality and interest of streets and other public open spaces;
- and
- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

11.36 The UD Assessment states, as a separate AEE from LV AEE, matters of 'landmark'. The applicant creates confusion between assessments that make it very difficult for community submitters to assess landscape effects:

Inherent in the buildings being 'landmarks' are that they are visually prominent within the wider urban landscape relative to the height of surrounding buildings and features. Characteristics of a location that lend itself to a landmark building response include it being at a junction point along a key transport corridor, being at a 'gateway' (entry point) to an area, and being at the termination of a view. These characteristics can be found at the north-western part of the precinct and are therefore considered to be appropriate for a 'landmark' response:

11.37 Springleigh RA assumes that the 'junction point along a key transport corridor' is the 'Great North Rd Interchange.' The 'Great North Rd Interchange' is part of *SH20 Waterview decision*. It was subject to assessments; expert evidence exchanges and substantial consultation. Mitigation is included in the form of natural planting and the heritage walk (Star Mill) that are all publicly accessible. The same consideration and same level of mitigation is not proposed for the tower buildings. Instead, the visual impact (only effect assessed) of the tower buildings is considered a positive effect through 'landmark' evaluations.

Citywide, wider urban landscape, wider visual environment matters are not assessed in LV AEE

11.38 'Wider urban landscape' is not defined, natural landscapes are omitted.

11.40 Smales Farm is a 'greenfield' development with different AUP zoning and different surroundings. It is included in c123 responses to justify high-rise towers of rezoning of the Wairaka precinct which is contrary to RMA91 provisions. The proposed high-rise towers must be assessed against operative AUP provisions of the Wairaka Precinct and its' surroundings that include SEA Oakley Creek and Marine SEA.

11.41 The regional LV and urban design matters implied in the UD and *c123 L11 response* must be decided by the elected Auckland Council after public consultation. All AUP provisions must be considered.

11.42 The LV confuses 'positive effects' of the rezoning proposal with 'mitigation.' They are separate considerations under s104 and Part2 RMA91. SRA assumes that the applicant is familiar with relevant case law. The new positive effects stated in the LV assessment are minor while major adverse landscape effects of the proposal remain, contrary to NPSUD Policy 6. Mitigation under RMA91 requires that the severity of the major adverse effects of the application are alleviated.

Inadequate technical information results in landscape effects not being addressed

11.43 LV AEE and C123 responses are insufficient and lack assessment. Landscape architecture best practice documentation standards, principles and guidelines are not applied. The LV AEE does not reflect the evidence expert exchange previously encountered by Springleigh RA. The c123 responses repeat the same limited technical information. LV AEE is not suitable for site planning or environmental planning.

11.44 The axonometric projection 'Massing of Plan Change Height' is insufficient to explain building heights. The projection visually distorts the proposed building heights. The '3 Towers' and the proposed 35m building heights in the NW corner of the precinct appear smaller in relation to other heights. Building heights can only be established through colour, except for the '3 Towers' whose building heights cannot be determined visually, by colour, a scale or reference. Submitters cannot establish the effects of building heights from the diagram 'Massing of Plan Change Height,' as surrounding heights as reference are not included.

11.45 Cross sections with heights and distances in metres must be included in the LV AEE. Cross sections across the precinct, and the interface of the SEA Oakley Creek must be provided to assess the effects of building heights and the existing physical landscape. Cross sections of the interface B-Mu and SEA Oakley Creek, Wairaka/Te Auaunga Precinct- Springleigh Block, '3 Towers' and adjacent public walkway must be provided, but not limited to.

11.46 Cross sections of the operative precinct provisions of AUP regarding building height and landform across the Wairaka Precinct must be provided to enable comparison between operative and proposed building heights to establish the major negative landscape effects of the proposal. 'Adjoining and adjacent neighbouring properties' are not assessed.

11.47 A table of actual landscape values for the purpose of addressing negative effects is missing from assessments. The Landscape and Visual Assessment lacks a technical assessment.

12. Further landscape considerations regarding inadequate LV AEE process

Character of the landscape as an 'evolved landscape' as opposed to 'open space'

12.1 The LV fails assess the character of the existing landscape of the operative zone. The assessment of the future character of the landscape is anecdotal and always excludes SEA Oakley Creek and Marine SEA.

12.2 The Wairaka / Te Auaunga Precinct is an 'evolved landscape.' There are both relict and continuing landscapes resulting from social, economic, administrative, Maori contexts. It has evolved and guided over hundreds of years into its present form as a result of the natural environment of the Wairaka / Te Auaunga Precinct.

12.3 'Historic heritage landscapes' relate to s6(f) and s6e of RMA91. They must be assessed for the rezoning proposal. In addition, the Wairaka Precinct is an 'associative' landscape related to tikanga.

12.4 'landscape' is equated with 'open space provision' which is contrary to Part 2 of RMA91, AV LV guidelines, and AUP. It includes Te Auaunga as an 'influence' but not a natural landscape (p.3, Open Space Framework). There is confusion between the LV AEE and the Open Space AEE of the application that includes contradictions.

12.5 The terms 'landscape' and 'landscaping' are used differently from RMA91. 'Landscape' seems to be identical to 'landscaping' in the LV AEE. Requested amendments remove 'landscaping' requirements with major negative effects.

The NW of the precinct is characterized by a rare and significant spring

12.6 The NW of the precinct contains overland flow paths according to Geomaps and a natural spring / wetland. The site was once occupied by Maori gardens. Accidental archaeological discoveries similar to the surroundings of the spring behind Mahi Whenua Garden are likely.

The LV AEE requires better documentation, diagrams, and cross section to fulfil RMA91. Community submitters are overwhelmed by the lack of evidence.

LV AEE effects on SEA Oakley Creek and Marine SEA not assessed as required by PC78

12.7 The LV AEE does not assess the effects on SEA Oakley Creek and Marine SEA, a matter of national importance (ref. to SEA Overlay for matters that must be addressed). Plan Change 78

57.12

addresses SEA and the priority they take over surrounding zones. Consent cannot be granted without Landscape AEE that proposes the avoidance of negative environmental and social effects on SEA Oakley Creek and Marine SEA

12.8 The LV AEE does not address landscape and visual effects of building heights on SEA Oakley Creek. Although, the visual effects of building heights on SEA Oakley Creek are included by the applicant in the 'requested amendments.

12.9 Several issues arise from LV regarding the SEA Oakley Creek (but not limited to):

- SEA Oakley Creek and Marine SEA are part of the ZOI of the proposal
- the effects on the surrounding SEA Oakley Creek and Marine SEA and their regional and national significance are not assessed, even though LV AEE refers to SEA Oakley Creek on many occasions
- the rezoning proposal from Tertiary to B-MU is a significant change in major adverse effects that threatens SEA Oakley Creek in its ecological functioning and amenity, contrary to NPSUD Policy 6(b)(ii)

12.10 The only assessment of the landscape of the SEA Oakley Creek appears to be the statement in L3 /7 point 11 (quote below). The landscape values of the SEA Oakley Creek cannot be established from LVAEE. L3 / 7 p 11 does not describe the outstanding landscape of the river with riparian margins and the associated outstanding estuarine landscape of the Oakley Creek Inlet.

12.11 The LV assessment believes that the SEA Oakley Creek is part of a design or a design itself that provides 'counterbalance' for major negative effects of the application which is contrary to the SEA Overlay. AC LV AEE guidelines state that evaluations are not appropriate.

12.12 The LV assessment must assess the SEA Oakley Creek according to SEA Overlay. Negative effects must be avoided. The landscape effects on SEA Oakley Creek are major and of national significance.

12.13 'Requested amendment' relating to landscape differs on important RMA91 matters from LV AEE (but not limited to):

(40) *Provide quality dwellings which face west across **Oakley CreekTe Auaunga**, providing passive surveillance of the public lands within **Oakley CreekTe Auaunga** Valley*

1334. A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct

12.14 The two 'requested amendments', including a wide range of amendments but not limited to, have not been assessed by LV AEE or UD AEE, and their effects are not established. The visual assessment does not evaluate 'passive surveillance' or visual effect on Oakley Creek / TeAuaunga. The size, location and topography of proposes rezoning have not been assessed according to AC guidelines. Our requests for additional photo simulations relates partially to amendments like these, but not limited to. The requested amendments, but not limited to, are re-litigation of SRA's 'further submission' on the 2015 Wairaka precinct rezoning. Inclusion of SEA Oakley creek in the rezoning proposal has not been notified.

12.15 The proposed building heights and removal of operative graduated building heights removes protection on SEA Oakley and Marine SEA that are not understood from LV AEE. Effects of building heights on SEA Oakley Creek and Marine SEA include (but not limited to) and not assessed in LV AEE. Springleigh RA must infer these from *SH20 Waterview* assessments which is an inadequate RMA91 process:

- oversteepening of the valley with loss of outstanding natural landscape,
- shadowing and rain effects in the SEA,
- ecological functioning, ecosystems
- light spill, noise among others that are not assessed in LV.

12.16 The LV assessment of the 'shared path' must be consistent with *SH20 Waterview decision*. The shared path provides mitigation for *SH20 Waterview decision* that must be addressed in the LV assessment. All effects on the 'shared path' and its' surroundings must be assessed and avoided. For example (but not limited to), expert evidence exchanges established that the Star Mill heritage walk is significant, mature oak trees affected by the proposal are related to the tannery and are roosting sites for native birds, significant marine heritage, naturalness of the creek and inlet over a substantial distance among many considerations (EPA25).

Applicant does not provide all their evidence in amenity value of the SEA Oakley Creek

12.17 The amenity value of the SEA Oakley Creek and Marine SEA are affected by the proposed rezoning to B-MU (included in amendment (40)). The shared path and outstanding landscape of the Oakley Creek are severely affected in their amenity value. Amenity value of Oakley Creek was widely assessed in *SH20 Waterview connection*. SEA Overlay requires that amenity is assessed. NPSUD requests that the proposal itself is not a negative effect.

12.18 The applicant does not provide all their evidence regarding the amenity of Oakley Creek. Amenity values must be provided, especially in.

12.19 The amenity value of SEA Oakley Creek must be given consideration under Part 2 of RMA91. The shared path contained within the SEA Oakley Creek provides amenity value to several suburbs that must be included in LV AEE assessment. The purpose of the shared path was to provide access to natural landscapes (*SH20 Waterview connection*). Activities affecting amenity value of SEA Oakley Creek must be stated together with their activity status.

Conditions of SH20 Waterview connection are sketchily addressed

12.18 The LV assessment states that conditions of *SH20 Waterview* apply only to the shared paths. This is incorrect. Conditions apply to freshwater of TeAuaunga/Oakley Creek, tree planting in the vicinity of Te Piringa bridge, lizard management and their habitat enhancement, among others.

Mitigation of adverse Landscape Effects on SEA Oakley Creek and Marine SEA is not considered

12.20 According to the LV assessment guide provided by LV AEE and AC guidelines, effects on the SEA Oakley Creek and Marine SEA are 'very high,' effects of the towers on the surrounding suburbs are 'very high'.

12.21 L7 / 3 states in the quote (highlighted) below that the SEA Oakley Creek is a mitigation measure for the proposal. This contrary to SEA Overlay, contrary to AC LV guidelines, Part 2 of

RMA91, NPSUD. AC LV AEE guidelines request a clear description for any mitigation measures that have been integrated into the proposal, such as planting, building design etc.

12.22 The positive effects of SEA Oakley Creek are of regional and national importance and must not be considered mitigation under Part 2 of RMA91. Mitigation considerations are incoherent and not based on LV AEE. We assume that the applicant does not disclose all their evidence in this matter.

12.23 'Significantly scaled, vegetated open space' is misleading as the LV assessment does not assess 'scale' and in particular not the scale of vegetation. The already inadequate 'Massing of Plan Change Height' does not include 'vegetated open space.' LV AEE assesses limited visual effects where photos and photo simulations do not have a 'scale.'

12.24 'Built scale' of the proposal in relation to SEA Oakley Creek and surrounding suburbs is not assessed which is a significant part of our submission. Photos and photo simulation do not have a 'built scale,' Heights and distances must be guessed by submitters. Cross sections must be included in AEE.

12.24 'Counterbalance' is not defined by RMA91, and not an acceptable form of mitigation. The implication that SEA Oakley Creek is connected to the proposed building heights and rezoning is false.

12.25 'well-scaled frame of vegetation' in relation to building height, is an anecdotal statement and not supported by LV AEE or "Massing of Plan Change Height Areas.' Vegetation of SEA Oakley Creek has not been assessed.

12.26 'waterway' is not defined by RMA91. RMA 91 provides clarification.

12.27 Point 11 of LV AEE, matters raised by Springleigh RA

Point 11 appears to be the only assessment of SEA Oakley Creek landscape.

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11 Te Auaunga / Oakley Creek forms a large scale natural landscape element adjoining the precinct to the west. The creek flows into the tidal reaches of the Waitemata Harbour to the immediate west and is deeply incised through the well vegetated open space corridor defined to the west by Great North Road and precinct to the east. Vegetation has both mature exotic species characteristics associated with early European habitation and milling activities using the resources of the waterway and an increasing return to a forested indigenous species corridor. **This western border of significantly scaled, vegetated open space provides a landscape counterbalance to the increased residential density and built scale of development within the precinct. It assists in mitigating the potential adverse effects of additional height both in respect of screening views from within the adjoining open space and providing a well scaled frame of vegetation at the western base of the enabled cluster of tower buildings.**

(emphasis added)

13. Requests relating to LV AEE and landscape considerations that must be addressed

1. Visual assessment must include additional viewing points and photo simulations (but not limited to).
2.
 - view of the proposed tower buildings from all directions
 - Oakley Creek viewed from Cowley St Walkway (vicinity of Star Mill site)
 - view of stretch of Oakley Creek beneath Te Piringa Bridge (Western border)
 - view from the intersection of Oakley Avenue & Great North Rd (effects of proposal on Oakley Creek Esplanade Reserve)
 - Oakley Creek Esplanade Reserve viewed from the edge of Great North Rd (Western Border and proposed towers)
 - view from Waterview Park (open space impacts)
 - view from the viewing platform at the Oakley Creek Waterfall across the Wairaka Precinct (SEA Overlay considerations)
 - view from Oakley Esplanade Reserve towards previously Unitec Building 312 (view from Waterview reserves)
 - views towards the Waitemata Harbour, from previously Unitec Buildings 209, 208 and 207
 - additional views from Oakley Creek Walkway that cover the entire border between Wairaka Precinct and SEA Oakley Creek and Inlet (Western border, SEA Overlay)
 - view from 55, Alberta Street (traditional residential housing)
 - view from 13 and 10, Berridge Avenue (traditional residential housing)
 - view from just below the intersection of Seaview Tce/Carrington Rd towards the Waitemata Harbour (view of existing landscape)
3. Adequate technical assessments of visual and landscape effects must be provided by the applicant or consent cannot be granted. Cross sections of the existing landscape of Wairaka Precinct, SEA Oakley Creek and Marine reserve, and of the future Wairaka Precinct and surrounding must be included.
4. An independent Landscape and Visual Assessment must be prepared for expert evidence exchange to ensure the RMA91 process. Springleigh RA believes that the applicant does not disclose all their evidence.
5. A technical assessment of adverse effects on SEA Oakley Creek and Marine SEA Oakley Creek Inlet must be included in the LV assessment similar to *SH20 Waterview connection* that includes (but not limited to) (It is the applicant's responsibility to provide AEE):
 - lighting effects
 - terrestrial vegetation effects
 - existing vegetation values
 - the proposals' effects on fresh water ecology
 - existing fresh water ecology values
 - effects on the river margin
 - NW corner overland flow path and natural spring / wetland

57.13

- archaeological/historic values: e.g. (but not limited to): recorded archaeological and heritage sites, significance of identified Maori sites, the Starr Mill / Tannery /Quarry, other early European sites, 'Oakley Creek Heritage Landscape', 'Waterview Inlet Heritage Area'
- building heights
- amenity value
- other matters stated in in SEA Overlay

6. Avoidance options for adverse landscape effects on the SEA Oakley Creek according to SEA Overlay must be prepared.

14. Ecological Assessment is flawed and lacks basic understanding of ecological effects and contexts

57.14

14.1 The ecological effects of the proposed Wairaka precinct rezoning are major because the applicant does not consider mitigation.

14.2 The Ecological AEE of Wairaka Precinct does not support indigenous biodiversity. The activities for which rezoning is sought will remove vegetation and affect wildlife habitats, native wildlife environments and native wildlife breeding ground.

14.3 Springleigh RA has reasons to believe that the applicant is not disclosing all their evidence in the Ecological AEE.

14.4 The aim of an Ecological Assessment is generally to identify, predict and evaluate the ecological effects of a proposal such as rezoning of the Wairaka / Te Auaunga Precinct. It must provide ecological information for decision making and enable a robust RMA91. It must include the ecological effects of the tower buildings, the building heights of the precinct, removal of boundary setbacks, but not limited to.

14.5 The Ecological Assessment of the Wairaka / Te Auaunga Precinct consists of a very subjective evaluation based on a couple of photos.

14.6 The ecological assessment of Wairaka Precinct is inadequate to address ecological effects of the rezoning to B-MU. The Ecological AEE is not good resource management practice compared to the type of Ecological AEE prepared by Waka Kotahi's (but not limited to) that serve as one example for Ecological AEE. Wairaka Precinct AEE does not apply the 'Best Practice of the Day' for Ecological AEE.

14.7 It is not possible to establish whether the Ecological Assessments were prepared by a qualified ecologist. Missing botanical names, absence of ecological knowledge etc are obvious.

14.8 The Wairaka Precinct Ecological AEE must adopt the same guidelines as Waka Kotahi. The Wairaka Precinct is a central government proposal of a large scale with similar or larger effects to Waka Kotahi proposals.

14.9 'waterway' is not defined by RMA91.

Flawed Ecological AEE and c123 requests are weighted towards the applicant

14.10 The Ecological AEE was deficient from the beginning. Repeated cl23 requests were necessary to provide relevant ecological information, e.g. (but not limited to) information in tables, aerial photo with some delineated habitats, legal requirements, etc. to improve the Ecological AEE.

14.11 A guideline is missing from AEE as to what criteria were selected and how they were assessed, values or indicators selected but not limited to.

14.12 For community submitters, it is difficult to understand Ecological AEE in its' convoluted form. Auckland Council is negligent in respect to Ecological AEE. Comparison with Waka Kotahi application provide reasons to assume that the Ecological Assessment does not fulfil the RMA91 requirement for such a large proposal.

14.13 Cumulative effects are missing including but not limited to, migratory routes of wildlife movement, increased pressure on SEA Oakley Creek and Marine SEA ecosystems, effects of tower piling among many tower effects on surroundings, but not limited to.

14.14 Ecological value is assigned to the Wairaka / Te Auanga Precinct, its surroundings and its inhabitants under the Wildlife Act 1953, the Fisheries Act 1996, the Conservation Act 1987, the Hauraki Guld Marine Park Act 2000. They must inform the Ecological AEE.'

Cl23 E(F) 1 response is incorrect

14.15 The use and activities that occur within the precinct are physically separated from the marine environment by Great North Road and the motorway interchange. The potential impact is primarily through water quality issues as the Te Auanga Precinct is within the Oakley Creek catchment.

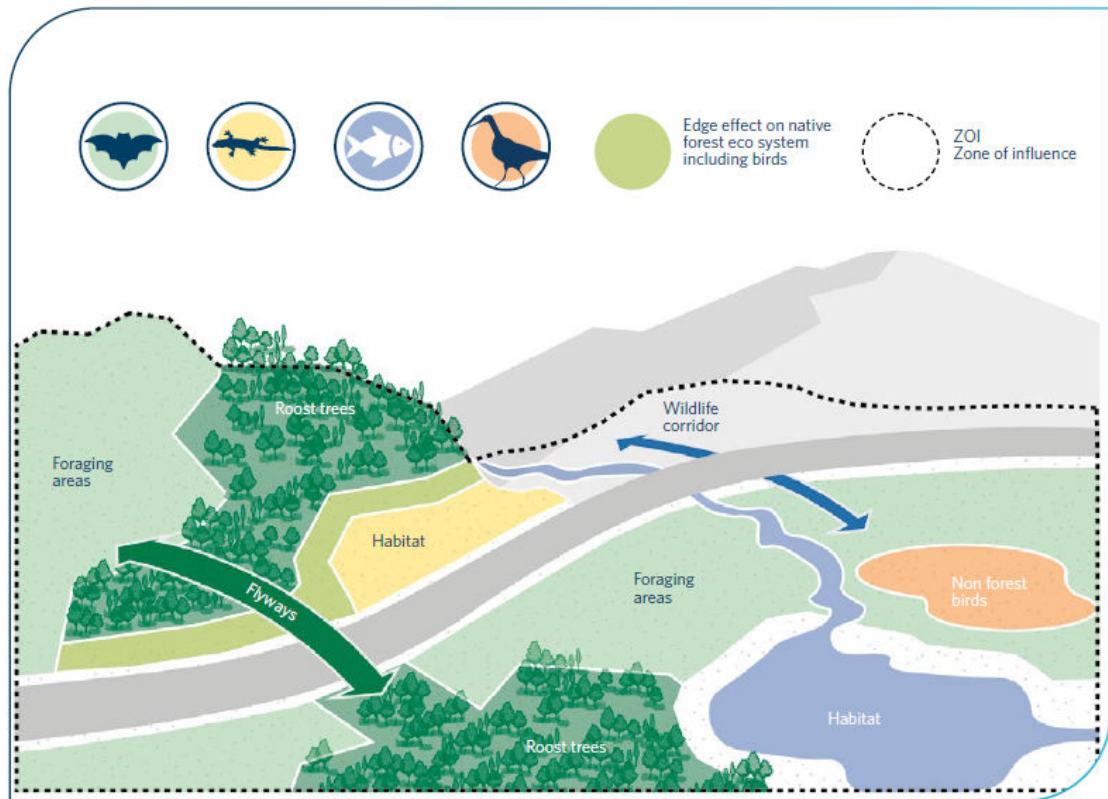
14.16 The statement is incorrect. The Great North RD interchange is not a separation in ecological terms (ref to the simple NZTA leaflet in LV AEE considerations). The native planting surrounding the Great North Rd interchange is a coastal forest that connects marine and riparian ecosystems and are a mitigation measure of *SH20 Waterview connection*. It was considered highly effective mitigation in terms of plant associations, bird habitat, ecosystem connection among others.

14.17 Amenity value was provided through the shared path. The physical connection of parks and reserves was a mitigation measure of *SH20 Waterview connection*.

Zone of Influence and ecological context are an important matter that is not assessed

14.18 The zone of influence of the Wairaka Precinct is not adequately described. The zone of influence (ZOI) of the rezoning proposal is the area occupied by habitats and species that are neighbouring the proposal and may extend beyond the boundaries of the precinct's area. It is defined in the EIANZ Guidelines (2018) as "the areas / resources that may be affected by the biophysical changes caused by the proposed Project and associated activities.' The effects on adjoining or connected terrestrial freshwater and wetland habitats and associated native species of the Wairaka Precinct is not described in Ecological AEE. Ecological contexts are not considered in the Ecological AEE of Wairaka Precinct.

14.19 Waka Kotahi (2023) illustrates the ZOI in a diagram, but not limited to:



Waka Kotahi, August 2023. *Ecological impact assessment guidelines*. Wellington. P.12, ZOI, edge effect, habitat, ecological connections, landscape ecology considerations among others

14.20 Waka Kotahi identifies the Zone of Influence as 2km from the boundary of the proposal (Waka Kotahi, Takaanini Level Crossings, October 2023). In the case of the Wairaka Precinct, this includes two SEA, Phyllis St, Harbutt Res, Shared Path, Eric Arminshaw Park, Oakley Creek Esplanade, Waterview Park in the SEA.

The assessment of Significant Ecological Area is contrary to AUP

14.21 The Significant Ecological Areas must be included and assessed against SEA overlay. Other applications such as (but not limited to) Waka Kotahi (October 2023) have assessed SEA differently from Wairaka Precinct.

5.1.2 Significant Ecological Areas

Where natural habitat remains, the AUP:OP has mapped and classified habitats as terrestrial or marine SEAs (where such habitat meets the SEA criteria at that time). SEAs which occur within 2 km of the project areas, are presented in Appendix B of this report and described in Table 8. As described in Section 4.1, a distance of 2 km was selected as the potential ZOI for the project areas. (Waka Kotahi, Takaanini Level Crossings Assessment of Ecological Effects, October 2023).

14.22 The zone of influence of the precinct differs for various species depending, e.g. mobile species such as the long-tailed bat have a larger home range and more diverse habitat requirements compared to lizards. Threatened plant species are often confined to a small area of specific habitat.

The SEA Oakley Creek and Marine SEA are a matter of national importance

14.23 The AEE is incorrect where it describes the SEA Oakley Creek as removed from the coastal environment. It is geographically related to the Oakley Creek Inlet SEA. The planting under the Great

North Rd Interchange is a coastal forest that provides ecosystem connection and functioning as a condition of *SH20 Waterview connection*. Habitat restoration as part of the 'Great North Rd Interchange' was a major achievement of *SH20 Waterview connection* mitigation. Habitat restoration in Eric Arminshaw Park of the last 15 years is significant, a boardwalk connects the reserves and parks, here.

14.24 Connections between the Wairaka Precinct and surrounding reserves and parks occurs through water quality, water quantity, sedimentation, waste and amenity value (AC LV AEE guidelines).

14.25 An Ecological AEE of the SEA Oakley Creek and Marine SEA is not included. The absence of AEE of the SEA Oakley Creek throughout the application is major. Auckland Council is negligent as the consenting authority and failed to make adequate cl23 regarding ecological effects that include matters of national significance.

The effects on the NW wetland must be assessed

14.26 NW wetland in the vicinity of Oakley Hospital is a palustrine wetland and the habitat of threatened species, *Ranunculus macrorpus*.

14.27 The wetland is a spring located in the original "Asylum grounds". The springs reflect the natural landscape of the scoria field of the Wairaka Precinct (Lisa Truttman, August 2007: *Wairaka's Waters: The Auckland Asylum Springs*. Words Incorporated, Blockhouse Bay). It can be rehabilitated like the springs along the Roy Clements Walkway in Mt Albert. Wetland revegetation is a worthwhile attempt according to Waka Kotahi and RMA91. The wetland must be assessed by hydrological engineer, similar to the spring in the vicinity of Mahi Whenua Garden in the South West of the precinct.

The insufficient Desktop review does not follow guidelines

14.28 The Desktop review and corresponding cl23 responses are insufficient in explaining ecological threats of the rezoning, an ecological baseline, significant ecology, ecological contexts. iNaturalist records in the vicinity, such as those of the Mahi Whenua Garden (but not limited to), do not appear to be included. The Ecological AEE of Wairaka Precinct records surprisingly few animal and plant species. The applicant provides bird lists, extended bird lists, and information regarding lizards. The five-minute bird counts utilized are not representative and do not seem to have occurred at night.

14.29 At Risk/Threatened' plant species and fauna, e.g. fish species and bird species occur in the SEA. Wairaka Precinct. Ecological AEE understates the 'At Risk Threatened' bird species present in SEA Oakley Creek, Marine Reserve and wetlands such as (but not limited to) Caspian Tern, Pied Shag, Red-billed Gull, Reef Heron, Black Shag, Little Black Shag, White-fronted Tern (*SH20 Waterview connection*).

14.30 It is not consistent with the Ecological AEE that other organizations undertake like Waka Kotahi in October 2023:

4.2 Desktop review

A desktop review of existing ecological records was undertaken to gain an understanding of the species and habitats that could be present within the ZOI of the NoR boundaries.

The sources of information that were reviewed to determine the likelihood of a species or habitat occurring within or adjacent to the NoR boundaries include:

- Auckland Council (**Council**) Geomaps1;

- Department of Conservation (DOC) Bioweb records²;
- Department of Conservation Threat Classification Series³;
- Ecological Regions and Districts of New Zealand (McEwen, 1987);
- iNaturalist records⁴ (research grade observations), records within approximately 5 km radius of the overall study area (including the NoR boundaries);
- Indigenous terrestrial and wetland ecosystems of Auckland (Singers et al., 2017);

1 <https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>

2 <https://www.doc.govt.nz/our-work/monitoring-reporting/request-monitoring-data/>

3 All Department of Conservation Threat Classification Documents are listed in the below webpage. When individual reports are referenced hereafter, they are referenced in-text and in Section 12. <https://www.doc.govt.nz/about-us/science-publications/conservation-publications/nz-threat-classification-system/>

4 <https://www.inaturalist.org/> Assessment of Ecological Effects
13/October/2023 | Version 1.0 | 19 •

Sensitivity: General

- National Institute of Water and Atmospheric Research (NIWA) freshwater fish database⁵;
- New Zealand Bird Atlas eBird database⁶; recorded within 10 km² grid squares. Results from grid square AB66, positioned over the Whenuapai area; and
- NZ River Name Lines (LINZ Data Service⁷).

(Waka Kotahi, October 23)

Site investigations are inadequate and do not inform the Ecological AEE

14.31 The site investigation excludes the zone of influence (ZOI). The SEA Oakley Creek and Marine SEA habitats and ecosystems must be stated. AEE does not delineate the NW wetland or the ‘crocket lawn.’ The removal of ‘landscaping’ as a mitigation measure is not assessed

Waka Kotahi (October 2023) undertakes site investigations (but not limited to):

4.3 Site investigations

Site investigations were undertaken on 30 August and 15 September 2022 in order to:

- Prepare an ecological baseline of terrestrial, freshwater and wetland ecology;
- Inform the assessment of the NoRs against the relevant district matters (terrestrial ecology);
- Set out freshwater and wetland matters which may be considered as part of a future regional resource consent, or under relevant wildlife legislation; and
- Inform the designation footprint

(Waka Kotahi Takaanini Level Crossings Assessment of Ecological Effects)

Anecdotal ecological assessments consist of a string of inadequacies

14.33 The ecological assessment is more a personal evaluation rather than an assessment. Because it is planned for urban rezoning, ecological effects do not matter. The Ecological AEE is not to the same level as *SH20 Waterview connection*.

14.34 High value vegetation is not assessed according to RMA91 Part 2. The Ecological AEE describes vaguely what appears to be ‘canopy cover’ of Puriri trees on the Wairaka Precinct. It evaluates the Puriri trees as ‘amenity value’ of the Wairaka Precinct which is contrary to Ecological Assessment. Generally, ‘canopy cover’ assesses ecological matters (but not limited to): species distribution and abundance, habitat, connectivity among my ecological issues.

14.35 Ecologically sensitive areas are assessed from few photos and reflect more the authors aesthetic and preferences than ecological functioning. The ZOI is not assessed.

14.36 Amenity vegetation is considered inferior compared to the forest established prior to the arrival of humans on the Wairaka Precinct which is an unrealistic assessment.

14.37 The most part of the Wairaka / Te Auaunga Precinct Ecological AEE are evaluations rather than assessments.

15. Further negative environmental effects of Ecological AEE occur locally and regionally

The ecological effects on terrestrial ecology are far reaching

15.1 The rezoning of the Wairaka / Te Auaunga Precinct causes the loss of terrestrial vegetation through, but not: removal during construction, lack of mitigation, destruction of ecosystem processes, changes to groundwater, ground settlement effects, flooding, among others.

15.2 The terrestrial vegetation along Auckland's streams and coastal area is significant. They contribute to the amenity value of Auckland and are highly valued by the community, part of parks, reserves and walkways and important to recreation.

15.3 Vegetation that requires the avoidance of negative effects of Wairaka Precinct rezoning is not identified in Ecological AEE.

15.4 Ecological AEE must include, but is not limited to:

- Significant Vegetation- all officially listed 'at risk' species that are affected by Wairaka Precinct rezoning
- Valued Vegetation – all vegetation that is of botanical interest and value (i.e. maritime communities, regeneration but not limited to)

The ecological effects on freshwater and marine environment are not assessed

15.5 The effects on freshwater and marine environment must be assessed including but not limited to, the effects on SEA Oakley Creek and Marine SEA. It includes threatened animal and plant species.

The ecological baseline must be established following Waka Kotahi guidelines

15.6 The ecological discussion goes beyond the capacity of a community submission, but we want to address the following, but not limited to:

15.7 The ecological baseline associated with the rezoning proposal must include the precinct and ZOI. The Ecological Assessment must ensure that all features were investigated and mapped to provide context for the effects assessment and to inform the rezoning to B-MU and the towers, which is missing from the Wairaka Precinct Ecological AEE.

15.8 The ecological baseline includes, but not limited to:

- historical ecological context
- significant ecological areas
- terrestrial habitat
- terrestrial fauna
- terrestrial ecological value
- freshwater and marine habitat
- freshwater and marine fauna
- freshwater and marine ecological value
- wetland habitat

The likely future natural environment of the Wairaka / Te Auaunga precinct is a major aspect of the proposal that has not been assessed

15.9 The likely future environment is insufficiently addressed. The effects on the biodiversity on the future environment are not established.

Trivial native forest considerations of Ecological AEE devalue urban ecology

15.10 The Wairaka / Te Auaunga Precinct was first deforested by Maori for Maori gardens and agriculture before the arrival of Europeans. Native forest cover was reduced through slash and burn. The Wairaka / Te Auaunga Precinct was highly relevant to Maori with its' location in the surrounding of the Waitemata Harbour, the portage road (but not limited to), and gardens were substantial. Early settlers introduced exotic trees that supported European agriculture. Orchards, windbreaks among others were planted. A therapeutic landscape was planted by the 'Asylum.'

15.11 Both Maori agriculture and European agriculture had high biodiversity values that must be assessed as part of Ecological AEE. The historic and associative landscape must be included in this assessment.

15.12 It is not acceptable to evaluate the proposed effects on biodiversity of the precinct against 'forests' that were altered approx. from the time of arrival of Maori in Aotearoa in approx. 1300). Singer's ecosystems address biodiversity of Wairaka / Te Auaunga precinct in superficial ways, categories such as WF4, EF1 are inadequate. Biodiversity of the urban environment must be assessed.

Kanuka / Manuka are significant in forest succession

15.13 The Ecological AEE evaluates Kanuka / Manuka in populistic terms as a type of scrubland, Springleigh RA assumes. Kanuka / Manuka are part of the ecological succession to native forest and significant to the revegetation efforts along Oakley Creek / Te Auaunga coastal forest und Great North Rd Interchange, but not limited to. The trees provide stream shading for stream regeneration.

Ecological Context, Connectivity and Habitat are important to Wairaka Precinct and surrounding zones

15.14 Ecological context, such as (but not limited to) connectivity, landscape ecology, corridors, buffers, habitat, biodiversity, climate change (but not limited) are not included.

15.15 Ecological connectivity and habitat are threatened by the rezoning of the Wairaka Precinct (ref. diagram), and include (but not limited to):

- loss in connectivity to indigenous fauna (birds) due to light, vibration and noise effects from the operation of the precinct such as the supermarket and other, tower buildings among others, leading to fragmentation of habitat
- displacement and disturbance of indigenous fauna and their nests due to light, noise and vibration effects, during construction and operation
- removal of vegetation, native and exotic
- influence on threatened birds and plant species
- severely affect, SEA Oakley Creek and Marine SEA

15.16 The level of effect of operative zoning must be assessed and compared to proposed rezoning. Negative effects must be avoided in the case of SEAs and mitigated in other areas.

Construction effects require impact management for birds

15.17 Noise, vibrations and lighting disturbance caused by construction activities could potentially displace indigenous forest birds from suitable nesting and foraging habitat within the Zone of Influence of the precinct boundaries. The impact can affect birds of SEA Oakley Creek and Marine Reserve, the wetland and terrestrial birds of the Eric Arminshaw wetlands and surroundings are major and include effects of tower buildings).

15.18 The level of effect operative impact management must be addressed to establish the severity of proposed effects. Impact management and the residual level of effect must be assessed. Conditions of *SH20 Waterview connection* such as (but not limited to) lizard management and habitat are affected.

The future regional resource consents have major negative impacts on precinct and surroundings

15.19 This aspect of the rezoning proposal goes beyond the ability of community submitters. The applicant and the Auckland Council have responsibility for the AEE. SRA attempts the following, but not limited to:

15.20 Future consents will not be notified even though the SEA Oakley Creek and Marine SEA, as well as the 'shared path,' the tower buildings, supermarket as ecological effects, but not limited to, are major and a matter of public interest. Ecological effects caused by the rezoning proposal require Regional Plan consents and Wildlife Act authority permits.

15.21 The location of streams, river and other "natural assets" within the bounds of the Hauraki Gulf Marine Park Act 2000 (HGMPA), combined with the national and regional status of native wildlife, makes these significant habitats of indigenous fauna.

High-rise and high density buildings have shading and rain shadow effects on ecology

15.22 The proposed B-MU structures on the Western Border with SEA Oakley Creek and NW border of the '3 Towers' with Marine SEA have a major effect on vegetation, such as (but not limited to) native plant species, native plant associations, habitat for native birds in the SEA that must be addressed.

The removal of graduated heights has edge effects on vegetation of SEA Oakley Creek and Marine SEA

15.23 The height and mass of B-MU zoned structures along the Westerns border with SEA Oakley Creek and Marine SEA and of the '3 Towers' in the NW is a major adverse effect of the proposal. They have a major effect on the micro-climatic conditions, vegetation composition and vegetation distribution with effects on the margins and the interior of SEA Oakley Creek and Marine SEA.

Changes to Groundwater cause the loss of SEA Vegetation

15.24 A significant proportion of the proposal (tower buildings) will be below ground level affecting the groundwater regime of the SEA Oakley Creek and the Marine SEA by causing a draw-down effect within the immediately adjacent soils of the two SEA. Adverse botanical effects are major.

The loss of ecotone sequence of the SEA Oakley Creek and Marine SEA is caused by the proposed loss of vegetation

15.25 The loss of native vegetation considered of high botanical conservation value as a consequence of rezoning is major. Vegetation contribution to the eco-tone sequences of SEA Oakley Creek and Marine SEA is important (*SH20 Waterview connection*).

Mature Oak trees have a positive effect on amenity and avifauna

15.26 The mature oak trees in the vicinity of the star mill are between 130-165 years old and add to the amenity value of exotic vegetation of the Wairaka Precinct. *SH20 Waterview connection* included conditions, in the case of the removal of oak trees 'replacement trees shall be sized at 160Lt and will be oaks of the same species, and two trees will be provided for every tree removed ([709] *SH20 Waterview connection*).

15.27 The existing mature trees are roosting sites for pied and black shag, both 'At Risk' bird species. The white-faced heron roosts in areas affected by B-MU rezoning.

The proposal causes the loss of riparian margin and ecological buffer

15.28 The removal of the requirement for graduated building heights at the border with SEA Oakley Creek has severe ecological effects on the SEA Oakley Creek. The previous rezoning of the precinct (2015) discussed the mitigation that graduated building heights would provide for the ecology of SEA Oakley Creek. The current rezoning proposal has identical or larger ecological effects on the riparian margin under RMA91 and the riparian yard. The Ecological AEE does not assess the removal of the requirement for graduated building heights (45° angle recess), and its' effects on the ecology of the SEA Oakley.

15.29 The loss of native vegetation and habitat of native birds in the riparian margin is a matter of national importance in two SEA. Mitigation must be proposed. *SH20 Waterview conditions* set the precedent for the mitigation for the loss of riparian margin, effects on the riparian margin of the Oakley Creek.

Extensive riparian revegetation in the SEA Oakley Creek and ecological corridor including but not limited to 'nurse crop' experience major negative impact

15.30 The Wairaka precinct Ecological AEE does not assess the extensive revegetation and habitat creation efforts of SEA Oakley Creek, Great North Rd interchange, Marine SEA. Nurse crop revegetation accounts for some of the exotic species in SEA (could be the 'reseeding' in the Ecological AEE, an ecological value is not proposed, SRA must guess) Re-vegetation includes the re-introduction of the Swamp Maire (At Risk-Threatened). The ecological corridor of the riparian margin ceases to function.

Effects on freshwater ecology affect threatened freshwater species of regional and national importance

15.31 Stream ecology must be assessed and ecological and conservation values must be established. The negative effects on stream ecological and conservation values must be avoided under SEA. Stream ecology of Oakley Creek / Te Auauanga is significant, and includes rare native fish. Longfin eels, torrent fish, inanga, redfin bully are 'At Risk Threatened' species. Their habitat includes the reaches below the Oakley Creek waterfall (*SH20 Waterview connection*).

The native bat is threatened in its' habitat

15.32 The occurrence of the native bat, its' distribution and habitat requirements are assessed in an anecdote only. The applicant has not surveyed bats.

Auckland Council fails to consider matters of biodiversity

15.33 The Auckland Council is mandated to protect and maintain biodiversity through s 6 c of RMA91 as a matter of national importance and to maintain indigenous biological diversity as one of the functions of a regional council (e.g. s30 of RMA91).

15.34 Auckland Council, as the consenting authority, has failed to make cl23 request regarding biodiversity affected by the B-MU rezoning proposal of the Wairaka Precinct. In addition, AC neglects its' responsibility as the regional council in matters of biodiversity failed to make cl23 regarding the regional implications.

15.35 Significant Ecological Areas and the criteria contained in Policies 1 and 2 of AUP must ensure that the SEA Oakley Creek on and adjacent the Wairaka Precinct is protected as a matter of national and regional importance. The Ecological AEE must provide the relevant AEE. The effects of activities on significant indigenous biodiversity in the SEA Overlay must be avoided, remedied or mitigated. A hierarchy applies in Policy 7.

15.35 Policy 8 of AUP requests the avoiding significant adverse effects on biodiversity not within SEAs which have been inadequately addressed as part of the rezoning proposal.

Protection is removed from trees

15.36 AUP has high standards for the protection of protected trees. 'Requested amendments' remove tree protection on the Wairaka / Te Auaunga Precinct that have not been assessed in Ecological AEE.

Requests:

1. **The Ecological AEE must fulfill the requirements of s104 and s30 of RMA91.**
2. **The Ecological Additional Information is disjointed and does not sufficiently address matters of national significance. They must be included in an AEE under s104, s30 and Part 2 of AEE. The Additional Information cannot be understood by community submitters. 'Activity' and 'Activity Status' must be clearly identified**
3. **An independent Ecological AEE must be provided for expert evidence exchange as Springleigh RA has reasons to believe that the applicant does not provide all their evidence, e.g. (but not limited to) relating to 'At-threatened species', ecosystem, habitat, revegetation etc.**
4. **Native bat detection on the Wairaka/Te Auaunga Precinct using standard audio recording such as DOC AR4.**
5. **The NW wetland / spring must be assessed by hydrological engineer and ecologist.**

57.15

16. The Urban Design Assessment does not promote positive urban design outcomes, duplicates LV AEE

16.1 Urban design considers whether the proposed rezoning is consistent with the surrounding built environment, in terms of scale, density, size, and mass. It establishes whether the design of the rezoning proposal meets, amenity, social and environmental needs of future residents and the

surrounding community. UD AEE must contain early designs and assess the impact in the context of the operative Wairaka / Te Auauanga Precinct, surrounding community, and surrounding natural environment.

16.2 The UD AEE is inadequate and does not establish goals identified in the proposal, such as but not limited to, 'Maori expression', quality of housing, commercial activity etc. The UD AEE tries to justify building heights and tower buildings only. An urban design concept cannot be established from UD AEE. Appendix 1 is a visual assessment, only.

16.3 The UD AEE's purpose is not to develop quality urban design. Its main purpose is to avoid RMA91 requirements for mitigation. The needs of occupants of the Wairaka / Te Auauanga Precinct, neighbouring communities, surrounding natural environment, local context such as (but not limited to) local topography, existing trees, natural features are not evaluated. The Urban Design Assessment does not include activities, activity status or urban design values. Urban Design principles and guidelines that seek mitigation of major negative effects of the proposal are not stated. The only technical information are building heights which is insufficient for a UD AEE. (ref. Responses to Auckland Council RMA cl 23 Requests UD1 3).

16.4 The UD AEE is inadequate as UD evidence. Commonly in RMA91 proceedings, there are, for the entire proposal, explanations and illustrations of design concepts, explanations and illustrations of design palettes, written design briefs, cross sections, artists impressions, mood board style images etc. The UD AEE does not fulfil the requirements of rezoning of a proposal of this magnitude, and provides pre-dominantly anecdotal evidence.

Negligence of Auckland Council results in urban design matters not being addressed

16.5 Auckland Council is negligent in not requesting additional information on the actual urban design of the proposal. All cl23 requests deal almost exclusively with building height and visual considerations similar to LV AEE. The same photos and few sections are repeated, random photos of housing developments elsewhere without technical information are supplied. Urban design relating to proposed business activities is inadequate. The urban design effects of 'infringements' to operative and proposed rezoning are not clearly stated.

Citywide design matters are not adequately addressed

16.6 The citywide (regional) urban design matters implied in the UD and cl23 L11 response must be decided by the elected Auckland Council after public consultation. Wairaka rezoning is a private plan change. The rezoning proposal creates an entire suburb with business districts. Does the city (region) actual want a proposal of this magnitude, including 'gateways,' 'landmarks,' loss of SEA? Questions like this cannot be answered from the application and UD AEE.

The change from suburban character to urban character is a matter at the centre of the proposal

16.7 The change from suburban character to urban character is major, and not addressed by UD AEE in a coherent manner. The cl23 requests do not provide clarity in terms of the required mitigation. Additional Cl 23 requests must be incorporated into a UD AEE for public submissions and prior to the decision. The effects of urban design on SEA Oakley Creek and Marine SEA are major. The building heights, densities, and business activities of B-MU and the '3 Towers' are urban in character. The '3 Towers' are potentially office blocks, or other urban structures. The urban design effects of '3 Towers' are not addressed even when the confused community submitter tries to merge UD AEE with cl 23 requests and responses

16.7 The urban and landscape design concepts of the proposal are not properly defined, in particular but not limited to, those of the '3 Towers', and the proposed business districts. The wider urban surrounding is inadequately addressed, effects on SEA Oakley Creek, Marine SEA and Coastal Forest are not included in UD AEE. The 'landscape plan' is not a suitable response to the high modification of the environment along SEA Oakley Creek and Marine SEA, and the '3 Towers', and the major impact on Waterview, Pt Chevalier and Mt Albert.

16.8 From UD AEE, it is unlikely that urban design will be implemented on the Wairaka / Te Auaunga Precinct. UD AEE does not inform an actual urban design process. The rezoning proposal's urban design does not reflect local context. *SH20 Waterview connection* sets the precedent for urban design in Sector 5 ('Great North Rd interchange), that included an extensive design vision and principles for Sector 5 '.

Urban design AEE is confused about SEA Oakley Creek and Marine SEA

16.9 'The open space and landscape amenity and sense of place offered by the adjoining Te Auaunga Creek...' repeats the same assumption as the LV AEE, that Te Auaunga is somehow incorporated into the rezoning proposal (p.16). This is contrary to RMA91, SEA overlay and the NZ Urban Design Protocol.

16.10 Urban Design AEE for the rezoning of Wairaka/TeAuaunga Precent must include but not limited to:

- address the impact of an urban development on the surrounding suburban context of Waterview, Pt Chevalier and Mt Albert
- address the urban design impact on the SEA Oakley Creek, Marine SEA and Coastal Forest (Great North Rd interchange) context in an interdisciplinary context of landscape, ecology, environment, urban design, including diagrams, images, cross sections
- effects on pedestrian/cycle bridges, shared path in SEA Oakley Creek as green networks
- assess surrounding land-use to build strong and distinctive local identity
- address the impact on the 'crocket lawn' and mature Pohutukawa trees at the Woodward Rd/ Carrington Rd intersection as existing places and spaces of distinctive local identity
- appropriately scale the design, respond to scale of the surrounding landscape
- address neighborhood and suburban character and amenity
- reduce the size and scale of structures to human scale
- include the scale, slope and shape characteristics of the existing landscape
- use materials, colours to enhance the environment
- pedestrian and cycle access into the site
- address lighting, fences etc.
- state whether this is a suitable response to many effects of Urban Design
- among others

16.11 'waterway' is not defined by RMA91. 'Oakley Creek waterway' is not an acceptable, geographical name.

16.12 Fig. 11 does not identify SEA Oakley Creek and Marine SEA.

Requests

1. Preparation of an Urban Design AEE that identifies issues of urban design, informs an urban design process with principles clearly stated for the work of professionals, 'with full information provided, (but not limited to) as required. UD AEE must be independent of LV AEE.
2. An independent multidisciplinary UD AEE that addresses matters of SEA Oakley Creek and Marine SEA, 'gateway,' 'landmark' requirements as well as all other UD considerations commonly addressed. An independent expert evidence exchange must occur, especially since Auckland Council fails in its' responsibility.

17. The Heritage Impact Assessment fails to manage historic heritage effects of Wairaka / TeAuaunga Precinct

The convoluted overall AEE goes beyond the ability of Springleigh RA, and we are not able to address the negative effects of Heritage Impact Assessment entirely.

Springleigh RA is not able to fully raise all our RMA91 concerns on Heritage Impact Assessment.

Some concerns are (but not limited to):

The heritage of the proposal is important and included in RMA91 Part2

17.1 Heritage impact is important to this application. A detailed assessment is required.

17.2 Springleigh RA must infer heritage of the Wairaka / Te Auaunga precinct from other publications which is not a robust RMA91 process. SRA assumes that the applicant is not disclosing all their evidence in Heritage AEE assessment.

17.3 The Historic Places Act 1993 (HPA) applies. HPA(s2) defines 'historic area' and historic place. The definitions must inform the Heritage Impact Assessment rather than visual assumptions of HIA. The effects of Heritage Impacts on Oakley Hospital on the wider historic heritage, on the local and regional level on Auckland City has not been assessed.

17.4 The Heritage AEE is weighted towards the applicant, and assumes that decisions on rezoning are already made.

17.5 The AEE does not maintain integrity of historic heritage. It uses a public view of the Oakley Hospital as the main assessment criteria. Historic heritage values are not provided, the surroundings of buildings, sites and places are not assessed. The potential and actual impacts of a high-rise development on historic heritage is not assessed.

17.6 The Heritage Impact Assessment is primarily an Urban Design Assessment and Land Use Assessment that only addresses the Oakley Hospital. Other heritage sites on the precinct are not given consideration. It likes the visual appearance of the Oakley Hospital.

17.7 Maori places connected to significant events such as the 'land wars,' battle grounds, food gathering and hunting areas are not included.

17.8 Sites associated with early European industrial activities such as the large oaks used for the tannery are not included in AEE.

17.9 The heritage of the cricket lawn and Pohutukawa trees in the vicinity of the Carrington Rd / Woodward RD intersection are not assessed. Matters relating to heritage of the farm are not

assessed. The cumulative effects on heritage of the Wairaka/ Te Auaunga Precinct are not assessed. *Significant historic events* are not stated.

The Wairaka / TeAuaunga Precinct is the site of significant historic events such as, but not limited to, the landing site of a waka, the 'NZ land wars', and the historic 'Asylum'.

The Wairaka / Te Auaunga Precinct displays special heritage character

The Mana Whenua site, pumphouse and the Oakley hospital (but not limited to) and their surroundings such as orchards and mara kai (but not limited to) have historic character and value of local, regional and national history and significance. Both sites, but not limited to, are an example of the cultural, economic, social and historic heritage of Auckland City.

Oakley hospital portrays the environment of a group of people in the early European history of Auckland. It is characterized by a distinctive architectural style.

The '6 Mitigating Factors' of HIA avoid the requirement to mitigate historic heritage effects

The Assessment fails to assess that the proposed tower buildings do not have resource consent and are an infringement to operative zone of the Wairaka / Te Auaunga Precinct. The Heritage Impact believes that rezoning is pre-mediated.

Heritage Assessment states, that financial considerations are the main purpose of the '3 Towers'. It places emphasis on this matter for presumably heritage conservation (AEE is vague and does not actually address the required extent of heritage conservation. SEA must guess). 'Financial' is not a RMA91 matter. The notified RMA91 process is not a means to address the 'financial' situation of the applicant and is contrary to NPSUD which is mainly concerned with building heights and densities.

'Requested amendment' that have not been assessed as part of HIA, but not limited to,(it is the applicant's responsibility to provide AEE):

(30A) Encourage the adaptive re-use of the existing buildings with historic value for retail and other activities

1334 The Historic Heritage overlay of the former Oakley Hospital main building, and identified trees on site

1334.8.2

integration with cultural landmarks, scheduled buildings, **scheduledidentified** trees and historic heritage in and adjacent to the precinct;

The operative provisions for the Oakley Hospital had been requested by Unitec as part of the rezoning 2015. They must remain to avoid re-litigation of the matter of 'adaptive reuse.'

Requests: The Heritage AEE does not fulfil the requirements of s104 and s30.

Request: An independent Historic Heritage Assessment must be prepared prior to hearing. The heritage assessment must include the following (but not limited to) to establish whether the tower buildings are compatible with the heritage of the Wairaka/ Te Auaunga Precinct.

57.17

A values system must be used. The following suggestion or another relevant values system must be applied. The following suggestion for a values system has been used in other tower building applications.

The subject of each category of heritage object, feature or place is as follows:

Physical Characteristics

- A/a** Style
- B/b** Construction
- C/c** Age
- D/d** Architect/Designer/Originator
- E/e** Design
- F/f** Interior

History: People/Events/Associations

- G/g** Personnel
- H/h** Events
- I/i** Social Context

Environment

- J/j** Continuity
- K/k** Physical Context (setting)
- L/l** Landmark Quality
- M/m** Group Significance

Integrity

- N/n** Location
- O/o** Intactness

18.The Open Space Assessment is selective and requests public responsibility for open space

The Open Space Assessment fails to address the provision and management of open space

18.1 The Open Space AEE does not identify experts. AEE does not describe open space. 'Requested amendments are not assessed regarding 'open space'.

18.2 Policy 1334.3.(15A) must remain as part of Wairaka / Te Auaunga Precinct provisions. It affects a number of other 'requested amendments' that must be assessed. The Policy requests at least 7.1ha quality private open space.

18.3 The Open Space AEE provides for a total of 4,000 -4,500 dwellings and LV AEE states 8,000 – 12,000 residents. The Open Space AEE includes only 15% of the land area as open space. Consequently, impervious surfaces are higher than anticipated by operative SMP and AUP provisions. Open space considerations regarding tower buildings are anecdotal.

18.4 Private open space is assigned to be stormwater management in the form of 'swales and raingardens' (but not limited to) in other parts of the AEE. Reduction in the size of 'open space' means a reduction in stormwater management as requested by operative SMP.

18.5 The proposal does not provide for open space or open space management. The AEE does not assess 'Open Space.' It anecdotally addresses 'suitability' of a limited land area for 'Open Space' without explaining 'activity' or land use. Other AEE, such as LV AEE and Ecological AEE but not limited, ref. to 'Open Space' as if it were a RMA91 provision. The LV AEE believes that open space is a minor issue on the Wairaka/Te Auaunga precinct because SEA Oakley provides for open space. The Wairaka/ Te Auaunga Precinct can access, through the shared path, playing fields (Phyllis St Res, Waterview) and playgrounds (Waterview Park, Harbutt Res, Eric Arminshaw Park.

Public responsibility for 'Open Space' of the Wairaka Precinct is contrary to RMA91 and was not notified

18.6 The public responsibility for open space assumed by the Open Space AEE has not been notified. Notification stated that this is a private plan change by HUD. Any involvement by Auckland Council in 'open space' and 'open space management' must be notified, as the 'open space' is not included in a Local Board Plan or AC Plan. There is uncertainty whether public responsibility for 'open space' of the Wairaka / Te Auaunga Precinct requires another plan change under AUP.

18.7 The land area must be vested with the AC to ensure open space management. A proper local government process must be followed. Public consultation must occur. AC had an obligation to consult prior to notification with genuine RMA91 evidence and Local Government Act requirements. This often occurs through the Local Board. AC is negligent in this respect. The proposed 'open space' is not significant to the wider Mt Albert, Waterview, Pt Chevalier.

18.8 The AC process and public consultation must include 'alternatives' (but not limited to):

- Alternative public 'open space' in Mt Albert, Pt Chevalier, Waterview that be developed with larger positive effects than Wairaka / Te Auaunga Precinct
- SEA habitat restoration and revegetation as a regional responsibility as an alternative
- additional cycleways, walkways in Mt Albert, Pt Chevalier, Waterview
- cost/benefit analysis is required in deciding on 'alternatives'

18.9 The land area requested to be vested with Auckland Council is unsuitable for 'open space,' and H7.2 Objectives of AUP. It is already allocated as stormwater management, and the proposed public responsibilities are not assessed.

18.10 The land area under question is heavily degraded through the removal of boundary setbacks and graduated building heights, the removal of 'landscaping,' removal of mitigation with negative ecological, environmental and social impact (but not limited to) through the requested amendments. The land area is dominated by building heights which is contrary to PC 78. AC by-laws may apply regarding floodlights, noise (but not limited to). The land area does not reflect natural,

heritage and landscape values of the area. Open space on the Wairaka Precinct does not reduce greenhouse emissions.

18.11 The Open Space AEE does not assess why the 'open space' must be public use. The open space on the Wairaka Precinct can be closed to the 'public.' This is a feasible alternative as the applicant cannot assume that there currently is a positive 'public interest' in the open space. Springleigh RA re-iterates that alternatives must be assessed and considered by AC. Surrounding neighbourhoods must be given the opportunity to separate themselves from the Wairaka/ Te Auauanga Precinct under the current proposal and its requested amendments.

Request: - 'Open Space' must be assessed to fulfill requirements of s104 and s30 of RMA91 and AUP. 'Open Space' values must be established that can be used to assess 'alternatives'.

57.18

- A new SMP must be prepared.

- An independent assessment must be requested because the applicant does not provide all their evidence in the AEE. AC is negligent in this case of assumed public responsibility.

19.The Archaeological Assessment does not propose mitigation, ignores accidental discovery

The convoluted overall AEE goes beyond the ability of Springleigh RA to address the negative effects of the application. Springleigh RA participated fully on *SH20 Waterview connection* including the first ever non-expert caucusing. We have access to *SH20 Waterview connection* archaeological assessments mentioned in this report, however, our community group does not have the means to address every aspect of the overall AEE.

Some of our concerns:

19.1 'Accidental archaeological discovery' is not included in the archaeological assessment. Accidental discovery has occurred on the site of the Mahi Whenua Garden, and on the surrounding Star Mill site, and the 'Cornish Boiler,' among others

19.2 Effects on stone walls of the same farm were a moderate effect that required mitigation as part of *SH20 Waterview connection* conditions.

19.3 The lava caves as archaeological sites are threatened by rezoning proposal.

Request: Additional information regarding 'Accidental archaeological discovery,' mitigation of the stone walls, effects on lava caves must be provided.

57.19

20. Stormwater Management Plan, Stormwater Design, Flood hazard management, and overland flow path do not fulfil requirements of AUP and Stormwater NDC

20.1 Stormwater management and its' relationship to the rezoning development is a major determinant for the proposal and must be properly assessed according to RMA91. The stormwater system of the Wairaka / Te Auaunga precinct does not have the capacity to accommodate the proposed housing and tower buildings. The privately build road does not have stormwater management. The rezoning proposal will have major negative effects on stormwater conditions and drainage.

The operative SMP is not acceptable for the proposed rezoning, SMP creates unsafe communities

20.2 A new Stormwater Management Plan must be prepared for the rezoning proposal. This is a requirement of AUP. The proposed zone has different 'activity' and 'activity statuses' from the operative zone. Plan Change 78 affects SEA Oakley Creek and Marine SEA as receiving environments.

20.3 Appropriate location of, and management of stormwater from the Wairaka / Te Auaunga Precinct's new residential and commercial development play a significant role in managing flood risk.

20.4 The operative SMP increases existing flood risks through the impact of B-MU on infrastructure, surrounding neighbourhoods, SEA Oakley Creek and Marine SEA, Great North Rd (severely damaged by recent flooding).

20.5 The operative SMP creates unsafe communities in the context of rezoning because B-MU includes commercial services, retail, offices that are not addressed in operative SMP.

20.6 'Requested amendments' remove Policy 1334.3. 15(A) with the result that the capacity for 'green infrastructure' of operative zone cannot be implemented. Proposed 'swales' 'raingardens', must be re-assessed, but not limited to.

20.7 Springleigh RA must be able to appeal the operative SMP. Springleigh RA was a submitter on Stormwater NDC. SRA has reasons to believe that the operative SMP did not disclose all their evidence at the time.

The stormwater design as required by Stormwater NDC and AC Future Development Strategy is not provided

20.8 Stormwater design has not been included in the application even though it is the cause of large public interest since Anniversary Flood 2023. Design considerations must incorporate features such as (but not limited to) landscaping and the use of pervious surfaces to reduce stormwater runoff. Where stormwater run-off cannot be avoided, stormwater retention must be included in the rezoning proposal. An adequate Stormwater Design AEE must be prepared.

20.9 Stormwater design must include 'grassed' roofs, 'raingardens,' 'pervious parking areas' for residential buildings according to AC Future Development Strategy a requirement of NPS-UD.

The use of floodable design features and flood hazard managements is not considered

20.10 Floodable design features must be included in the rezoning proposal. 'Green roofs and rain gardens to retain stormwater, porous pavers (but not limited to) must be included to reduce flood risk.

20.11 Flood hazard management is not addressed even though it was raised at drop-in sessions. Buildings proposed within the 1% AEP floodplain are controlled by the rules outlined in section E36 of the AUP and Stormwater NDC.

20.12 Flood risk must be managed and mitigated to avoid loss of human life, protect buildings and property, avoid damage to urban ecology, avoid disruption to significant infrastructure and facilities, and avoid social and economic cost.

Overland flow paths are not included in the proposal as required by Stormwater NDC and 'Making space for water.

20.13 Overland flow paths are protected by a variety of bylaws and planning regulations. The proposed rezoning blocks a significant number of overland flow paths. This matter raises questions about operative SMP and evidence, but not limited to.

20.14 Auckland experiences intense rainfall causing significant amounts of surface that caused flooding during Anniversary 2023 and Cyclone Gabrielle in the neighbourhoods surrounding the Wairaka / Te Auaunga Precinct. Roads on the Wairaka / Te Auaunga precinct does not have stormwater devices. The roads collect and carry a lot of stormwater.

20.17 E36 of AUP 'Overland Flow Paths' spells out the necessary requirements. Proposed activities within or over an overland flow path listed in Table E36.4.1 will need to be assessed against all relevant rules. Buildings located within or over an overland flow path are a restricted discretionary activity that requires mitigation.

20. 18 The proposed rezoning affects overland flow paths and creates unsafe communities, that can include the loss of life as recent flooding has shown.

Request:

1. **A Stormwater management plan for the proposal must be prepared and notified prior to the hearing.**
2. **Stormwater Design must be addressed prior to hearing.**
3. **A Flood Hazard management plan must be prepared and notified prior to the hearing.**
4. **Matters relating to the operative SMP must be resolved or a decision cannot be made.**

57.20

21. The 2023 Integrated Transport Assessment is severely deficient and not admissible in RMA91 process

21. 1 The proposed road connections with the Springleigh Block and Western Rd in the Wairaka Precinct have major negative impacts on the 2023 Integrated Transport Assessment by Stantec. They are a major issue of wider public concern.

21.2 'Requested amendments' address road access differently from Stantec.

21.3 Aerial photos of site locations, such as access to the Wairaka / Auaunga Precinct and tower buildings with sight distance analysis, site circulation of fire trucks and rubbish truck, passenger vehicle access on the site to parking houses and tower buildings, passenger vehicle access to and from Wairaka Precinct and tower buildings, bicycle parking spaces, but not limited to.

21.4 False assumptions of the 2023 Integrated Transport Assessment (but not limited to), (assessment does not have page or paragraph numbering):

The number and location of vehicle connections to the wider transport network, which remain Gates 1, 2 and 3 for the residential development to Carrington Road, with Gate 4 remaining the key Gate for the Unitec campus, and the permitted connections to the south, which then terminate in the south of the Precinct, which are unchanged through the Te Auaunga Plan Change. (emphasis added)

Limitations to the south are in response to strict controls in the AUP for transport connections in this location, which are unchanged through the Te Auaunga Plan Change.

21.5 Trip generation rates must be newly calculated. Circulation in and around the Wairaka / Te Auaunga Precinct must be assessed. Roads on the precinct need frontage feature lighting, landscaping and walkways, that improve pedestrian perceptions of comfort and safety, and provide a positive pedestrian experience. Trip distribution and traffic-related congestion must be assessed.

21.6 The matter of 'Western Road' becoming a public road is not assessed. It must include public consultation and must be included in AC plan proceedings. The wider public must be able to oppose a road without stormwater management to become a public road.

21.7 2023 Integrated Transport Assessment re-litigates the 'further submissions' of Springleigh RA and MARA of the rezoning 2015 AUP of the Wairaka Precinct.

21.8 'requested amendments' are not assessed, but not limited to, it is the applicant's responsibility to assess the various traffic amendments:

1334.7.1

(2) Parking buildings

(3) roadExtension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct (A29):

1334.8.2

(3) roadExtension of Laurel Street, Renton Road, or Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct (A30):

1334.9. (1) (2)

Integrated Transport Assessment

Request: The Te Auaunga Precinct 2023 Transport Assessment is not permitted for Plan Change 94 decision.

57.21

22. The 'Amendments requested' are contrary to general planning report and AEE

Proposed 'amendments requested' are flawed and a major change to application and AEE

22.1 The amendments requested by the proposal do not avoid, remedy or mitigate the negative major effects of the proposal. The 'amendments requested' intensify the major negative effects of B-MU zone, and are itself major negative social, environmental and economic effects. The requested amendments do not ensure a robust RMA91 process.

22.2 Tables and written amendments regarding 'activity' and proposed 'activity status' must be assessed against the operative 'activity statuses'.

22.3 The proposed provisions and amendments do not address the major negative effects raised by Springleigh RA in our submission. Provisions and amendments barely meet the RMA91 process and AUP considerations.

22.4 Assessments and management plans must be part of regular reviews. They must be reviewed and updated including (but not limited to) new methodologies, review of environmental and social effects.

22.5 A significant number of 'requested amendments' are not required to achieve the purpose of the RMA91 and rezoning of Wairaka / TeAuaunga Precinct.

22.6 The proposed conditions and amendments of rezoning create a poorly-defined process for development to be authorized under Plan Change 94 that departs from the processes outlined in RMA.

22.7 A significant number of 'requested amendments' has not been assessed as part of AEE. 'Requested amendments' use terms including but not limited to, 'urban legibility', 'interface', 'attributes of Wairaka Precinct', 'sympathetic', 'adaptive reuse' among many terms that could relate to RMA91 Part 2 but have not been assessed as part of the rezoning proposal.

22.8 The 'amendments requested' are not included in AEE and notification.

22.9 The proposed amendments for rezoning do not impose requirements on the precinct holder in relation to how the proposal is processed, such as details on timeframes and relationship with resource consent application.

22.10 Resource consent applications are pre-empted by requested amendments.

22.11 Resource consent requirements are removed for the tower buildings, as well as large parts of the rezoning proposal. A different process RMA91 process is followed than usual.

22.12 Plan Change 94 does not identify all conditions of operative zone on the Wairaka / Te Auaunga Precinct.

22.13 Various checks and balances provided in amendments and conditions are not sufficient to ensure that s104 and s30 of RMA91 requirements will be complied with.

Request

1. Delete all amendments, insertions, and deletions, made in blue. Amendments made because of agreements between 'Mason Clinic' and HUD must not pre-mediate RMA91 Part 2 requirements
2. Delete all amendments, insertions, and deletions, made in red. The RMA 91 process is affected, AUP provisions for B-MU are re-litigated among a number of major negative effects.
3. All decisions and determinations made under Plan Change 94 must be subject to regular independent review.

Springleigh RA attempts to address some 'amendments requested.'

22.14 Springleigh RA attempts to provide some reasons to oppose requested amendments, but not limited to, because the 'requested amendments' are large and exceed the capacity of community submitters. AC must address the 'requested amendments' and their effects, but not limited to:

1334. Delete: *It will provide the opportunity for people to live, work, and learn within the Pprecinct, while enjoying the high amenity of the area.*

57.22

The use of 'area' is inappropriate. Amenity has not been assessed as part of AEE.

Delete: *The interfaces between different activities are a key part of providing this amenity, and will be managed by provisions including setbacks and landscaping.*

Reason: The use of 'interface' is inappropriate, the use of 'amenity' is different as commonly applied in RMA91 proceedings, 'provisions' is inappropriate.

Delete: *A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct*

Reason: 'heights' are an infringement of B-MU, ref. to our B-MU considerations, 'landmark' is not acceptable, 'urban legibility' is not assessed and inappropriate RMA91 process

Delete: *The WairakaTe Auaunga Precinct provides for an urban community within which there is a high quality tertiary education*

Reason: 'Urban community' is inappropriate, not notified, not considered by elected ACC, re-litigation of the operative zoning.

Delete: *There are also particular attributes of the WairakaTe Auaunga Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced, and future areas introduced through the development of the precinct. These include the following:*

- *The significant ecological area of Oakley CreekTe Auaunga;*
- *An open space network linking areas within the WairakaTe Auaunga Precinct and providing amenity to neighbouring housing and business areas;*
- *A network of pedestrian and cycleway linkages that integrate with the area network;*

- Retention of the open space storm water management area which services *Wairaka Te Auaunga* and adjacent areas, and the amenity of the associated wetland;
- The *Wairaka* stream and the landscape amenity, *ecological and cultural value* this affords,; and

The Historic Heritage overlay of the former Oakley Hospital *main building*, and identified trees on site

Reason: - The ‘attributes’ have not been assessed. SEA Oakley Creek/Te Auaunga is independent zoning and not subject to PC94. ‘Surrounding area’ is inappropriate and not defined. PC94 does not affect surrounding zoning provisions, historic heritage amendment removes protection form Oakley Hospital

- ‘measures’ are indicative only, provisions requested by Springleigh RA in our submission must be included. ‘Oakley Creek/Te Auaunga overbridge’ is not a geographical term.

1334.2 Objectives

Delete: (6) ... and Māori sites of significance on *Oakley Creek Te Auaunga* land,

57.23

Reasons: Oakley Creek / Te Auaunga land is not defined, not part of the rezoning proposal and must not be included in rezoning provisions. ‘Te Auaunga land’ is zoned SEA, a matter of national significance. Effects on ‘Te Auaunga land’ were not assessed and not notified.

Delete: (13) (13) Provide for increased heights in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create ‘landmark’ buildings in the north western part of the precinct.

57.24

Reasons: Contrary to B-MU zone, includes ‘infringements’ operative zoning and to proposed B-MU, ‘landmark’ is not a requirement for B-MU and contested in our submission.

1334. Policies

Delete: (6) ... and high density ...

57.25

(7) ... an intensive residential core ...

57.26

Reasons: B-MU requests moderate density.

Delete: (10) Enable subdivision and development that is compatible with and sensitive to the ecological qualities of *the Oakley Creek Te Auaunga* and the Motu Manawa Marine Reserve.

57.27

Reasons: Re-litigates the requirements of SEA Overlay as matters of national importance, zoning surrounding SEA must be Single House with maximum 50% impervious area

Delete: (14) ... the significant ecological area of *Oakley Creek Te Auaunga* to provide appropriate native landscaping and to be sympathetic and provide contemporary and high-quality design, which enhances the precinct’s-built form and natural landscape.

57.28

Reasons: Re-litigation of SEA Overlay and SH20 Waterview connection, effects on SEA Oakley Creek/Te Auaunga and Marine SEA must be avoided. Public responsibility for matters on the precinct has not been assessed,

<p>Delete: (14A) Provide for taller buildings in the north western part of the precinct in this landmark location with enhanced outlook across the Waitemata Harbour and Waitakere Ranges, but in a location removed from residential neighbourhoods outside the precinct.</p>	57.29
<p>(14AA) Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.</p>	57.30
<p>(14B) Provide for additional height in the central and northern parts of the precinct, recognising the topographical and locational characteristics of this part of the precinct, and the ability to provide greater housing choice, increase land efficiency, benefit from the significant views and outlook from the precinct, and leverage the proximity and amenity of Te Auaunga</p>	57.31
<p>Comment: an 'infringement' to operative zoning and B-MU zone, integrity of B-MU zone is undermined, contrary to matters raised in various points in the submission of Springleigh RA (above)</p>	
<p>Correct: (20) Springleigh RA objects to, how 'minimise' is used.</p>	
<p>Delete: (20) (f) <i>Minimises overflow parking on roads occurring in the vicinity of the precinct</i></p> <p>Comment: not assessed as part of this rezoning proposal, re-litigation of the previous and operative rezoning proposal (2015) and Springleigh RA's 'further submission', parking must be provided on the Wairaka Precinct, all negative effects must be mitigated on the site,</p>	57.32
<p>Delete: (23) ... 4000 dwellings in the precinct, and for any new development greater than 3,000 dwellings in the precinct, where the overall development within the precinct is not consistent with the previously modelled yield.</p> <p>Comment: B-MU zone requirements for an integrated transport system must apply.</p>	57.33
<p>Delete: (26) <i>Avoid direct vehicle access between the Special Purpose - Tertiary Education Zone and Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads).</i></p> <p>Reason: Insert: (26) <i>Avoid direct vehicle access between Te Auaunga Precinct B-MU, Special Purpose - Tertiary Zone and Laurel Street, Renton Rd, Rhodes Avenue (or any extension of those roads).</i></p>	57.34
<p>Delete: (27)(b) Establishing a 10m setback from the boundary of land that fronts Oakley Creek Te Auaunga</p> <p>Reasons: removes SEA protection. The provisions of SEA for boundary controls and surrounding SH zone with max 50% impervious area apply. According to PC78 SEA Overlay, they are matters of national importance. The fluvial 'Te Auaunga' or river must always be identified as 'SEA Te Auaunga' to avoid confusion between precinct and river in precinct provisions.</p>	57.35
<p>Delete: (27) c ... that adjoin Mixed Housing Suburban residential areas to the south of the precinct.</p> <p>Reason: re-litigates the decision on the previous rezoning (2015) where 'graduated building heights' were discussed, re-litigates the 'further submission' of Springleigh RA on previous rezoning (2015) decision and operative zoning, affects SEA Oakley Creek and Marine SEA.</p>	57.36
<p>Delete: (30A) Encourage the adaptive re-use of the existing buildings with historic value for retail and other activities.</p>	57.37

Reason: has not been assessed in AEE, re-litigates the rezoning decision (2015) where this matter was discussed, against AUP heritage provisions, not notified

Delete: (39) *Provide a broad range of residential activities adjacent to the Oakley Creek Te Auaunga and residential neighbourhoods to the south of the precinct.*

57.38

Reason: Plan Change 78 states that neighbourhood surrounding SEA must be SH zoned with a max of 50% impervious area. 'Te Auaunga' is not defined. The actual Te Auaunga and southern neighborhood matters were not assessed in AEE.

Delete: (40) *Provide quality dwellings which face west across Oakley Creek Te Auaunga, providing passive surveillance of the public lands within Oakley Creek Te Auaunga Valley*

57.39

Reason: Integrity of SEA must be retained as of PC78 D9.2 (1) (2), D9.3, 'passive surveillance' is not a requirement of B-MU or SEA Overlay, oversteepening of the valley has major negative adverse effects as addressed in our submission, re-litigation of the previous rezoning (2015) by IHP and operative zoning requirements where the visual impact on SEA Oakley Creek was discussed, re-litigation of Springleigh RA's 'further submission' of 2015 to IHP. 'Te Auaunga' is not defined but re-litigates SEA Oakley Creek/Te Auaunga.

Insert: Insert at the end of 133.4 'Sub-precinct C': 'The zoning, Auckland-wide and overlay policies apply in the SEA Oakley Creek / Te Auaunga and Oakley Creek Inlet Marine- SEA'

57.40

1334.5 Notification

Delete: (1) *An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3, and I334.4.4 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.*

57.41

Reasons: Springleigh RA has given reasons in our submission regarding 'notification.' Notification must remain due to the high public interest in the proposal, the possibility of further re-litigation attempts, high likelihood that SEA Oakley Creek and Marine SEA are affected as matters of national significance, AEE is deficient and does not justify exemptions from notification. Under s95A, major adverse effects on the environment must be notified. National environmental standards are affected.

Delete: (1A) *Any application for resource consent for new buildings or additions to existing buildings in Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser) that are located within 10m of the eastern boundary of the Sub-precinct will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991*

57.42

Reasons: Springleigh RA has given reasons in our submission regarding 'notification.' Notification must remain due to the high public interest in the proposal, a matter of regional importance as more than one suburb is affected, the possibility of further re-litigation attempts, building density is a major effect of the proposal. AEE is deficient and does not justify exemptions from notification.

Under s95A, major adverse effects on the environment must be notified. National environmental standards are affected.

Delete: (1B) An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

57.43

Reasons: Building height is a matter of major public interest. Building heights affect the SEA Oakley Creek / Te Auaunga and Marine SEA as matters of national importance. This could potentially be used for re-litigation of B-MU zone of the proposal, pre-mediates tower buildings, effects of building heights on affected parties has not been assessed, effects on SEA Oakley Creek and Marine SEA must be notified

1334.6 Standards

Delete: (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:

57.44

(a) H13 Business – Mixed Use zone:

(i) Standards H13.6.0 Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4 Maximum tower dimension and tower separation, H13.6.5 Yards, H13.6.6 Landscaping and H13.6.8 Wind.

Reasons: re-litigates AUP provisions of B-MU, it was not notified that zone standards do not apply. Our submission above, addresses building height, height in relation to boundary, tower dimension and separation among others, wind as major negative effects for a number of suburbs, but not limited to.

1334.6.3 Stormwater

Delete: (1) All subdivision and development of the land in the precinct must be consistent with the approved stormwater management plan.

57.45

Reasons : explained in Stormwater considerations of Springleigh RA submission, a new stormwater management must be prepared

Insert: All subdivision and development of the land must include stormwater design consistent with AC Future Development Strategy.

57.46

Reasons: ref to Stormwater of SRA submission for more detail.

1334.6.4 Height

Delete: entire point (1)

57.47

Reasons: The maximum permitted height standard of B-MU applies, with the exception of the surrounding of SEA Oakley Creek/Te Auaunga and Marine SEA where PC78 Significant Ecological Area applies

1334.6.6. Precinct boundary set back

Delete: (2) Buildings on land adjoining Open Space – Conservation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards H13.6.5 (Yards) and H13.6.6 (Landscaping) Business - Mixed Use Zone apply.

57.48

Reasons: Provisions of PC 78 SEA Oakley Creek / Te Auaunga apply as a matter of national significance regarding boundary set back. Negative effects on SEA must be avoided.

Delete: (3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m not used for these activities must be landscaped. This setback does not apply once the road widening affecting the **WairakaTe Auaunga** Precinct Carrington Road frontage has been vested in the Auckland Council.

57.48

1334.6.10 Building to building set back

Delete: entire chapter

Reasons: The tower height and building heights are an infringement to B-MU. B-MU zone heights apply. Operative maximum tower dimension, setbacks from the street, and tower separation apply. We comment on the '3 Towers in our submission'.

57.49

1334.6.12 Wind

Delete: entire chapter

Reasons: The standards set out in (1) regarding mean wind speak, maximum annual peak gusts is unsafe to the surrounding communities. We comment further in tower buildings in our submission above.

57.50

1334.6.13 **Sub-precinct A Northern Boundary setback**

Delete: (1) Buildings on land adjoining the northern boundary of Sub-precinct A must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects.

57.51

Reasons: removes boundary setbacks. The provisions of adjoining zones apply. The proposal does not apply to surrounding zones. 'Adjoining land' is not an acceptable term. The effects of this standard were not assessed. Boundary setback was generally not assessed as part of this proposal. Not addressed in Planning report. B-MU zone boundary provisions apply that require a larger setback.

1334.7.1 Assessment – controlled activities

Delete: (2)(b)(c)(d) and e:

- (b) Compliance with existing resource consent (if applicable).
- (c) Site size, shape, design, contour, and location.
- (d) Infrastructure.
- (e) Historic and cultural heritage.

57.52

Reasons: removes protection of landscape, infrastructure, historic and cultural landscape, and the need to comply with resource consents. A different choice of zone is appropriate.

Delete: (3) (aa) The extent to which the building and associated landscaping contributes to high quality amenity outcome when viewed from SEA Oakley Creek/ Te Auaunga and Marine SEA, 'shared path' and other *SH20 Waterview* structures, Waterview suburb including the appearance of roof structure.

57.52

Insert (3) (d) (ii) In addition, stormwater design principles of *AC Future Development Strategy* such as 'grassed roofs', 'raingardens', 'pervious parking' among others are provided.

1334.8.1 Assessment – restricted discretionary activities

Delete: (1) and (1A)

Reasons: premediates tower building RMA91 process and overland flow path process (but not limited to) Different from notification, among many issues 'additional heights in corners,' does not specify building design concept, 'activities at ground level' changes the boundaries of sub-precincts, 'passive surveillance' relates to the visual effects on public land and is not assessed in LV AEE, shading on open space, parking areas are not mitigated among many.

The matter is exceeding the capability of a community group like Springleigh RA to address RMA91 matters. AC must address these matters where they are not consistent with operative AUP provisions

Delete: (1b)

Reasons: The '3 Towers' Te Auaunga Additional Height are not consistent with B-MU zone and were not properly notified. Effects on SEA Oakley Creek / Te Auaunga and Marine SEA as well as open space are major negative effects that requires avoidance

57.53

Delete: (2) Parking buildings

Reasons: Parking buildings are the re-litigation of the previous rezoning decision (2015) by AUP regarding the Wairaka precinct. They are non-complying with operative and B-MU zoning. Not notified, not included in traffic management, major effect on surrounding zoning.

Delete: (3) roadExtension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct (A29):

Reasons: major change to transport network that has not been assessed. re-litigates the rezoning 2015 of IHP, road connections from the Springleigh Block were and still are a major negative effect. Connections of roads from the Springleigh Block to the Western RD must be avoided, roads within the precinct are not public. Non-complying.

Retain: (4) Policiy 1334.3 (15A) must be retained

Retain: (5) 1334.6.5 Landscaping

Retain: (5) (b) and (c)

Retain: (5) (d) (v) and (ix)

1334.8.2 Assessment criteria

This chapter goes beyond the scope of what community submitters can address. AC, as the consenting authority and elected representation, must address the proposal.

Request:

Retain: (1) (a) (i) to (ix) , 1 (b) (i) to (iii), 1(c) entirely, 1(d) entirely, 1e entirely, 1 (f) entirely

57.54

Delete: (1) and Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

Delete: (1 A) (1 B)

Retain: 2 in its entirety, remove all deletions

Delete: (3) roadExtension of Laurel Street, Renton Road, or Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct (A30):

Retain: (3) 'faster', 'landscaping'

Retain: (4) 'and Policy 1334.3 (15A) and 4 c 'scheduled trees'

(4) (g) (ii) 'and Policy 1334.2 (15A)

Do not delete: (4) (i) (i) height in relation to boundary, and maximum building coverage

Delete: (5) and (6)

1334.9 Special information requirements

Delete: Transport Assessment (1) regarding integrated Transport Assessment

Retain: Transport Assessment (2) no deletions are accepted as this affects the Springleigh Block

Retain: Stormwater Management Plan (1) and (2) no deletions are accepted, ref to Springleigh RA submission on Stormwater above

Application for development (p. 53)

Retain: that is or is not generally in accordance with the precinct plan and Policy 1334.3(15A),

Retain: (1) (d) 'landscaping', the proposed term landscape avoids the requirement for mitigation under Part 2 of RMA91

Retain: (4) and (5) _ to ensure adequate infrastructure and stormwater management plans which is addressed in Springleigh RA submission

57.54

57.55

Decision sought:

Springleigh RA seeks the following decision from the Auckland Council:

- (a) That the Application be declined rezoning in its entirety.
- (b) That if the Application is granted consent, the Private Plan Change 94 be amended to address the concerns set out in this submission to Springleigh Residents' Association satisfaction,
- (c) Such further, consequential or other relief that is considered appropriate and necessary to address the concerns set out in this submission.

Springleigh RA wishes to be heard in support of this submission.

Dated: 30/01/ 2024

Signed: Hiltrud Gröger (spokesperson for Springleigh RA)

**Address for Service: Springleigh RA
12, Harbutt Ave
Mt Albert
Auckland 1025**

e-mail: greg.storz@orcon.net.nz

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Greer Rasmussen
Date: Tuesday, 30 January 2024 4:00:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greer Rasmussen

Organisation name:

Agent's full name:

Email address: greerjuul@gmail.com

Contact phone number:

Postal address:
19 Sunny Brae Crescent
Westmere
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Plan change number: Plan Change 94
PC 94 (Private): Wairaka Precinct

Property address: 1-139 Carrington Road

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:
Sanctuary community gardens and food forest should be preserved. one of the reasons I purchased in this area is because of the garden and the guarantee they would be preserved.

58.1

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

Details of amendments: Preserve Sanctuary Gardens and food forest as open space

Submission date: 30 January 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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Linda Hill
Date: Wednesday, 31 January 2024 3:15:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Linda Hill
 Organisation name: n/a
 Agent's full name: Linda Hill
 Email address: thehillsinwhiti@gmail.com
 Contact phone number: 0275254632
 Postal address:
 48a Kiwi Road
 Point Chevalier
 Point Chevaliera
 Auckland
 Auckland 1022

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
 A further strip of land is to be rezoned from Special Purpose - Tertiary Education to Residential - Mixed Housing Urban, adjoining existing Residential-Mixed Housing Urban zoning in the southern part of the precinct.

Property address: 1-139 Carrington Road

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:

As well as many fine trees being destroyed to provide intensive housing, it now proposed to destroy even more. Climate change is upon us and to destroy such a needed environment is going against Government rhetoric. It is known that all life flourish better when in a green environment. This is being ignored on both counts. This area is also a archeological site, with a number of pre-European gardening tools having been found. Also, Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

59.1

59.2

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018. Clause 25.4 of the "Agreement varying agreement for sale and purchase in Wairaka Precinct" between Unitec and the Crown, March 2018. This agreement was to preserve some 7000 square metres occupied by the Sanctuary Mahi Whenua gardens and food forest.

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

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - susan jane ewen
Date: Wednesday, 31 January 2024 9:00:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: susan jane ewen

Organisation name:

Agent's full name:

Email address: susanewen@gmail.com

Contact phone number:

Postal address:

12 burtt road
RD Paerata
auckland 2578

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Condition 25.4 The community gardens

Property address: Unitec subdivision Lot 4

Map or maps:

Other provisions:

the loss of the green space which is dedicated to community gardens

60.1

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 sanctity of the community gardens is undermined by new proposals for smaller and dispersed green spaces. The current landuse on Lot 4 is a valuable community asset.

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

Submission date: 31 January 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 94 - Chris Calvert
Date: Wednesday, 31 January 2024 11:15:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Calvert

Organisation name:

Agent's full name:

Email address: chrismcalvert@xtra.co.nz

Contact phone number:

Postal address:

1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1.Name Change from the Wairaka Precinct to Te Auaunga

No reason has been given for the name change proposal. The name Wairaka should be retained for the development due to its historical and cultural significance and particularly because it is a meaningful feature of the site as is reflected in the name of the stream that flows through the precinct and in the springs that contribute to the awa.

Changing the name to Te Auaunga /Oakley Creek is inaccurate and confusing as it is some distance away to the west and is not within the boundaries of the land in question.

2.Building height controls

It is unclear if the increased height sought will allow more open space to be available for the community by building up and not out, or to increase number of dwellings.

3. There is no masterplan to place in context the proposed private or public open spaces, and on site services for a new community with diverse needs. Without a masterplan the precinct is at risk of

61.1

61.2

becoming a jumble of unrelated development. Open space for recreation and growing food is vital for a healthy population and food sovereignty, especially when living in a dense urban environment.

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

Details of amendments: provide a masterplan that gives context to the placement of significant community services and open space , whether public or private.

61.3

Submission date: 31 January 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 94 - Judy Keats
Date: Thursday, 1 February 2024 12:15:26 am
Attachments: [Submission_TTC_Plan_Change_94_dec23_20240201000115.123.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Judy Keats

Organisation name:

Agent's full name:

Email address: judykeats.patternmaker@gmail.com

Contact phone number:

Postal address:
9 Leighton Street
Grey Lynn
Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

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

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

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission

Submission date: 1 February 2024

Supporting documents

Submission TTC Plan Change 94 dec23_20240201000115.123.pdf

Attend a hearing

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

Declaration

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

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

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

No

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

[Summer splash pads are calling.](#)



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The Tree Council
Tiakina Rākau • est 1986



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

12 December 2023

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

Preamble

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

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

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

Submission

Introduction

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

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

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

Our submission is focussed on 7 points:

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

1. Lack of Arborist's Report

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

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

62.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

62.1

3. Lack of Tree Protection / Tree Works Methodologies

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

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

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

62.2

4. Lack of Archaeological / Cultural Site Protection

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

62.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

62.4

Northern Open Space

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

62.5

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

Central Open Space

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

62.6

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

Te Auaunga Access Park

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

62.7

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

62.7

Knoll Open Space

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

62.8

South Open Space

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

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

62.9

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

62.10

6. Landscape and botanical character around Building 48

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

62.11

Recommendation:

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

62.11

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

7. Masterplan and Landscape & Visual Effects Assessment

62.12

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

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

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

Conclusions:

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

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

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

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

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

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

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

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 94 – WAIRAKA PRECINCT TO THE AUCKLAND
UNITARY PLAN (OPERATIVE IN PART)

To: Auckland Council
Name: Ngāti Tamaoho Settlement Trust (Ngāti Tamaoho)
Date: 30th November 2023

Submitter Details

1. This is a submission on Proposed Private Plan Change 94 (**PC94**) to the Auckland Unitary Plan – Operative in Part.
2. Ngāti Tamaoho is an iwi authority who is collaborating with the Crown over the development of housing and associated activities within the Te Auaunga Precinct (currently called Wairaka Precinct).
3. Ngāti Tamaoho could not gain an advantage in trade competition through this submission.
4. Ngāti Tamaoho is directly affected by the cultural, social, economic and environmental effects of the proposed plan change.

Scope of Submission

5. This submission is in support of PC94 in its entirety.

Reasons for Submission

6. Ngāti Tamaoho are an iwi of Waiohua and Waikato/Tainui descent, located between Te Mānukanuka O Hoturoa (Manukau Harbour) and Te Pūaha O Waikato (the lower Waikato River).

7. The whakapapa of Ngāti Tamaoho stretches back to the union between the first peoples of this rohe (region) and the great Waikato rangatira Tamaoho. Today, Ngāti Tamaoho is represented by the three marae of Mangatangi, Whātāpaka, and Ngā Hau E Whā.
8. As tangata whenua, Ngāti Tamaoho are the living descendants of the lands and waters of this area. It is therefore our responsibility to care for them just as our tūpuna (ancestors) have done for generation. In this way we fulfil our duty as kaitiaki and pass these taonga down to our tamariki and mokopuna
9. There is significant opportunity for redevelopment of this land which will achieve both cultural, social and economic objectives for Ngāti Tamaoho. This can be done in a manner which contributes to managing Auckland's growth and does this in a manner which respects the history, heritage and environmental aspects of this land.
10. Ngāti Tamaoho is part of the Land for Housing Programme and is working with the Crown to develop this land for a variety of housing including affordable and market housing.
11. This plan change is necessary to rezone surplus tertiary education land to Business Mixed Use so that land can be developed for mixed use residential and mixed use development.
12. The plan change encourages Māori economic development and the cultural aspects of this precinct, recognising its cultural history and the importance of development proceeding in a culturally appropriate manner.
13. The changes to the objectives and policies appropriately set the planning framework for development of this precinct.
14. The proposed rezoning of this land ensures the land is available for appropriate residential and mixed-use development.
15. The changes to the activities and standards including changes to height, provide for quality development at an appropriate scale and intensity given the unique location of this precinct.
16. The changes to the assessment criteria appropriately encourage a high quality of development.
17. The changes to the precinct plan provisions are necessary to set a planning framework for the physical development of this place.

63.1

Decision Sought

18. Ngāti Tamaoho seeks approval of PC94 in full.
19. Approve the name change of the Wairaka Precinct to Te Auaunga. | 63.2
20. Approve the objectives and policies as proposed by PC94. | 63.3

- 21. Approve the rezoning of land as set out in PC94.
- 22. Approve the changes to the activities, standards, and assessment criteria as proposed by PC94.
- 23. Approve the modifications to the precinct plans and the introduction of the new precinct plan as set out in PC94.

Hearing

- 24. Ngāti Tamaoho wishes to be heard in support of its submission.
- 25. Ngāti Tamaoho will consider presenting a joint case with others making a similar submission.



.....

Signature of submitter

Karleen Puriri

Strategic Partner

The Ngaati Tamaoho Settlement Trust

.....31/01/2024.....

Date

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kim shephard- tjirn
Date: Thursday, 1 February 2024 9:45:45 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kim shephard- tjirn

Organisation name:

Agent's full name:

Email address: kimshepthorn@hotmail.co.uk

Contact phone number:

Postal address:

7 Oregon Ave

Avondale

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Preserving the sanctuary gardens allotments

| 64.1

Property address: In the grounds if the old carrington hospital- pt chev Auckland

Map or maps:

Other provisions:

Thus ground should be exempt from development

I don't know how to answer the below as I'm not sure what the terms mean / I want to save the land from development so I support the original plan but not the one currently proposed

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 wish them to be upheld

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

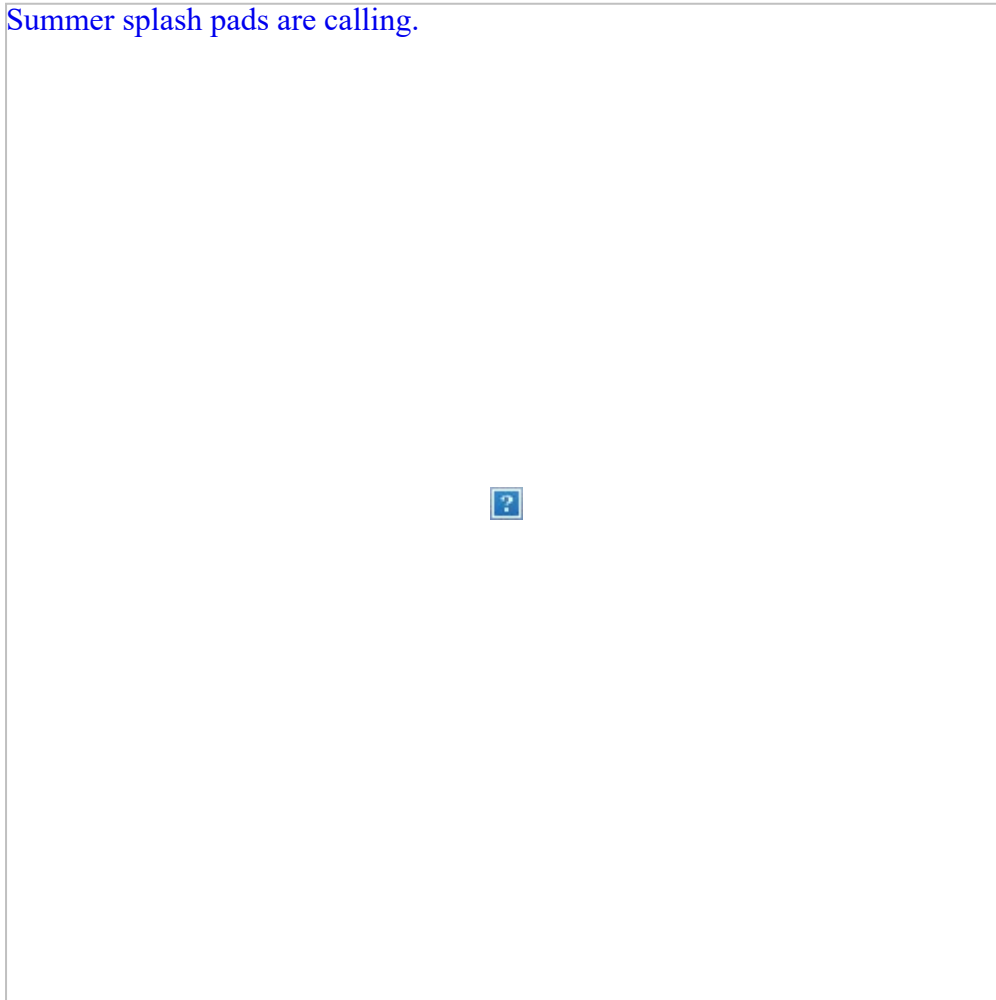
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

[Summer splash pads are calling.](#)



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kim
Date: Thursday, 1 February 2024 12:15:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kim

Organisation name: Shephard Thorn

Agent's full name:

Email address: kimshepthorn@hotmail.co.uk

Contact phone number:

Postal address:

7 Oregon Ave

Avondale

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Upholding the decision to keep this land open - sanctuary gardens

Property address: Sanctuary gardens - old carrington hospital grounds

Map or maps:

Other provisions:

Keeping the sanctuary gardens as open ground

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

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

The reason for my or our views are:

This is a valuable community garden - with organic biodiversity - a fantastic opportunity for the community to benefit and for children to learn about growing and healthy eating

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

Details of amendments: This land should remain as a community garden in perpetuity

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

[Summer splash pads are calling.](#)



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From: [kim shephard-thorn](#)
To: [Maninder Kaur-Mehta \(Manisha\)](#)
Subject: Re: Unitary Plan Publicly Notified Submission - PC 94
Date: Friday, 2 February 2024 4:28:02 pm

Yes - I redid the submission as it was hard to know what I was saying yea and no to - I support the original plan to keep sanctuary gardens as open space - not built on

Kim

Sent from my iPhone

On 2/02/2024, at 14:47, Maninder Kaur-Mehta (Manisha) <Maninder.Kaur-Mehta@aucklandcouncil.govt.nz> wrote:

Kia ora Kim

We received the above two submissions.

Could you please confirm that both submissions are yours.

Thanks
Manisha

Ngā mihi

Maninder Kaur-Mehta | Planning Technician | Plans and Places Department
Ph: 021417368

Auckland Council, Level 16, 135 Albert Street, Auckland 1011

Visit our website: www.aucklandcouncil.govt.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Te Whatu Ora Health New Zealand Waitemata
Date: Thursday, 1 February 2024 11:45:53 am
Attachments: [final submission 010224.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Te Whatu Ora Health New Zealand Waitemata

Organisation name:

Agent's full name: Bentley & Co Ltd, Attn: Craig McGarr

Email address: cmcgarr@bentley.co.nz

Contact phone number: 021741418

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
refer attached

Property address:

Map or maps:

Other provisions:
refer attached

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:
refer attached

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

Details of amendments: refer attached

Submission date: 1 February 2024

Supporting documents
[final submission 010224.pdf](#)

Attend a hearing

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

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

Declaration

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

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

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

Yes

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



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1 February 2024

Craig McGarr
E-mail: cmcgarr@bentley.co.nz
Job No: 19023

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

Attention: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

RE: Submission on Proposed Plan Change 94 (Private): Wairaka Precinct

Introduction

This is a submission on behalf of Te Whatu Ora – Health New Zealand Waitematā (Te Whatu Ora) on a change proposed by the Ministry of Housing and Urban Development (MHUD) to the Auckland Unitary Plan (operative in Part) (AUP) that was publicly notified on 16 November 2023 (Proposed Plan Change 94 (PC94)).

PC94 relates to the Wairaka Precinct in Carrington Road, Mount Albert. Parts of the current Special Purpose - Tertiary Education Zone no longer to be occupied by Unitec are proposed to be rezoned to the adjoining Business - Mixed Use Zone. A further strip of land is to be rezoned from Special Purpose-Tertiary Education to Residential - Mixed Housing Urban, adjoining existing land with that zoning in the southern part of the Precinct. A revised Precinct Plan and revised Precinct provisions are also proposed, including amendments to the location and extent of open space provided for within the Precinct, and seeking to allow for greater height for future development. The Precinct is proposed to be renamed Te Auaunga Precinct.

Te Whatu Ora owns and operates the Mason Clinic facility within the Wairaka Precinct. The Mason Clinic is located at 3A, 81A, and 119A Carrington Road, with a combined land area of 6.7794ha. The Mason Clinic is a forensic psychiatric healthcare facility, which provides a range of mental health services and includes custodial and secure care, together with accessory and supporting services.

Te Whatu Ora were granted approval to a private plan change (Plan Change 75 (PC75)) to rezone 3A and 119A Carrington Road from Business – Mixed Use zone to Special Purpose – Healthcare Facility and Hospital zone, and amend the provisions and plans in the Wairaka Precinct, (including the provisions of Sub-precinct A) in order to provide for the future expansion of the Mason Clinic. The Council’s Decision on PC75 is subject to an appeal to the Environment Court (by MHUD) in relation to a specific matter, being the introduction by the Council’s Decision of new provisions into the Wairaka Precinct that require a minimum area

BENTLEY & Co

of open space to be provided across the entire Precinct. The MHUD appeal supports the remainder of the amendments to the Wairaka Precinct provisions contained in the Council's Decision on PC75 being treated as operative while MHUD's appeal is determined, in accordance with section 86F of the RMA.

Te Whatu Ora supports PC94, subject to the relief set out in their submission below. In doing so, Te Whatu Ora support the approach being take in respect of:

- a) The manner in which open space is proposed to be provided for within the Precinct; and
- b) The manner in which the Precinct provisions continue to recognise that development within Sub-precinct A is not subject to the Precinct 'triggers' in respect of the provision of an Integrated Traffic Assessment, or travel plans, with the requirement for these matters being limited to the consideration of residential development.

Te Whatu Ora could not gain an advantage in trade competition through this submission.

Submission

As identified in the Planning Report accompanying PC94, there has been a collaborative approach between MHUD and Te Whatu Ora to their respective plan changes. While these two plan changes have been advanced separately as they deal with distinct parts of the overall Precinct, they have been aligned so as to create an integrated package of controls.

The purpose of this submission is to ensure those matters agreed between Te Whatu Ora and MHUD during ongoing consultation continue to be reflected in PC94, and the resultant Wairaka Precinct provisions do not undermine the Council's Decision on PC75, as that relates to Sub-precinct A and the Mason Clinic.

Provisions*Precinct Standards*

In recognition of the interface of the PC94 land with the Mason Clinic, and the intensification that is proposed to be enabled by PC94, a new Precinct standard is proposed (I334.6.13), as set out below:

I334.6.13. Sub-precinct A Northern Boundary setback

- (1) *Buildings on land adjoining the northern boundary of Sub-precinct A must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects.*

A similar standard (I334.6.14(2)) is introduced by way of PC75 to apply to the development of buildings within Sub-precinct A, where they adjoin the northern and southern boundaries of Sub-precinct A.

Where I334.6.14(2) is not complied with, Table I334.4.4 (A54) requires resource consent as a Non Complying activity.

PC94 does not include a corresponding activity status for non compliance with proposed standard I334.6.13(1), and therefore Non Complying activity status is sought to be consistent with PC75.

In addition, PC94 proposes to delete standard I334.6.5 Landscaping which requires;

- (1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions.*

This standard currently applies to all development within the Precinct.

For consistency, the provisions introduced by PC75 for activities listed as permitted, controlled and restricted discretionary in Table I334.4.4, being the table that applies to Sub-precinct A (the Mason Clinic), makes reference to this standard (at I334.6.12. Landscaping).

If this standard (I334.6.5) is to be deleted from applying to parts of the Precinct (as proposed by PC94), Te Whatu Ora considers that it should be deleted in its entirety, for consistency. There is nothing specific to Sub-precinct A to warrant the continued retention of this standard, noting also that PC75 consistently zones the Te Whatu Ora landholdings (Sub-precinct A) Special Purpose Healthcare Facility and Hospital. The combination of the Precinct and zone standards which apply to Sub-precinct A, including the setbacks (inclusive of landscaping) and impervious area standards are sufficient to provide for the amenity of the Sub-precinct, the streetscape, and the interface with neighbouring Business Mixed Use zoned land, without relying on the retention of this standard.

The amendments proposed by PC94 to several of the Precinct standards and corresponding assessment matters/criteria, result in a change in the format and numbering of the Precinct provisions/standards. This has the potential to result in some inadvertent incorrect cross referencing for the some of the discrete Mason Clinic provisions/standards introduced through PC75.

Relief Sought

Te Whatu Ora seeks a decision that supports PC94, with any modification necessary to maintain the opportunity enabled for Sub-precinct A through PC75, and to ensure consistency in respect of the application of the Precinct provisions, including.

- a) Introduce the following to Table I334.4.1

(A33A)	New buildings or additions to buildings not complying with I334.6.13	NC
--------	--	----

- b) Delete proposed standard;
I334.6.16. Landscaping
(1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions.
- c) Such further, alternative or other consequential amendments as may be necessary to fully give effect to the relief sought in this submission.

65.1

Te Whatu Ora wishes to be heard in support of its submission.

Dated this 14th day of December 2023.



Craig McGarr
Planning Consultant for Te Whatu Ora– Health New Zealand (Waitematā)

Address for Service
Bentley & Co Ltd
PO Box 4492 Shortland Street
Auckland 1140
Attn: Craig McGarr
Email: cmcgarr@bentley.co.nz
Ph: 021741418

K:\Project\Projects\WDHB Mason\HUD Plan Change\submission\final submission 010224.docx

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Leon Wijohn
Date: Thursday, 1 February 2024 1:15:54 pm
Attachments: [Submission PC94 - Te Kawerau ā Maki - Draft 2024 Feb 1.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leon Wijohn

Organisation name: Te Kawerau a Maki & Te Wai O Raka Development GP Limited

Agent's full name: Leon Wijohn

Email address: leon.wijohn@tarapounamu.com

Contact phone number: +64272778817

Postal address:

leon.wijohn@tarapounamu.com

Auckland

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Refer to attached letter

Property address: Unitech, Carrington Road

Map or maps: Refer to attached letter

Other provisions:

Refer to attached letter

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:

We have a strong cultural claim over the area and advocate that the correct name is Wai O Raka.

66.1

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

Details of amendments: The correct name of the precinct should be Wai O Raka

Submission date: 1 February 2024

Supporting documents

Submission PC94 - Te Kawerau ā Maki - Draft 2024 Feb 1.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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**SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 94 – WAIRAKA PRECINCT TO THE AUCKLAND
UNITARY PLAN (OPERATIVE IN PART)**

To: Auckland Council
Name: Te Wai O Raka Development GP Limited
Date: 1 February 2024

Submitter Details

1. This is a submission on Proposed Private Plan Change 94 (**PC94**) to the Auckland Unitary Plan – Operative in Part.
2. This submission is made by Te Wai O Raka Development GP Limited which is the commercial entity of the Te Kawerau Iwi Group, which represents Te Kawerau ā Maki on the precinct requesting this plan change. Te Kawerau ā Maki is an iwi who is collaborating with the Crown over the development of housing and associated activities within the Te Auaunga Precinct (currently called Wairaka Precinct).
3. Te Kawerau ā Maki could not gain an advantage in trade competition through this submission.
4. Te Kawerau ā Maki is directly affected by the cultural, social, economic, and environmental effects of the proposed plan change.

Scope of Submission

5. This submission is in support of PC94 in its entirety, except for the precinct name. The appropriate name for the precinct should be Te Wai O Raka.

Reasons for Submission

6. Te Kawerau ā Maki hold cultural rights and interests in this land. Our tūpuna have lived on and used this land since the arrival of the Tainui waka around 1350. It is our tūpuna Rakataura (Hape), some 26 generations back through direct descent, that the wider area – Te Wai o Rakataura (the waters of Rakataura) are named. Our interests are both shared through whakapapa with other iwi, and specific to Te Kawerau ā Maki. Our people and closely related tribes lived and gardened on these lands. It is within our Area of Interest agreed with the Crown in our 2014 Te Kawerau ā Maki Treaty Settlement, and adjacent to Waterview Primary school which we own. It is also a

property subject to the Tāmaki Collective Redress Act 2014. . There is a strong cultural and Treaty significance of this land to our people.

7. There is significant opportunity for redevelopment of this land which will achieve both cultural, social, and economic objectives for Te Kawerau ā Maki. This can be done in a manner which contributes to managing Auckland’s growth and does this in a manner which respects the history, heritage, and environmental aspects of this land.
8. Te Kawerau ā Maki is part of the Land for Housing Programme and is working with the Crown to develop this land for a variety of housing including affordable and market housing.
9. This plan change is necessary to rezone surplus tertiary education land to mixed use so that land can be developed for residential activity.
10. The plan change encourages Māori economic development and the cultural aspects of this precinct, recognising its cultural history and the importance of development proceeding in a culturally appropriate manner.
11. The plan change is required to better give effect to the mana whenua economic and Treaty enablement provisions of the Auckland Unitary Plan Regional Policy Statement and the new Auckland Future Development Strategy.
12. The changes to the objectives and policies appropriately set the planning framework for development of this precinct.
13. The proposed rezoning of this land ensures the land is available for appropriate residential and mixed-use development.
14. The changes to the activities and standards including changes to height, provide for quality development at an appropriate scale and intensity given the unique location of this precinct.
15. The changes to the assessment criteria appropriately encourage a high quality of development.
16. The changes to the precinct plan provisions are necessary to set a planning framework for the physical development of this place.

66.2

Decision Sought

17. Te Kawerau ā Maki seeks approval of PC94 in full (except for the name).
18. Approve the name change of the Wairaka Precinct to Te Auaunga or to Wai o Raka.
19. Approve the objectives and policies as proposed by PC94.
20. Approve the rezoning of land as set out in PC94.
21. Approve the changes to the activities, standards, and assessment criteria as proposed by PC94.

66.3

- 22. Approve the modifications to the precinct plans and the introduction of the new precinct plan as set out in PC94.

Hearing

- 23. Te Kawerau ā Maki wishes to be heard in support of its submission.
- 24. Te Kawerau ā Maki will consider presenting a joint case with others making a similar submission.



.....

Signature of submitter:

Leon Wijohn, as director of Te Wai O Raka Development GP Limited

1 February 2024

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 94 – WAIRAKA PRECINCT TO THE AUCKLAND UNITARY
PLAN (OPERATIVE IN PART)

To: Auckland Council
Name: Waiohua Tāmaki Rōpū (**Waiohua**)
Date: 1st February 2024

Submitter Details

1. This is a submission on Proposed Private Plan Change 94 (**PC94**) to the Auckland Unitary Plan – Operative in Part.
2. The Waiohua Tāmaki Rōpū is a confederation of Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngāti Te Ata, Te Ākitai Waiohua, Te Kawerau ā Maki who are collaborating with the Crown over the development of housing and associated activities within the Te Auaunga Precinct (currently called Wairaka Precinct).
3. Waiohua could not gain an advantage in trade competition through this submission.
4. Waiohua is directly affected by the cultural, social, economic and environmental effects of the proposed plan change.

Scope of Submission

5. This submission is in support of PC94 in its entirety.

Reasons for Submission

6. Waiohua and the iwi that make up the ropu are mana whenua for this land. Our people have been on and have used this land since the 1200s. There is a strong cultural significance of this land to our people.
7. There is significant opportunity for redevelopment of this land which will achieve both cultural, social and economic objectives for Waiohua. This can be done in a manner which contributes to managing Auckland's growth and does this in a manner which respects the history, heritage and environmental aspects of this land.

67.1

8. Waiohua is part of the Land for Housing Programme and is working with the Crown to develop this land for a variety of housing including affordable and market housing.
9. This plan change is necessary to rezone surplus tertiary education land to mixed use so that land can be developed for residential activity.
10. The plan change encourages Māori economic development and the cultural aspects of this precinct, recognising its cultural history and the importance of development proceeding in a culturally appropriate manner.
11. The changes to the objectives and policies appropriately set the planning framework for development of this precinct.
12. The proposed rezoning of this land ensures the land is available for appropriate residential and mixed use development.
13. The changes to the activities and standards including changes to height, provide for quality development at an appropriate scale and intensity given the unique location of this precinct.
14. The changes to the assessment criteria appropriately encourage a high quality of development.
15. The changes to the precinct plan provisions are necessary to set a planning framework for the physical development of this place.

Decision Sought

16. Waiohua seeks approval of PC94 in full.
17. Approve the name change of the Wairaka Precinct to Te Auaunga. | 67.2
18. Approve the objectives and policies as proposed by PC94.
19. Approve the rezoning of land as set out in PC94.
20. Approve the changes to the activities, standards, and assessment criteria as proposed by PC94.
21. Approve the modifications to the precinct plans and the introduction of the new precinct plan as set out in PC94. | 67.3

Hearing

22. Waiohua wishes to be heard in support of its submission.
23. Waiohua will consider presenting a joint case with others making a similar submission.



Ashley Rainsford on behalf of

Waiohua Tāmaki Rōpū

1st February 2024

Address for service:

Ashley James

Project Coordinator

PO Box 44376, Point Chevalier, Auckland 1022

Email: Ashley@astudio.net.nz

Submission on publicly notified private plan change request

Plan Change 94 (Wairaka Precinct)

Auckland Council
135 Albert Street
Private Bag 92300
Auckland 1142

Submitter:
Auckland Council

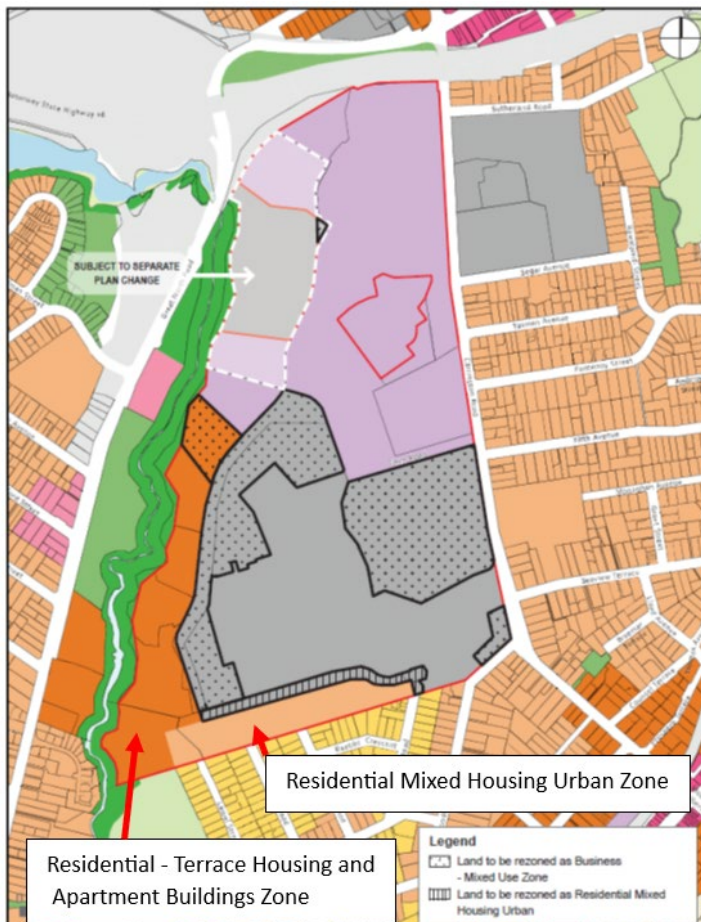
Scope of submission:

This is a submission to part of proposed private Plan Change 94 – Wairaka Precinct, namely the residential zone provisions.

The specific provisions which my submission relates to are:

- The proposed precinct provisions relating to the Residential - Terrace Housing and Apartment Buildings and the Residential Mixed Housing Urban Zones, as shown in the Zoning Map 1 below.

Map 1: Zoning



Submission

My submission is:

Amendments are sought to Plan Change 94 to incorporate the Medium Density Residential Standards (MDRS) in the Terrace Housing and Apartment Buildings Zone and Mixed Housing Urban Zone.

68.1

Background to this submission

1. Amendments to the Resource Management Act 1991 (RMA) require councils of large rapidly growing cities to amend their district plans to incorporate MDRS to enable more building height and housing density. Developments of up to three dwellings and three stories are to be permitted across most of Auckland's residential suburbs.
2. Section 77G of the RMA requires that MDRS are incorporated into any relevant urban residential zone unless qualifying matters, as set out in s77I, allows development that is less enabling than the MDRS.
3. MDRS includes objectives, policies and new standards (rules) that replace existing rules in the Auckland Unitary Plan. The MDRS to be incorporated into the Auckland Unitary Plan are set out in Schedule 3A of the RMA. The key standards include:
 - Number of residential units per site
 - Building height
 - Height in relation to boundary
 - Minimum setbacks
 - Coverage
 - Outdoor living space (per unit)
 - Outlook space (per unit)
 - Windows to street
 - Landscaped area
 - Other - subdivision and common walls
4. Amendments to the National Policy Statement on Urban Development 2022 (NPS-UD) require greater building height (at least six stories) and housing density within and around centres and rapid transit stops, such as train and busway stations.
5. Auckland Council, in order to deliver the MDRS and NPS-UD, publicly notified Plan Change 78 on 18 August 2022.

The reasons underpinning this submission are:

6. For Plan Change 94 the relevant residential zones are:
 - Residential - Terrace Housing and Apartment Buildings Zone
 - Residential - Mixed Housing Urban Zone
7. The qualifying matters that apply across parts of these two zones within the precinct are:
 - Designations

- Flood plains
- Regional Maunga Viewshafts and Height and Building Sensitive Areas
- Significant Ecological Areas

8. Plan Change 94 does not incorporate MDRS provisions. The present form of Plan Change 94 is inconsistent with the RMA. This will prevent the MDRS being incorporated into the precinct as required by the RMA.

I seek the following decision to Proposed Plan Change 94:

- A. Amend the precinct provisions to ensure the objectives, policies and rules in Schedule 3A of the RMA apply to and modify the Residential - Terrace Housing and Apartment Buildings Zone and Residential – Mixed Housing Urban Zone until Plan Change 78 becomes operative, after which point the provisions in the relevant zone apply and the specific provisions in the precinct will no longer apply.
- B. Incorporate the MDRS taking account of the relevant Qualifying Matters referred to in paragraph 8 above.
- C. Such other alternative or consequential relief to give effect to the matters raised in this submission.

I wish to be heard in support of this submission.

On behalf of Auckland Council

Signature of person authorised to sign on behalf of submitter



Warren Maclennan
Manager
Regional, North, West and Islands Planning Unit
Auckland Council

Dated: 1 February 2024

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Paula Glen Norman
Date: Thursday, 1 February 2024 7:30:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paula Glen Norman

Organisation name: n/a

Agent's full name: n/a

Email address: pgnorman@xtra.co.nz

Contact phone number:

Postal address:
7/53 Point Chevalier Rd
Point Chevalier
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
PC 94 (Private): Wairaka Precinct

Property address: Wairaka Precinct

Map or maps:

Other provisions:
n/a

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:
Sanctuary Mahi Whenua is meant to be preserved and is not mentioned in the proposed plan change application as continuing as an open space area. Please don't build on this garden area that contains more than 400 species of plants and trees.

70.1

I also object to the possible increase in housing from 2500 to 6000. Point Chevalier does not contain the necessary infrastructure to support this amount. Please do not approve this. I support new housing but not to that extent.

70.2

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

Details of amendments: Do not build over Sanctuary Mahi Whenua and keep housing to 2500

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Angela moon
Date: Thursday, 1 February 2024 7:30:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela moon

Organisation name:

Agent's full name:

Email address: angela_moon@me.com

Contact phone number:

Postal address:
55A harbour view road
Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

The increase in dwellings, the height of the buildings, the change in designated use. | 71.1

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

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

The reason for my or our views are:

Pt Chev is already under resourced for existing population. The original plans for the carrington site will stretch resources already. To increase the number of dwellings is not appropriate. The schools are at capacity. There is no supermarket. Adding more people to the area will put further pressure on already stretched resources.

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

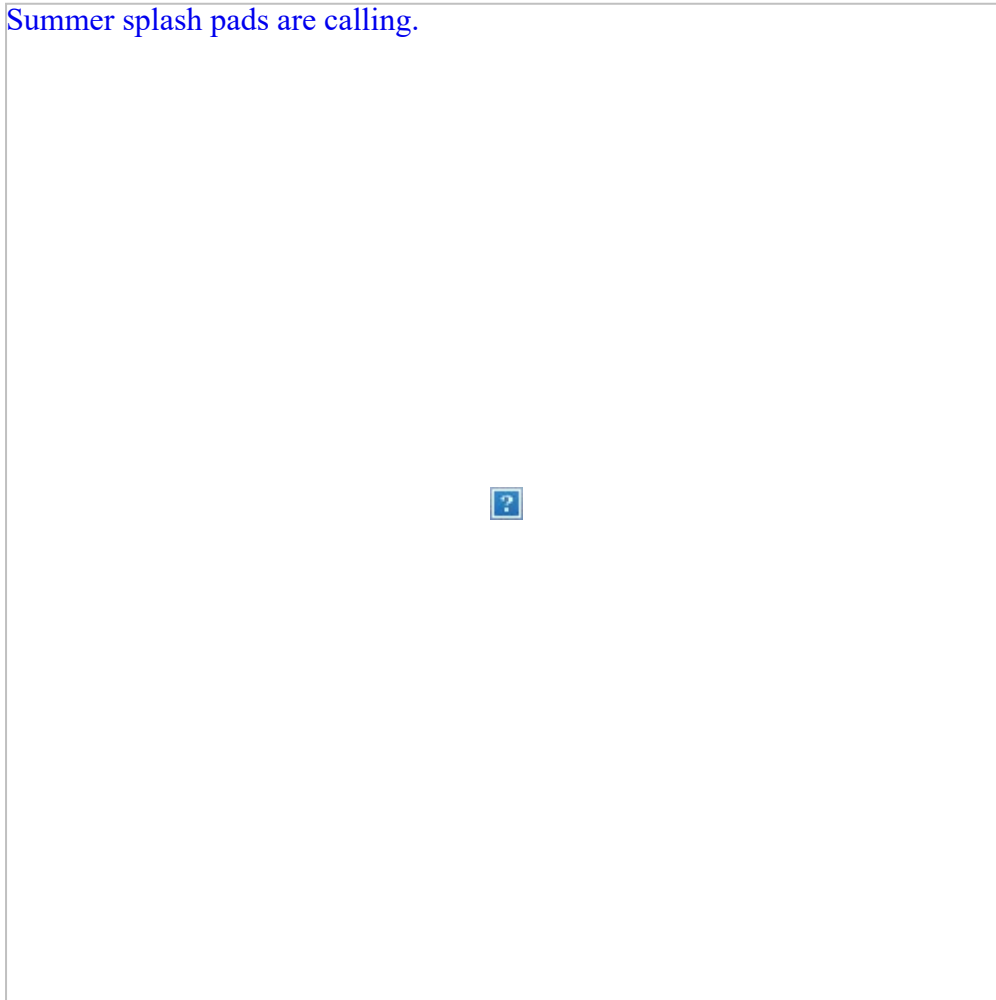
Are you directly affected by an effect of the subject matter of this submission that:

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

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 94 - Elizabeth Walker
Date: Thursday, 1 February 2024 7:45:59 pm
Attachments: [Submission on AC 2024 Wairaka precinct Auckland STEPS.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth Walker

Organisation name: St Lukes Environmental Protection Society (STEPS)

Agent's full name:

Email address: elizabeth.walker@xtra.co.nz

Contact phone number:

Postal address:

Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

- Master Plan
- Stormwater Management Plan
- Tree and SEA Protection
- Natural Heritage
- Light Spill
- Control of pets
- Community gardens
- Name change.

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:
explained in the attached document.

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

Details of amendments: See attached document.

Submission date: 1 February 2024

Supporting documents

Submission on AC 2024 Wairaka precinct Auckland STEPS.pdf

Attend a hearing

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

Declaration

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

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

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

No

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

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Introduction:

We, St Lukes Environmental Protection Society Inc. (STEPS), wish to make a submission on the *Plan Change 94 (Private): Wairaka Precinct*.

STEPS

- STEPS advocates for fresh water policy and standards. Water is a taonga. We have established a spring-fed wetland, and perform regular water quality monitoring. We also carry out and advocate for restoration of rare and high value Auckland ecosystems such as lava rock forest and wetlands.
- The focus of our work is on the health of the environment and the community around Waitītiko Meola Creek. Mt Albert Auckland. We take a keen interest in water quality in New Zealand. We advocate for the restoration of Meola Creek and other creeks on the Auckland isthmus. Waitītiko is an urban creek and is now probably NZ's most polluted urban stream, carrying over 1 million cubic meters of stormwater-driven sewage overflows flowing into the Waitemata Harbour each year.
- We are future focussed and believe that the implications of climate change are so significant that protection and restoration of trees, especially around awa streams, puna springs and wetlands must be a key focus for us all. Our activities centre on restoration of native ecosystems such as wetlands, Auckland lava forest, and riparian areas.

We support the submission of Friends of Oakley Creek, and The Tree Council.

Elizabeth Walker elizabeth.walker@xtra.co.nz

Co-Chair

St Lukes Environmental Protection Society Inc.

Located in Albert Eden Local Board Area

Submission:

STEPS welcomes the opportunity to submit on *Plan Change 94 (Private): Wairaka Precinct*.

We support the overall concept of the proposed plan change, specifically with regards to the change of land use to *Business: Mixed Use and Residential: Mixed Housing Urban*, to allow for a greater use of the land and the development of more housing.

72.10

However, we have a number of issues that we wish to raise as below.

Summary of issues:

1. **Te Ao Māori ecological principles** - We request that the plan include the need to provide capacity for the restoration and enhancement of the ‘environmental / biodiversity / ecology’ from a Te Ao perspective. This would include further planting of native ngahere to provide improved habitat for our native terrestrial fauna, and more shade over the Wairaka Stream to enhance the habitat for our native aquatic fauna.
2. **Protection of Significant Ecological Areas (SEAs)** - We request that the ‘setbacks from the natural and sensitive environment’ apply to all SEA land, both within the precinct and on Te Auaunga (the awa / valley) to ensure the protection of and potential for greater restoration and ecological enhancement of these valuable areas.
3. **Protection of trees.** STEPS’ members have a particular interest in extending the lives and benefits of the remaining mature trees. It is now scientifically proven that large trees reduce urban temperatures, as well as shading streams and reducing the temperature of water for fauna and flora. It is also true that human beings benefit from being amongst trees, and that human health is improved by being in nature. Sadly, many of the mature trees on the site have already been removed and much of the UNITEC Arboretum has already been destroyed. Amenity, ecology, water management, pollution control and visual character values make the existing mature trees valuable assets in establishing a new development.

72.1

We want more of the mature trees to be retained, protected and integrated into the development. The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates.

72.2

Recommendations:

- That the notable trees around Building 48 remain as part of the Unitec campus, connected to their *raison d’etre*. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of

72.9

Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

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

- | | |
|---|------|
| <p>4. Master Plan -We request that the 'precinct plan' include the requirement for a detailed 'Master Plan' that is prepared in consultation with the local community. It should specify the amount of open space (minimum of 12.14 ha), including where it will be located. Also, it should include the make-up of the open space with regards to its uses and accessibility to the general public e.g. for conservation, informal recreation, active recreation, civic spaces and community spaces.</p> | 72.3 |
| <p>5. Stormwater Management Plan – We request that clause 1334.9. <i>Special information requirements – Stormwater Management Plan</i> be retained, or an amended version be included to ensure guidelines are in place for the appropriate management of stormwater, and the protection of the receiving environments - Te Auaunga and the Motu Manawa Marine Reserve.</p> | 72.4 |
| <p>6. Protection of Te Auaunga (the awa / valley) from the impact / overshadowing, light spill and passive surveillance from tall buildings – We request that Te Auaunga (the valley) be retained to protect the native fauna – especially birds, and as a quiet, restful and healing natural environment that the public can continue to enjoy. ((Refer to 27 (c) 'graduated building heights' ... with 'higher buildings away from the precinct boundary'.). We also urge you to ensure that the impact of light spill on birds is minimised, especially on breeding and migratory birds.</p> | 72.5 |
| <p>7. Protection and enhancement of natural heritage – We request that the plan ensure full protection of the awa, aquifers and puna / springs, as well as the geological features such a basalt outcrops. This includes the sensitive and culturally appropriate treatment of Te Wai Unuroa o Wairaka, and the two spring / puna that were uncovered as part of the daylighting works of the Wairaka Stream. The source of these springs should be further investigated and further daylighting of them undertaken as part of the 'daylighting' of the stream. (They should not be covered up again.)</p> | 72.1 |
| <p>8. Control of pets - We request that provision be made in the plan for the control of pets that pose a threat to the natural environment and biodiversity, both within the precinct and in the adjacent Te Auaunga (the valley).</p> | 72.6 |
| <p>9. Protection / retention of the community gardens 'space' as a culturally significant space – since it has been gardened from early Māori times (Māori tools were found in the gardens, and are now in the marae.) We understand that In the 'deed of sale' between</p> | 72.7 |

Unitec and the Crown, the land was protected. But, somehow, it has disappeared as part of the open space, and it is intended to be built on.

10. **Name change** - We oppose the proposal to change the name of the precinct as outlined. The name Wairaka should be retained for the precinct because of its historical and cultural significance, and connection with the land / whenua.

72.8

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Malcolm Wong
Date: Thursday, 1 February 2024 7:46:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Malcolm Wong
Organisation name:
Agent's full name:
Email address: malcolmwong8@gmail.com
Contact phone number:
Postal address:
11 Rama road
Point chevalier
Auckland 1022

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: 1-139 carrington road
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:
Reduction in open space and the infarstructure will not be able to support this.

73.1

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Melina Ubeda Browne
Date: Thursday, 1 February 2024 8:00:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melina Ubeda Browne

Organisation name:

Agent's full name:

Email address: melinaubedabrowne@icloud.com

Contact phone number:

Postal address:
melinaubedabrowne@icloud.com
Avondale
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

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 reason for my or our views are:

Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown

as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

I take my children here, it's wonderful, the people who use it and care for it work so hard, we are intensifying everywhere and lacking green open spaces like this in Auckland. Please don't take another.

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

Details of amendments: Leave the garden untouched

74.1

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Pia Jaaskelainen
Date: Thursday, 1 February 2024 8:00:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pia Jaaskelainen

Organisation name:

Agent's full name:

Email address: piacomms@gmail.com

Contact phone number:

Postal address:

1025

Mt albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Other provision

Property address: Wairaka

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

It is horrific that as a local resident, I only heard of this plan change on my community FB page today, on the last day of submission, as posted by our local Councillor. This type of process undermines the hard work Council does and will all come back to Council being at fault.

I would request a delayed deadline and a minimum budget of 15K for marketing this plan change. This not acceptable for a high scale plan change as the one proposed.

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

Details of amendments: Lengthen the time consultation time frame. This plan change will increase the population immensely without adequate plans for new schools and transport routes and/or infrastructure investments.

75.1

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

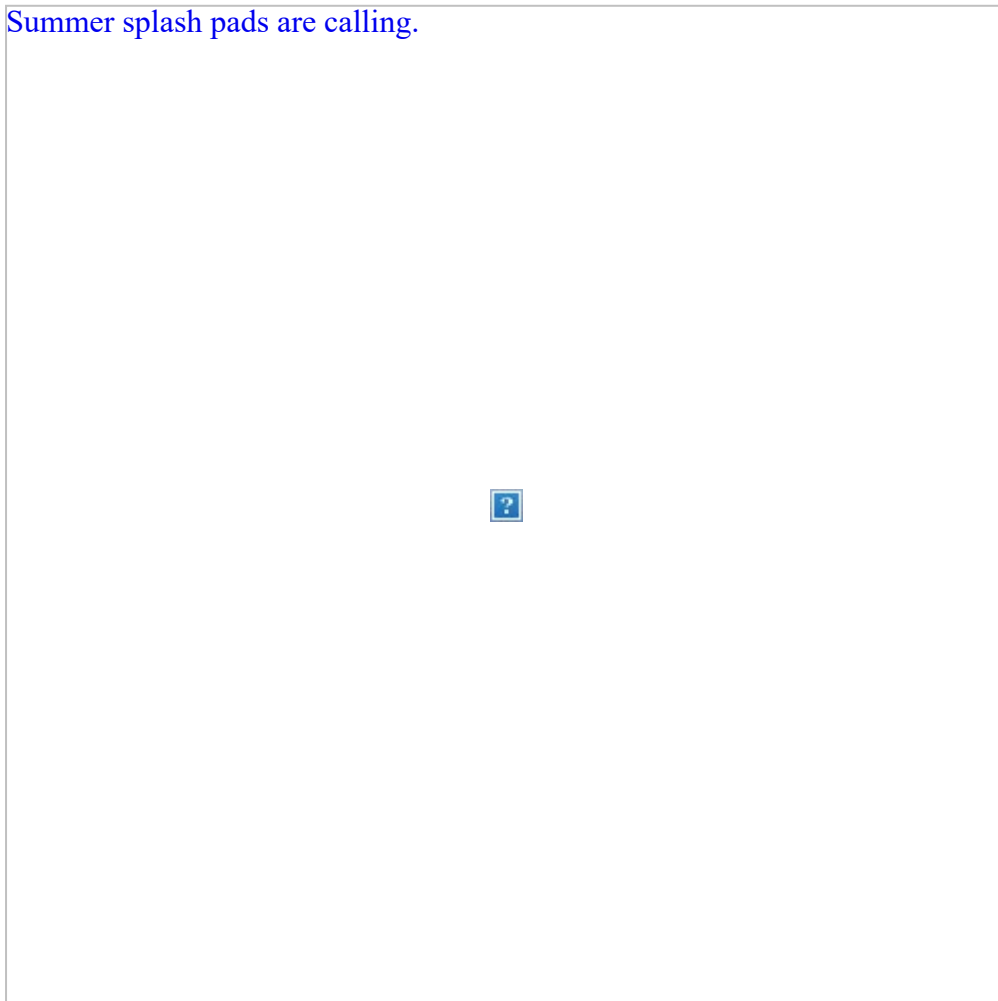
Are you directly affected by an effect of the subject matter of this submission that:

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No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kirsten Millen
Date: Thursday, 1 February 2024 8:00:55 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kirsten Millen

Organisation name:

Agent's full name:

Email address: kirst.millen@gmail.com

Contact phone number:

Postal address:

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:	
-property height increase	76.1
-density increase	
-no space zones for schooling	76.2

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I am all for new development and increased density in Auckland. However, in suburban Auckland, we need to be realistic about the effect of high density on our infrastructure and schooling. I oppose the increase in density that this plan proposes.

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

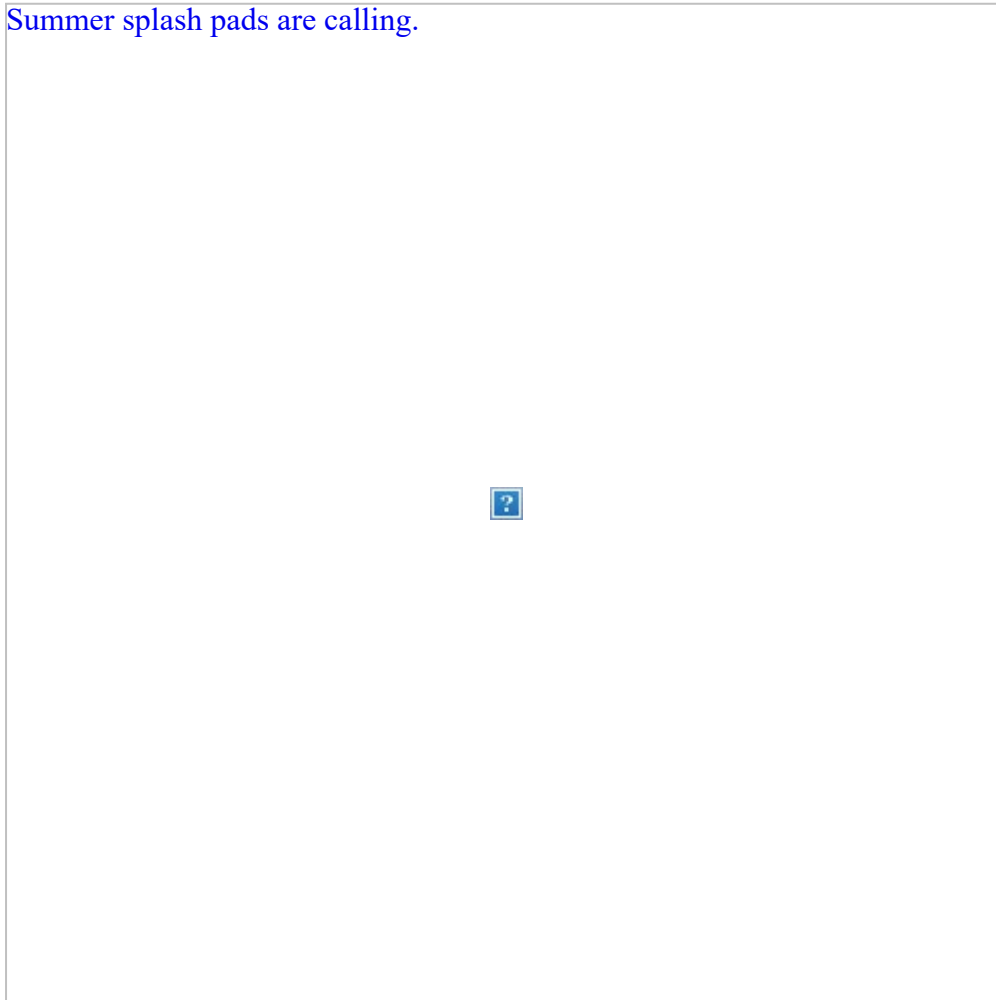
Are you directly affected by an effect of the subject matter of this submission that:

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

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 94 - Lucianne Holt
Date: Thursday, 1 February 2024 8:15:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lucianne Holt

Organisation name:

Agent's full name:

Email address: lucianneholt@hotmail.com

Contact phone number:

Postal address:
3/329 Pt Chevalier Road
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
I don't have this information

Property address: Carrington road

Map or maps: Carrington road

Other provisions:
Xxxx

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:
Massive change to the agreed plan including but not limited to the number of houses to be built, | 77.1
height of buildings, no plan for an additional school to accomodate additional head count and | 77.2
building in the garden land | 77.3

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

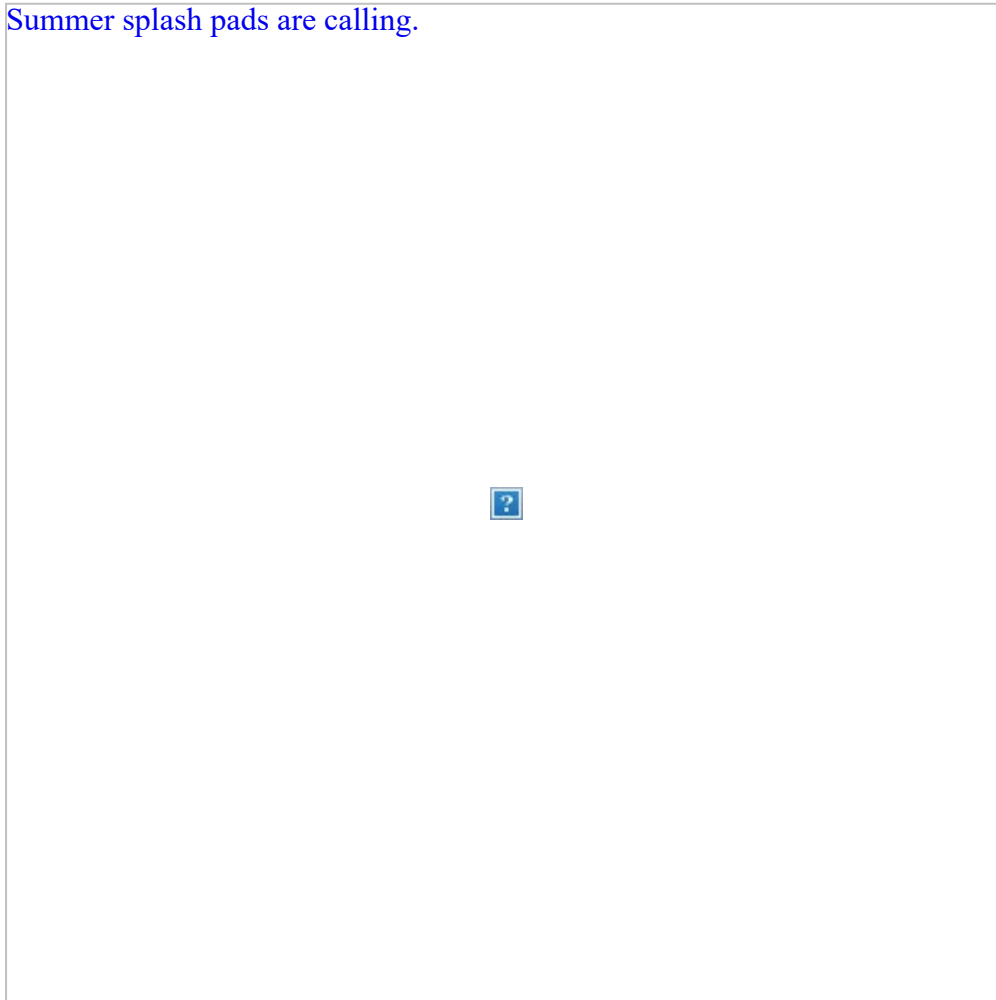
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Toni Farrow
Date: Thursday, 1 February 2024 8:15:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Toni Farrow
Organisation name:
Agent's full name:
Email address: toni_farrow@hotmail.com
Contact phone number:
Postal address:
17 Linwood Ave
Mt Albert
Auckland 1025

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
The proposed number and height of the residential dwellings. Increasing the number of individuals.
The lack of education facilities within the development with all surrounding areas reaching capacity.

Property address: Old unitec

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Intensification of the area is to great putting an enormous strain on current roading and education facilities.

78.1

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

Details of amendments: Less intensification and thought put into education and transport

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

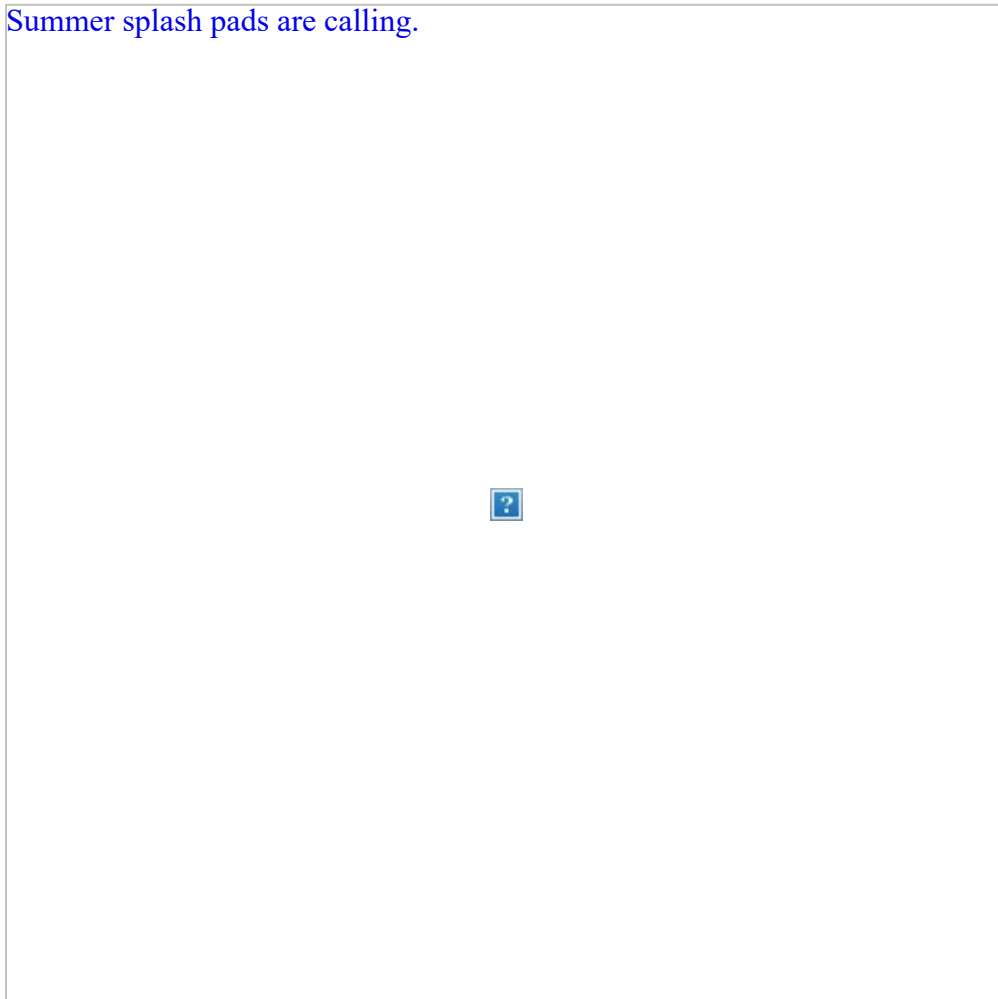
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

30 January 2024

From: The Tree Council

Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetreecouncil.org.nz

1. Introduction

- 1.1. Thank you for the opportunity to present **The Tree Council's** submission on **Plan Change 94 Te Auaunga Precinct**.
- 1.2. This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.
- 1.3. We wish to speak to our submission if that opportunity is provided.

2. Submission

2.1. Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012.

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

Our submission is focussed on 7 points:

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

1. Lack of Arborist’s Report

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

79.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

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

3. Lack of Tree Protection / Tree Works Methodologies

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

79.2

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

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;

- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

4. Lack of Archaeological / Cultural Site Protection

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

79.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

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

79.4

Northern Open Space

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

79.5

Recommendation: That the applicant be required to reference the landscape plan showing retention of all the significant trees in this area.

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence "There is opportunity for enhancement with planting of trees and other

vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it seems appropriate to know what the character and location of the proposed planting would be.

79.6

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

Te Auaunga Access Park

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

79.7

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

Knoll Open Space

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

79.8

South Open Space

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

79.9

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

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within

79.10

these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

6. Landscape and botanical character around Building 48

79.11

The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to that building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

Recommendation:

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

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

7. Masterplan

79.12

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

Conclusions:

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

The Council rightly requires the open space plan to be documented, for the amenity and health of the 12,000 people who may come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The application demonstrates a notable lack of rigour in providing a comprehensive consideration of all the elements on site. The trees present in the landscape to be developed, represent strong aesthetic, amenity, ecological and heritage values worth preserving.

Thorough assessment and carefully delineated protection protocols built into planning permission will ensure that this large residential development will meet best practice standards. It has the opportunity to become an exemplar of good urban development through ensuring the provision of quality open space in both the residential and educational precincts, and through keeping as many elements as possible of this heritage landscape intact.

Careless destruction will significantly diminish the quality of the development and its surrounding environments.

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

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

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

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

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Annabel Firth
Date: Thursday, 1 February 2024 8:30:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Annabel Firth

Organisation name:

Agent's full name:

Email address: annabel.firth@gmail.com

Contact phone number:

Postal address:

1025

Mt Albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: Unitech development

Map or maps:

Other provisions:

Lack of any schooling planned

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:

Our children attend Gladstone. Its has a very large roll, one of the smallest sized fields for that roll with ports rooms on the field. The school cannot take anymore children. Astonished for a development this size that the provision for a school hadn't been made. In addition Mt Albert Grammar is one of the biggest schools
In the country already, they cannot absorb anymore pupils.

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

Details of amendments: Add a primary & secondary school

| 80.1

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rosemary McGlynn
Date: Thursday, 1 February 2024 8:30:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rosemary McGlynn

Organisation name:

Agent's full name:

Email address: mcglynn_family@xtra.co.nz

Contact phone number:

Postal address:
8 Norgrove Avenue
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Plan change 94

Property address: Unitec

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Sanctuary Gardens; no schools, traffic infrastructure not adequate

| 81.1
| 81.2

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rachel Simpson
Date: Thursday, 1 February 2024 9:00:50 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rachel Simpson
Organisation name:
Agent's full name:
Email address: rachel_simpson@xtra.co.nz
Contact phone number:
Postal address:
7 Hadfield Avenue
Waterview
Auckland 1026

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Building height of Wairaka proposal

Property address:

Map or maps:

Other provisions:
72 metres is excessive, daylight blocking and a way to increase 4000 to 6000 dwellings. | 82.1
Not enough proof of infrastructure support available, eg provision for local schools to extend capacity, sewerage , traffic congestion etc | 82.2
The density of people is excessive and is the equivalent of a small town

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

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

The reason for my or our views are:
Lack of proven infrastructure for schooling capacity, stage and traffic congestion

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

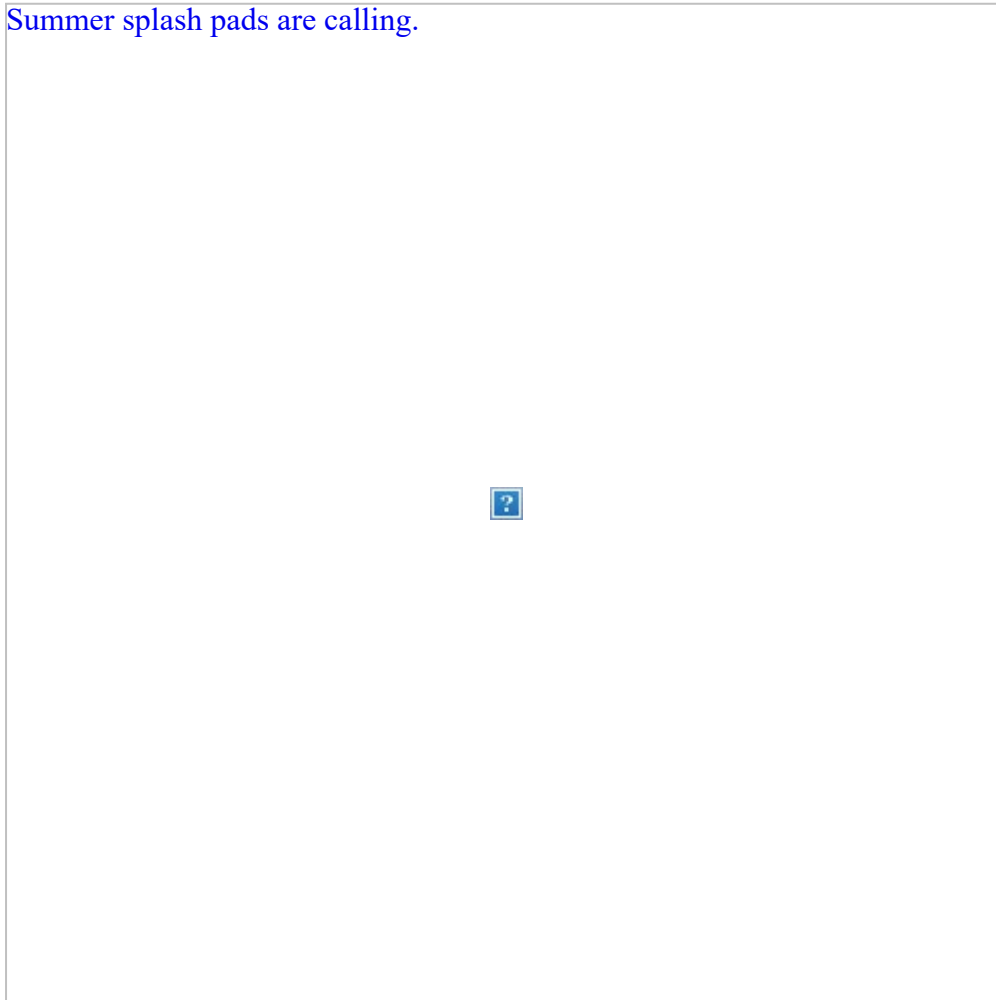
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Joanna Waddington
Date: Thursday, 1 February 2024 9:15:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Joanna Waddington

Organisation name:

Agent's full name:

Email address: joanna.waddington@xtra.co.nz

Contact phone number: 021852969

Postal address:

Mt Albert
1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
Plan Change 94 Wairaka precinct

Property address:

Map or maps:

Other provisions:
 Lack of large park space/sports grounds
 Lack of education facilities
 Lack of adequate roading in particular when car rail crossings are closed by waka kotahi and we are left with two lane bridge at the Mt Albert shops

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:
 Considering the number of houses/apartments being proposed in this site and therefore the number of people residing there, there is a totally inadequate amount of facilities being developed. Having lost spaces such as the community gym and indoor sports centre, the squash courts, basketball court, and large playing fields where my children spent many hours growing up what are the children and families who live here going to do to be active and keep out of trouble? I am loathe to say this but we have already seen a sharp increase in crime with the recent development of apartments in the area. Rawalpindi Street, Tasman Ave and Martin Ave. I also cannot believe that a long running community garden is to be sacrificed when it could be providing education and food for the surrounding families.

83.1

83.2

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

Submission date: 1 February 2024

Attend a hearing

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

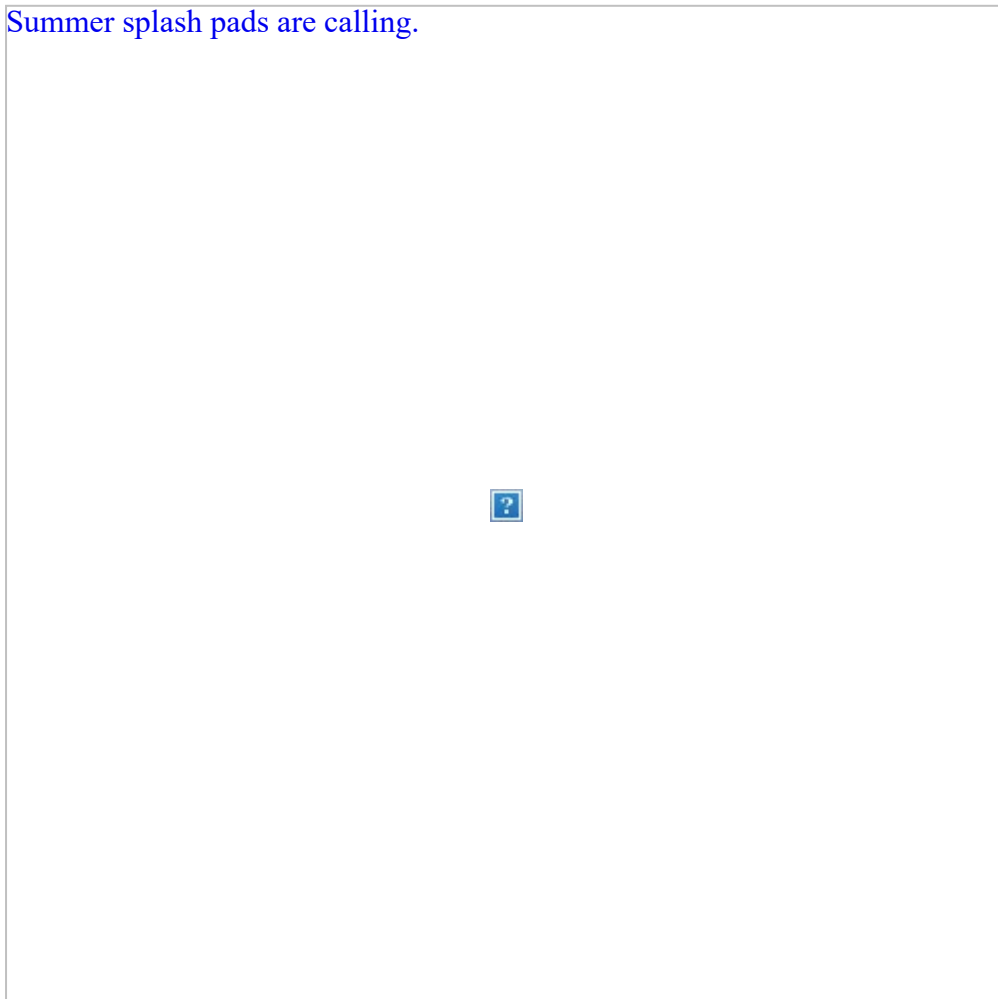
Are you directly affected by an effect of the subject matter of this submission that:

- 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Roberta Schmulian
Date: Thursday, 1 February 2024 9:15:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Roberta Schmulian
 Organisation name:
 Agent's full name:
 Email address: robertaschmulian@gmail.com
 Contact phone number:
 Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
 No land set aside for schools
 Green space not sufficient for number of people & community
 Keep thriving current community projects alive - namely the community gardens
 Stop increasing the amount of homes allowed until we see the impact of 4500 extra homes in the area

Property address: Wairaka Precinct Carrington rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Schools in the area are already under pressure and over their capacities.	84.1
The amount of green space 4.5 h split into 5 areas is definitely not enough to be of benefit to 4500-6000 homes! You will create an unhealthy & closed in housing estate. Think ahead!	84.2
The community gardens are something many in this area are proud of and invested in. Keep them and protect this space	84.3

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Sarah Bailey
Date: Thursday, 1 February 2024 9:30:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Bailey

Organisation name:

Agent's full name:

Email address: dr.sarahbailey@gmail.com

Contact phone number:

Postal address:

Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
PC 94

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The sanctuary garden needs to be preserved as originally promised. This is a valued community space. I object to the plan change to increase the number of housing as there is inadequate infrastructure to support this many people, ie no new school , not enough recreational land for the amount of people. The suburb of Mount Albert is already extremely busy with lots of traffic.	85.1
	85.2
	85.3

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Danielle Chew
Date: Thursday, 1 February 2024 9:45:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Danielle Chew

Organisation name:

Agent's full name:

Email address: dell_rouse@yahoo.com

Contact phone number:

Postal address:
23 Maranui Ave
Point Chev
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address:

Map or maps: Overall area

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:

No additional schooling planned

Business mix used but largely plan is to include homes, reducing quality outcomes for those homes
Set back from Oakley creek is very small, especially considering the flooding impacts in this area in 2023

86.4

Limited green space for volume of homes and residents

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

Details of amendments: Add schooling facilities, rezone correctly, create appropriate open spaces and set backs from waterways

86.1
86.2
86.3

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

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 94 - Sophie Bostwick
Date: Thursday, 1 February 2024 10:00:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sophie Bostwick

Organisation name:

Agent's full name:

Email address: sophiejo1974@gmail.com

Contact phone number:

Postal address:

18 Verona Ave

Auckland

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: Wairaka precinct

Map or maps:

Other provisions:

The plan change would change the location and amount of open space, and create homes that are zoned Business-Mixed use. It also would allow for a population of 11,000+ without land zoned to support the education of these new residents.

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 support intensification, going up rather than urban sprawl, however, it has to be done well to enable strong and healthy communities. This means supporting wellbeing through sufficient open spaces, amenities such as education (many local schools are at or near capacity), and homes that have nice outlooks / balconies for example. The proposed plan changes do not allow for these standards. This development is the first of its kind and its success would set a positive precedent elsewhere - however this plan change puts this success at risk.

87.1
87.2
87.3

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

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

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 94 - Dan Blanchon
Date: Thursday, 1 February 2024 10:15:51 pm
Attachments: [Location of threatened lichen populations.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dan Blanchon

Organisation name:

Agent's full name:

Email address: danblanchon@hotmail.com

Contact phone number:

Postal address:

1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: Proposed Private Plan Change 94 relates to the Wairaka Precinct in Carrington Road, Mount Albert.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed plan and changes fail to take into account the ecological sensitivity of the overall site and its value as green space to the surrounding community. There are three issues with the proposed plan:

1. The high ecological value of the basalt outcrops appear to have been missed in the ecological surveys. Two rare lichen species are found in the precinct: *Cladia blanchonii* (listed by the Department of Conservation as 'Threatened/Nationally Vulnerable', and *Porpidia albocaerulescens*, listed by DoC as 'At Risk/Naturally Uncommon' (see attached PDF map). These lichen species are likely to be negatively affected by developments, and a management plan should be created as a matter of urgency. The Ministry of Housing and Urban Development was informed of the presence of these lichen species on 1st July 2021, and reminded on 26th August 2022.

2. The long-standing Sanctuary Gardens, which were supposed to be preserved in any development of the Wairaka precinct, appear to be slated to destruction and development as housing. This decision should be reversed.

3. The proposed increase in housing density and decrease in quality vegetated spaces is unwise in the context of climate change and increased flood risks. The severe reduction in green spaces and increase in built up areas will make the area an urban heat island. This will lead to poor environmental and human health outcomes.

I would like the council to require:

1. Protection of the threatened lichen species. | 88.1
2. Protection of the sanctuary gardens. | 88.2
3. A decrease in buildings and increase in quality green spaces (including trees). | 88.3

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

Submission date: 1 February 2024

Supporting documents

Location of threatened lichen populations.pdf

Attend a hearing

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

Declaration

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

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

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

No

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

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0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
26/08/2022

Place Names

Public Open Space Names (8,000)

Public Open Space Names (8,000)

Place Name Search

Place Name Search

Rail Stations

Rail Stations (8,000)



Rail Stations (8,000)

Railway Lines

Railway (2,500)



Railway (2,500)

Auckland Council Boundary



Auckland Council Boundary

Roads

Roads (2,500)

Motorway



Motorway Under Construction

Secondary Arterial Road



Secondary Arterial Road Under Construction

Primary Arterial Road



Primary Arterial Road Under Construction

Collector Road



Collector Road Under Construction

Local Road



Local Road Under Construction

Property

Property

Rate Assessment

Rate Assessment

Parcels



Parcels

Coastline

Base Region (CRS)



Land Outside



Water

Region Cache Public Open Space Extent



Region Cache Public Open Space Extent

LIDAR2006 1m DEM Hillshade



High : 254 - Low : 0

NZ Hillshade



High : 254 - Low : 0

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Legend

Date Printed:
26/08/2022

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Helen Fitness
Date: Thursday, 1 February 2024 10:30:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen Fitness

Organisation name:

Agent's full name: Helen Fitness

Email address: hello@helen-fitness.com

Contact phone number:

Postal address:
3/39 Woodward Rd
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:
It says this is optional to complete

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed density is significant for this piece of land, with no parking required. I support more public transport but there needs to be a happy medium since not everyone can or will use it, and need car parking. I'm also concerned that the heritage trees in the precinct will be felled. Finally, no schooling is planned for a large population increase while nearby schools are near capacity. Quality of life and improved health and environmental outcomes do not appear to have been factored into this plan.

| 89.1
| 89.2
| 89.3

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

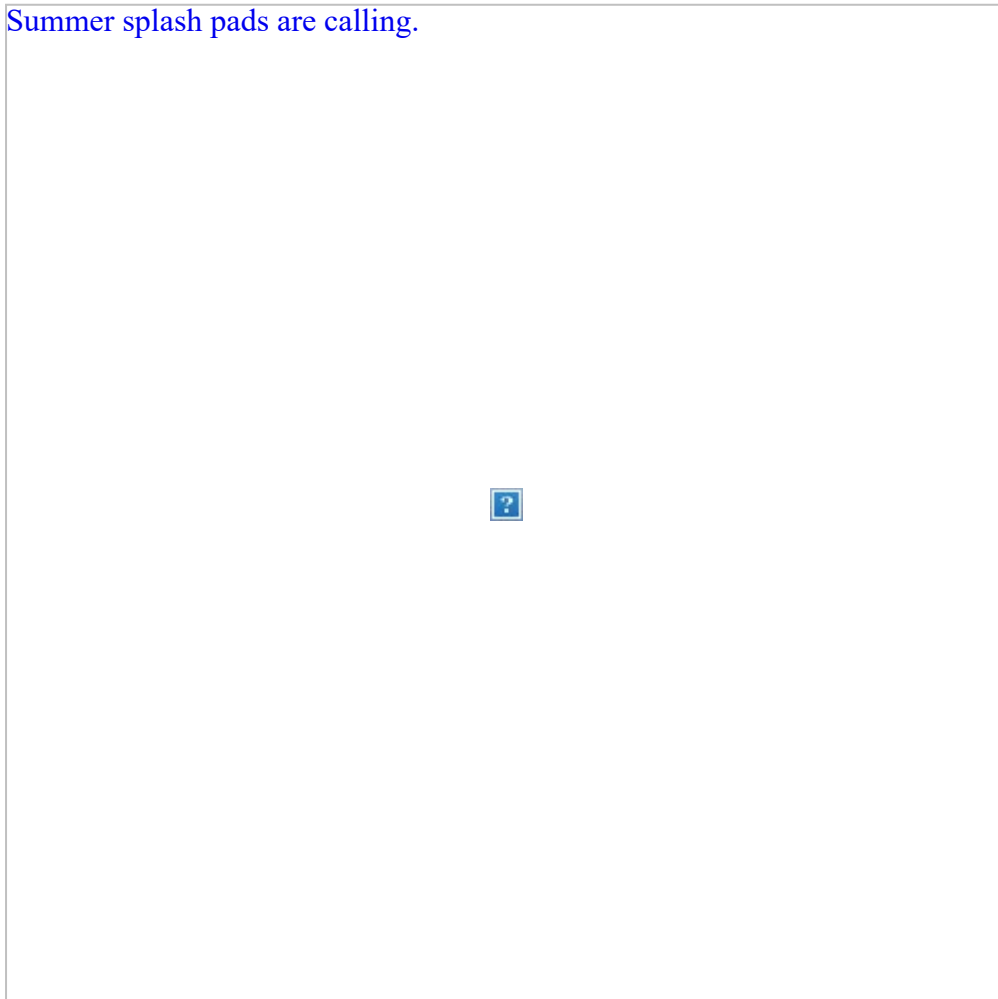
Are you directly affected by an effect of the subject matter of this submission that:

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Simone Connell
Date: Thursday, 1 February 2024 10:30:50 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Simone Connell

Organisation name:

Agent's full name:

Email address: sconnell@mags.school.nz

Contact phone number:

Postal address:

Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

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

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

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:

Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

90.1

Clause 25.4 of the “Agreement varying agreement for sale and purchase in Wairaka Precinct” between Unitec and the Crown, March 2018. This agreement was to preserve some 7000 square metres occupied by the Sanctuary Mahi Whenua gardens and food forest.

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

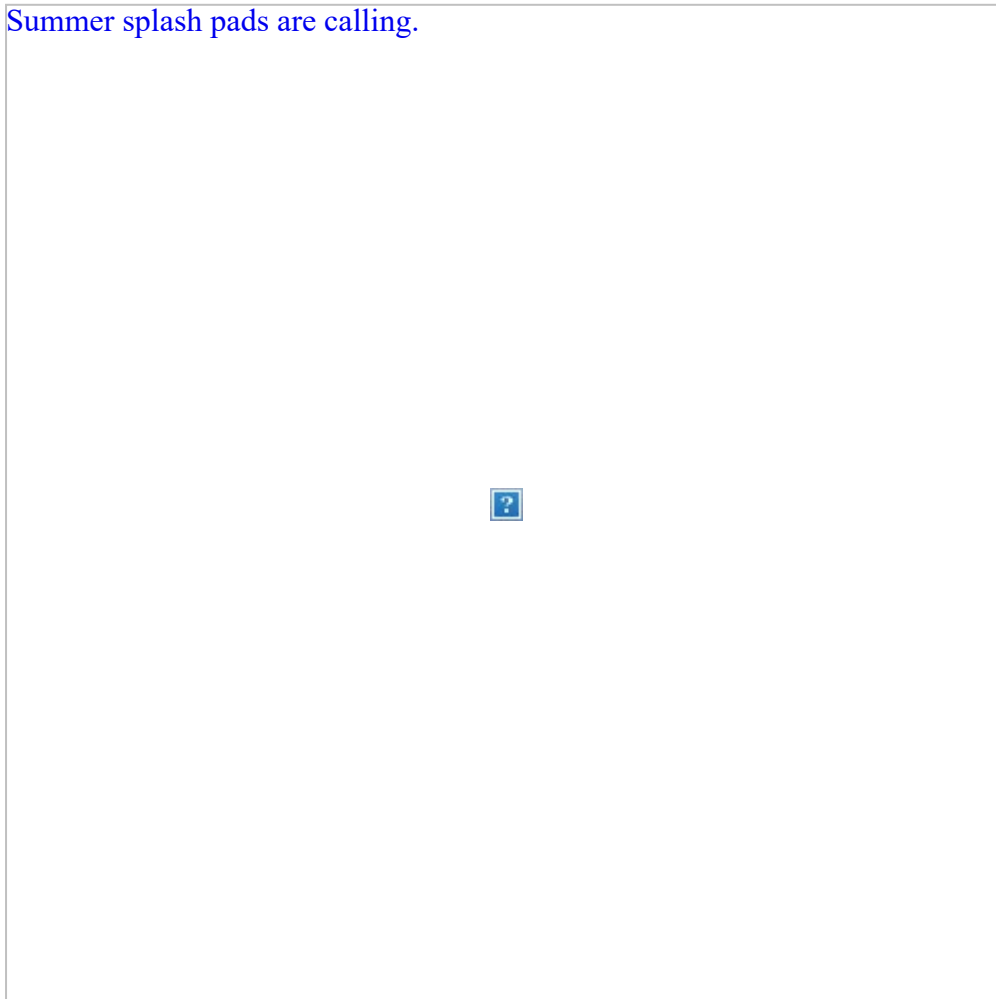
Are you directly affected by an effect of the subject matter of this submission that:

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

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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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Lesley Mitchell
Date: Thursday, 1 February 2024 10:30:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lesley Mitchell
Organisation name:
Agent's full name:
Email address: lesleychristinemitchell@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Threat to the sanctuary māra whenua as a protected space

| 91.1

Property address: Wairaka Development

Map or maps: Sanctuary gardens by oakley creek

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 sanctuary gardens should be viewed as a wonderful existing asset to this new development and were to be kept under the original plans. Now they appear to be under threat. This is a perfect opportunity to create a vibrant community which can have a range of green spaces for people to enjoy in their surroundings. The sanctuary gardens are a well loved and visited space by many and the hard work that has gone into them over the years should be respected and utilised as a strength to a newly established community.

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

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

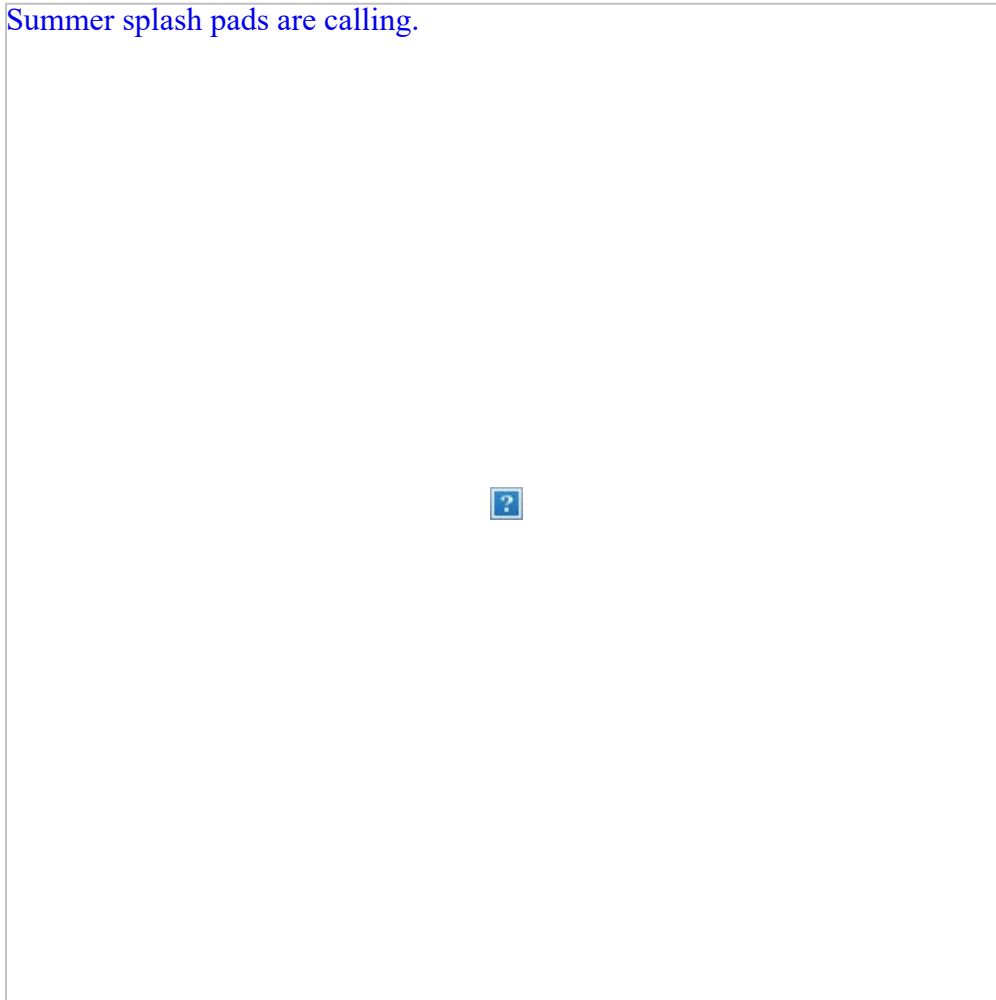
Are you directly affected by an effect of the subject matter of this submission that:

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

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 94 - Karen Burge
Date: Thursday, 1 February 2024 11:00:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Burge
Organisation name:
Agent's full name:
Email address: karen@goodthing.co.nz
Contact phone number:
Postal address:
7 Stilwell Road
Mt Albert
Auckland 1025

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: Former Unitec site
Map or maps:
Other provisions:

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

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

The reason for my or our views are:

This is a once in a lifetime to get this right, a beautiful piece of inner city land full of beautiful mature trees, green spaces and historic buildings. I am very worried that we will put intensification of housing ahead of creating a world leading inner city intensive suburb with beautiful nature trees, community gardens, community facilities, connected open space, plenty of parklands and sports facilities and definitely a school!! The Gladstone school site is already over subscribed. It is not a big site at all.

92.1

92.2

Please save the beautiful trees, there was an arboretum on the site with maid to all the beautiful trees. The community garden is legacy and provides people living in intensive housing a way to connect with the earth, don't allow development so close to the creek, the creek is an inner city wilderness, keep it that way. Pls pls don't let this be a bodged together mess.... Let it be world leading!!

92.3

92.4

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

Details of amendments: As above, save community garden. Save nature trees, build a school, more community facilities, parks and sports fields. A primary school!

Submission date: 1 February 2024

Attend a hearing

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

Declaration

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

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

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - weicheng huang
Date: Friday, 2 February 2024 12:15:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: weicheng huang
Organisation name:
Agent's full name:
Email address: Qqsquare123@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Mixed Housing Urban

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:
Too crowned

93.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Submission on Plan Change 94 (Private): Wairaka Precinct – November 2023

To:

Auckland Council - unitaryplan@aucklandcouncil.govt.nz

Name of Submitter:

Ngā Ringa o Te Auaunga - Friends of Oakley Creek

Introduction:

Ngā Ringa o Te Auaunga - Friends of Oakley Creek Te Auaunga (FofOC) is a community-based organisation that acts as on-the-ground kaitiaki for our local awa and whenua, and concerns itself with the protection, restoration and enhancement of the natural ecological values of Te Auaunga and its environs.

Te Auaunga - Oakley Creek is one of the few remaining open waterways on the Auckland isthmus, flowing through an extensive network of green space and parks, from the northern slopes of Hillsborough Road across the isthmus and out into a marine reserve of national significance – the Motu Manawa Pollen Island Marine Reserve, and Waitemātā Harbour. It provides a range of values, including open space, heritage, habitat, recreation and connectivity for both people and wildlife. It is significant as a natural resource and has unique Māori and early European heritage.

Since 2004, FofOC has worked in partnership with Auckland Council, local boards and the community to protect and restore our precious awa and environment. With the support of volunteers, we have planted tens of thousands of trees, undertaken extensive pest plant and animal control, and we regularly monitor the water quality across the catchment.

Whenever the opportunity arises, we advocate for greater protection of the natural environment and improved freshwater quality through policy and regulations, and have submitted on relevant bills, plans and policies, both locally and nationally.

Submission:

Ngā Ringa o Te Auaunga - Friends of Oakley Creek (FoOC) welcomes the opportunity to submit on *Plan Change 94 (Private): Wairaka Precinct*. (**NB** – When referring to Te Auaunga (the valley) this also includes Te Auaunga (the awa)).

We support the overall concept of the proposed plan change, specifically with regards to the change to allow for a greater use of the land and the development of more housing.

However, we have a number of issues that we wish to raise. These include:

- The proposed name change of the precinct from ‘Wairaka’ to ‘Te Auaunga’.
- The lack of a detailed Master Plan that determines the overall vision for the precinct, in particular, the limited amount of open (and green) space in proportion to the projected density.
- The removal of any reference to a *Stormwater Management Plan*, other than that there should be one - **I334.6.3. Stormwater (1)**.
- The need for the protection of the Significant Ecological Areas (SEAs) – both within the precinct and on Te Auaunga (the valley).
- The protection of Te Auaunga (the valley) from negative the impact from tall buildings.
- The protection and enhancement of the natural and cultural heritage – open / green space, awa, aquifers and springs / puna, and special geological features.
- Need for inclusion of Te Ao Māori Principles to include capacity for the restoration and enhancement of the ‘whenua / environmental / biodiversity / ecology’.
- The threat to the flora and fauna SEAs from uncontrolled pets.
- The need for a pest plant management plan, both during and post construction.
- The need for parking areas for public to access Te Auaunga (the valley).

NOTE : 1. This private plan change request applies to the existing Wairaka Precinct. This plan change seeks to rename this precinct the Te Auaunga Precinct.

We oppose the proposed change of the name of the precinct from ‘Wairaka’ to ‘Te Auaunga’.

94.1

The name ‘Wairaka’ has important historical and cultural connections to the precinct, particularly for Māori, but also for pakeha. Wairaka was a female ancestor, the daughter of Toroa, of the Mātaatua waka, which landed in Tamaki Mākaaurau. She is commemorated in the naming of the awa / stream that flows through the precinct.

The Wairaka Stream is fed from a number of puna / springs across the precinct. The main ones are the puna by the ‘hub’ in Unitec, and the two puna by the old pumphouse and community gardens (photo below – Image 1). These latter two were partially uncovered as part of the ‘early works’ undertaken by MHUD, which included partial daylighting of the undergrounded section of the Wairaka Stream. They have not been identified in any of the documentation regarding the site development or assessments of environmental effects. The puna and awa were an important source of fresh water for Māori who lived locally, for use for both daily living and gardening, as is evidenced by finds of pre-European cultivation implements in the community gardens, as well as by legend, describing how Wairaka, when living here, stamped her foot and caused drinking water to flow from the ground. These springs were also important for Pakeha as the source of water for early settlement in the area. The location of the Pumphouse, built in the early 1900s would confirm this.

The proposed name of Te Auaunga is not appropriate for this precinct as this is the Māori name of Oakley Creek which flows for some 14 kilometers across the isthmus, including through Council reserve land immediately to the west of the precinct (Te Auaunga – the valley). But, it is not within the boundaries of the precinct, whereas the Wairaka Stream is, for almost its entire length.

Te Auaunga, is a taonga and the name should be reserved for the awa. Changing the precinct name to Te Auaunga will not only devalue the awa, but it will also cause considerable confusion. In a number of clauses throughout the document (some outlined in our submission), when the term Te Auaunga is used, it is confusing and unclear as to whether it is referring to the awa / Council reserve or the precinct. There will be confusion for both the residents / tenants of the precinct and the wider public with the name being used for both the awa and the precinct. This will include when people are wanting to visit Te Auaunga, the awa / reserve, and they come up with a development {on the internet and with signage). And to get to Te Auaunga (the awa), in most instances, they will have to go through Te Auaunga (the precinct).

We, thus, oppose the proposed name change. The name Wairaka should be retained for the precinct because of its historical and cultural significance, and connection with Wairaka, after whom it was named, and with the Wairaka Stream, which flows through it.



Image 1.

PART B AMENDMENT TO I334:

Page 4:

1334.1:

Para 3:

We support the change (from Plan Change 75) to include - *The interfaces between different activities are a key part of providing this amenity, and will be managed by provisions including setbacks and landscaping.*

However, we would request that an addition to this clause be made to give mention of setbacks from the natural and sensitive environment of the puna / springs on the precinct, the Wairaka Stream, and the Significant Ecological Area (SEA) land both within the precinct and the Council reserve land surrounding Te Auaunga – Oakley Creek, and any future open / green space within the precinct.

94.2

Para 7:

We support the clause - *The Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.*

However, we are concerned that there is no mention of providing capacity for the restoration and enhancement of the ‘whenua / environment / biodiversity / ecology’ from a Te Ao Māori perspective, which has so much to offer with regards to the outcome of the precinct development and environment.

Page 5:

Para 4 [Open Space]:

We support the addition (from Plan Change 75) of - *‘The open space network for the precinct is provided for by way of a combination of identified areas, and indicative areas, including walking paths and shared paths (shown on Precinct plan 1) and future areas and walkways / shared paths which are to be identified and developed as a component of the future urban intensification envisaged.’*

However, we are concerned at the lack of detail on *Precinct plan 1 (Page 55)*, and that there is no Master Plan for the precinct. Before any development commences, a detailed Master Plan must be in place that is visionary, and that defines what / how much open space there will be, where it is to be, from an overall precinct perspective, and what type of open space it will be / what it is to be used for. Without this, there is a serious risk of the precinct ending up with an open space network that is far from adequate, and that is not fit for purpose from both an environmental and human health and wellbeing perspective.

94.3

Page 7:

(6) *Identified heritage values are retained through the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on ~~Oakley Creek~~ Te Auaunga land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.*

94.4

We assume that, originally, this was referring to the Oakley Creek (the valley / Council) land since it originally read ‘Oakley Creek’. If this is the case, this clause should not be included. The developers of the Precinct have no jurisdiction over the management of Te Auaunga (the valley / Council reserve).

However, we recommend that the clause is retained and changed to read *‘Identified on the Wairaka Precinct land ...’* to ensure the protection of the ‘natural heritage’ across the precinct.

Page 8:

(12) *The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.*

As per above (**Page 4, Para 7**) - we support this clause, but are concerned that there is no mention of the protection of, nor restoration and enhancement of the 'whenua / environmental / ecological' capacity from a Te Ao Māori perspective.

94.5

We, thus, request that the plan include the capacity for the protection of, and restoration and enhancement of the 'whenua / environmental / biodiversity / ecology' from a Te Ao Māori perspective. This would include further planting of areas of native bush / ngahere to provide improved habitat for our native terrestrial fauna, and more shade over the Wairaka Stream to protect and enhance the habitat for, and to protect our native aquatic fauna.

- (13) *Provide for increased heights in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create 'landmark' buildings in the north western part of the precinct.*

We support greater intensification of our urban environment. However, with regards to the height of the buildings surrounding any of the open space network, and specifically the Significant Ecological Areas (SEAs) both within the precinct (refer Image 2 below) and on the adjacent reserve land of Te Auaunga (the valley), we request that buildings do not tower over these lands. This is to ensure the protection of the bush and reserve land, both from an ecological perspective, and the retention of it as a quiet, restful and healing space where people can go to escape the stresses of city life, as they have been doing for decades. This refers, in particular, to the western *Height Area 2*, which is proposed to allow for build of up to 35m - which is much higher than other areas along the creek boundary - 16m for Terrace and Apartment Zone and 27m for the Business - Mixed Use Zone.

94.6

I334.3. Policies

Precinct – General:

Page 9:

- (4) (i) *Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and **integrated** open space network;*

As mentioned above (**Page 5, para 4**) – a successful '*integrated open space network*' can only be achieved if there is a visionary and detailed Master Plan that covers this.

- (10) *Enable subdivision and development that is compatible with and sensitive to the ecological qualities of the ~~Oakley Creek~~ Te Auaunga and the Motu Manawa Marine Reserve.*

This is another example of confusion that would ensue if the name of the precinct is changed to Te Auaunga. In this instance it was obviously referring to Te Auaunga (the awa / Council reserve). While it is clear to those of us who are local and know the area, with the proposed change of the name of the precinct this clause may be unclear as to whether it is referring to the 'precinct' or the 'awa / Council reserve'. And Te Auaunga (the precinct) can definitely not claim to have the level 'ecological qualities' that Te Auaunga (the awa) does.

Page 10:

Built Form and Character

(14) We support the addition of the wording ‘... *to provide appropriate native landscaping* ...’.

However, we oppose the loss of the wording ‘*to be sympathetic*’, as ‘*contemporary and high quality design*’ does not, necessarily, imply that it is ‘*sympathetic*’ to the surrounding landscape – i.e. in this instance sympathetic to ‘... *the significant ecological area of ~~Oakley Creek~~ Te Auaunga* ... (the valley)’.

Also, as we have referred to previously, there is some ‘significant ecological area’ (SEA) land within the precinct – bordering on the SEA land of Te Auaunga (the valley), on the west side of Ngati Whatua land in the south-west of the precinct (see below - Image 2).

We, thus, recommend that the clause be changed to read – *Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the significant ecological areas both within the Wairaka Precinct and Te Auaunga (the valley) to be sympathetic to them, and to provide appropriate native landscaping and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.*



Image 2

(14B) If the precinct name changes this is yet another example of confusion. Will the clause be talking about the ‘proximity and amenity’ of Te Auaunga (the valley) or Te Auaunga (the precinct). Also, since we are assuming the part of the clause ‘... *leverage the proximity and amenity of Te Auaunga*’ is referring to the awa and reserve land, we are unclear as to what this implies. Does this mean allowing for additional height of the buildings to give a view of the Te Auaunga (the valley)?

As we have mentioned above, we are concerned about the impact that tall buildings will have on Te Auaunga (the valley). Research has shown that an increase in the levels of artificial light can lead to an imbalance in biodiversity, including greater levels of predation, particularly on our native fauna such as invertebrates and smaller birds.

Also, again, if there is passive surveillance over reserve, it will take away people's ability to recreate in a quiet, restful and restorative space – as is currently the situation.

Page 10 Cont'd:

Open Space:

As per above (**Page 5**, Para 4 [Open Space]) we are concerned that there is a limited amount of detail with regards to the open space on the precinct. If the proposed plan change is approved the amount will be unspecified. Also, there will be no mention of how the public space is to be apportioned and utilised.

We are particularly concerned that, without an adequate amount of quality open and green space, the pressure on the adjacent reserve land (SEA) on Te Auaunga (the valley) will be extensive and detrimental to this valuable resource. And, the same will apply to other local parks / reserves such as Waterview, Howlett and Eric Armishaw.

As per the *Reference Masterplan & Strategic Framework, Ngā Mana Whenua o Tāmaki Makaurau & Crown 2019* (page 12, section 1.4) the original area of open space was 11.28 ha (7.72 + 3.56 ha from road reserve) for 26.6 ha the Crown owned at the time – approx 42%. The Crown has since purchased a further 10.67 ha, giving a total of 37.37 ha. Proportionally, if the amount of road reserve stayed the same (3.56 ha), compared with the 'reference master plan', the overall area of open space should be approx 15.67 ha, with the non-road reserve being a minimum of 12.14 ha.

The plan should specify the amount of open space (as above), including what proportion is to remain private open space (not vested with Auckland Council), and what is public open space (vested with Auckland Council - should they accept it).

94.8

The amount of open space needs to provide for the number of people who will, eventually, reside / live / work on the precinct. The public open space should, also, clearly outline how it will be used e.g. for conservation / ecology, informal recreation, active recreation, civic spaces and community spaces.

94.9
94.10

Also, any of the land that serves as a 'utility' e.g. stormwater detention ponds, and is not available for the public to utilise, should not be included as part of the 'open space' area.

94.11

(Also refer to **Page 52 - I334.10.1 ~~Wairaka~~ Te Auaunga: Precinct plan 1.**)

- (16) *Provide public connections to ~~Oakley Creek~~ Te Auaunga from Carrington Road through public roads and open space, giving quality public access to this ecological area.*

This is yet another example of the potential for confusion with the proposed name change to the Te Auaunga Precinct.

Page 12:

Integrated development

- | | |
|---|-------|
| (27) (c) We recommend that the clause be changed to read - <i>‘Require graduated building heights that adjoin Mixed Housing Suburban residential areas to the south of the precinct, and the significant ecological areas (SEAs) both within the precinct and in Te Auaunga (the valley) .’</i> | 94.12 |
| (28) We support the existing clause – <i>‘Encourage ... public open spaces to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.’</i> This clause is essential to ensure there is a ‘precinct wide’ approach to the open space. | 94.13 |

However, as mentioned previously, this will only happen if there is a comprehensive Master Plan that is visionary and defines what / how much public open space there will be (a minimum of 12.14 ha), where it will be, and what it will be used for.

Page 14:

Sub-Precinct C:

- | | |
|---|-------|
| (40) <i>‘Provide quality dwellings which face west across Oakley Creek Te Auaunga, providing passive surveillance of the public lands within Oakley Creek Te Auaunga Valley.’</i> | 94.14 |
|---|-------|

We are *opposed* to the proposal that dwellings provide ‘passive surveillance’ over Te Auaunga (the valley), not just in Sub-Precinct C, but over the entirety of the western boundary of the precinct. As we have mentioned previously, Te Auaunga (the valley) is a quiet, bush walk where people go to get away from the hustle and bustle of urban life; and where they can enjoy this special, restful and healing space that Te Auaunga (the valley) provides. The public do not want tall buildings that provide ‘passive surveillance’ towering over their quiet space. (We refer to (27) (3) which refers to ‘graduated building heights’ – with ‘higher buildings away from the precinct boundary’.)

Page 20

1334.6.3. Stormwater

- (1) *All subdivision and development of the land in the precinct must be consistent with ~~the~~ an approved stormwater management plan.*

Also refer to our comment on *1334.9 – Stormwater Management Plan* below.

Page 52

1334.9. Special information requirements

Stormwater Management Plan

We oppose and query why it is proposed that this clause be deleted. This removes any reference to a Stormwater Management Plan (SMP), other than, as per **1334.6.3** which is proposed to be changed to 'an' *approved stormwater management plan*'. A plan was prepared and approved in May 2021 – (*Wairaka SMP Final May 2021 Combined*). And, we understand that some of the early works have been / are being undertaken under this. If this SMP is no longer fit for purpose, what is planned to replace it? It is essential that an SMP is in place before any further development takes place.

Page 55:

1334.10. Precinct Plans

1334.10.1 - Precinct plan 1

We are concerned at the lack of detail in the plan, particularly with regards to the open space and its uses. While the plan does show open space and walking and cycling connections, the extent of open space appears small in relation to the projected density of residential development and the number of residents who will be living there in the future, particularly with the proposed plan change and rezoning.

Also, the width of the open space connection to Te Auaunga (the valley) at the south end of Sub-Precinct A has been significantly reduced, compared to what was planned prior to some of the land changing hands (now owned by the WDHB).

We, thus, request that details be added to specify the amount of open space required across the precinct - both public and private, and the proportional allocation for the various uses (as per above), and to clearly indicate the what and where of the land.

(Also refer above - **Page 5: Para 4 & Page 10 – Open Space.**)

Other:

Protection of natural heritage – awa, aquifers, puna / springs, geology: Apart from the mention of *identified trees (Page 7(6))*, we are concerned that there is no mention of the protection of the natural heritage, including and the awa and puna / springs, nor of the geological features across the precinct such as the basalt outcrops.

As outlined under **Note 1** (page 1 above) the protection of the Wairaka Stream and the puna / springs that feed it is critical. The puna include one by the 'hub' in Unitec; and two by the old pumphouse and community gardens, which were partially uncovered as part of the 'early works' and daylighting of the Wairaka Stream that was undertaken by MHUD. These are all significantly and culturally importance to both Māori and pakeha, and it is essential that they are protected

Pest plant management: It has been our experience that, since work commenced on the precinct, the level of pest plant growth, particularly on temporarily bare / unused ground, has been exponential. We are already seeing signs of some of the more invasive weeds spreading into Te Auaunga (the valley). Volunteers, along with Council contractors, have been working for over 20

years to clear Te Auaunga (the valley) of weeds, and to restore it. So, it is critical that these pest plants are controlled across the precinct.

We, thus, request that a pest plant management plan, that all parties to the development across the precinct must adhere to, be included and put in place asap to prevent further spread of invasive weeds, particularly into the surrounding SEA land, both within the precinct and on Te Auaunga (the valley).

Control of pets: Because the precinct includes an area of, and borders with a Significant Ecological Area (SEA) – Te Auaunga (the valley), we are concerned about the potential for serious impact that uncontrolled pets will have on the biodiversity of these areas, if they are not kept under control. We thus request that the precinct plan include a policy covering the management of pets to avoid any negative impact on the biodiversity, particularly the native fauna. This would include cats needing to be kept in side, and dog owners being informed and adhering to the Council bylaw that Te Auaunga (the valley) is a ‘dogs on leash’ area.

94.17

Parking areas for access to Te Auaunga (the valley): There is reference, in a number of places, to providing access to Te Auaunga (the valley). However, there is no mention of providing parking for the general public, once they find their way through the precinct. We, thus, request the inclusion in the plan of parking areas, including with bicycle racks for ease of access to Te Auaunga (the valley) by the general public.

94.18

Summary of issues:

1. **Name change** - We oppose the proposal to change the name of the precinct as outlined in *Note 1*. The name Wairaka should be retained for the precinct because of its historical and cultural significance, and connection with the land / whenua.
2. **Master Plan** -We request that the precinct plan include the requirement for a detailed ‘Master Plan’ that is prepared in consultation with the local community. As per above (Open Space) it should specify the amount of open space (minimum of 12.14 ha), including where it will be located. Also, it should include the make-up of the open space with regards to its uses and accessibility to the general public e.g. for conservation / ecology (to include planting of native bush areas), informal recreation, active recreation, civic spaces and community spaces.
3. **Stormwater Management Plan** – We request that clause *I334.9. Special information requirements – Stormwater Management Plan* be retained, or an amended version be included to ensure guidelines are in place for the appropriate management of stormwater, and the protection of the receiving environments - Te Auaunga and the Motu Manawa Marine Reserve.
4. **Protection of Significant Ecological Areas (SEAs)** - We request that the ‘*setbacks from the natural and sensitive environment*’ apply to all SEA land, both within the precinct and on Te Auaunga (the valley), to ensure the protection of the biodiversity, and allow for the potential for greater restoration and ecological enhancement of these valuable areas.

94.19

5. **Protection of Te Auaunga (the valley) from the negative impact of overshadowing, light spill and passive surveillance from tall buildings** – We request that buildings on the border with Te Auaunga (the valley) conform with 27 (c) ‘*graduated building heights*’ ... with ‘*higher buildings away from the precinct boundary*’ to minimise any light spill, and to ensure the ‘valley’ is maintained as a quiet, restful and healing natural environment that the public can continue to enjoy, and also to protect the native fauna.
6. **Protection and enhancement of natural and cultural heritage** – We request that the plan ensure full protection of the awa, aquifers and puna / springs and the surrounding natural environment, as well as the geological features such a basalt outcrops. This includes the sensitive and culturally appropriate treatment of Te Wai Unuroa o Wairaka, and the two springs / puna that were uncovered as part of the daylighting works of the Wairaka Stream. The source of these springs should be further investigated and further daylighting of them undertaken as part of the ‘daylighting’ of the stream. (They should not be covered up again.) 94.20
This should also include the culturally and archaeologically significant site of the Mahi Whenua Sanctuary Gardens (refer to Sanctuary Mahi Whenua submission). 94.21
7. **Te Ao Māori ecological principles** - We request that the plan include the need to provide capacity for the protection of, and restoration and enhancement of the ‘whenua / environmental / biodiversity / ecology’ from a Te Ao Māori perspective. This would include further planting of areas of native bush / ngahere to provide improved habitat for our native terrestrial fauna, and more shade over the Wairaka Stream to protect and enhance the habitat for, and to protect our native aquatic fauna 94.22
8. **Control of pets** - We request that provision be made for the control of pets that pose a threat to the natural environment and native fauna, both within the precinct and in the adjacent Te Auaunga (the valley).
9. **Pest plant management** – We request that a pest plant management plan be included and implemented asap to prevent further spreading of invasive weeds, particularly into the surrounding SEA land, both within the precinct and on Te Auaunga (the valley).
10. **Parking areas for access to Te Auaunga (the valley)** – We request the inclusion of parking areas, including with bicycle racks for ease of access by the general public to Te Auaunga (the valley).

We wish to speak to our submission, should the opportunity arise.

With thanks.

Sincerely,

Wendy John
Project Manager
4/65 Woodward Road
Mt Albert, Auckland 1025
027 232 6454
info@oakleycreek.org.nz
www.oakleycreek.org.nz

1st February, 2024

Other submissions:

We support the submission of:

- Sanctuary Mahi Whenua
- The Tree Council
- Birds New Zealand

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Sonny Rahman
Date: Friday, 2 February 2024 5:00:32 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sonny Rahman

Organisation name:

Agent's full name:

Email address: s_rs@hotmail.co.uk

Contact phone number: 0221750762

Postal address:

2 Mark Road
Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

I'm opposing to anything more than) stories high.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I don't wanna be surrounded by these high rise buildings and have no views of the surrounding area. We've owned a house in this area for 20 years and don't wanna see this beautiful neighbourhood getting ruined by these so called high rise dwellings. You must be out of your mind to even think of putting dwellings as high as 70 metres across carrington road and turning Mark Road into a high traffic area.

95.1

95.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Max 6 story high buildings no more than that.

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Karine DAVID
Date: Friday, 2 February 2024 8:00:27 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karine DAVID

Organisation name:

Agent's full name:

Email address: kdavid014@yahoo.fr

Contact phone number:

Postal address:
7C Raetihi Crescent
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address: 1-139 Carrington Road

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

96.1

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Oppose the name change.

1. No reason has been given for the name change proposal.

Also;

The name 'Wairaka has historically important connections to this site, particularly to Maori but also to pakeha. Wairaka was a female ancestor, with links to numerous iwi who lived here and is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance, and because it is a meaningful feature of the site.

It should be noted that a large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the SMW community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of

environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream

They are assumed to be an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens, and by legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the Pump-house, built in the early 1900's would confirm this.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Nga Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.

2. Building height controls:

It is unclear if the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield.

96.2

3. Masterplan:

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.).

The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).

96.3

4. Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha.

In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

96.4

The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was;

"There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*.

"According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." ""

96.5

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Provide a masterplan that gives context to the placement of significant

community services, facilities, and open space (whether public or private).

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Sara Remnerth
Date: Friday, 2 February 2024 8:15:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sara Remnerth

Organisation name:

Agent's full name:

Email address: remnerth.sara@gmail.com

Contact phone number:

Postal address:
1/13 Alford street
Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: The new development suggested by the old united buildings by carrington road in mt Albert

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:

While I agree with the intensification of areas relatively close to the city centre - I'm of the opinion that this will be putting too much pressure on the infrastructure, schools and other facilities in the area.

97.1

I suggest for a smaller part of this area to be developed, with lower building heights and with more green areas.

97.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Less total amount of housing, lower buildings, more green/public areas

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Talia Browne Goodger
Date: Friday, 2 February 2024 8:30:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Talia Browne Goodger

Organisation name:

Agent's full name:

Email address: taliagoodger@hotmail.com

Contact phone number:

Postal address:
34 Fergusson Ave
Sandringham
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Rd, Mt Albert

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:

Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

98.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

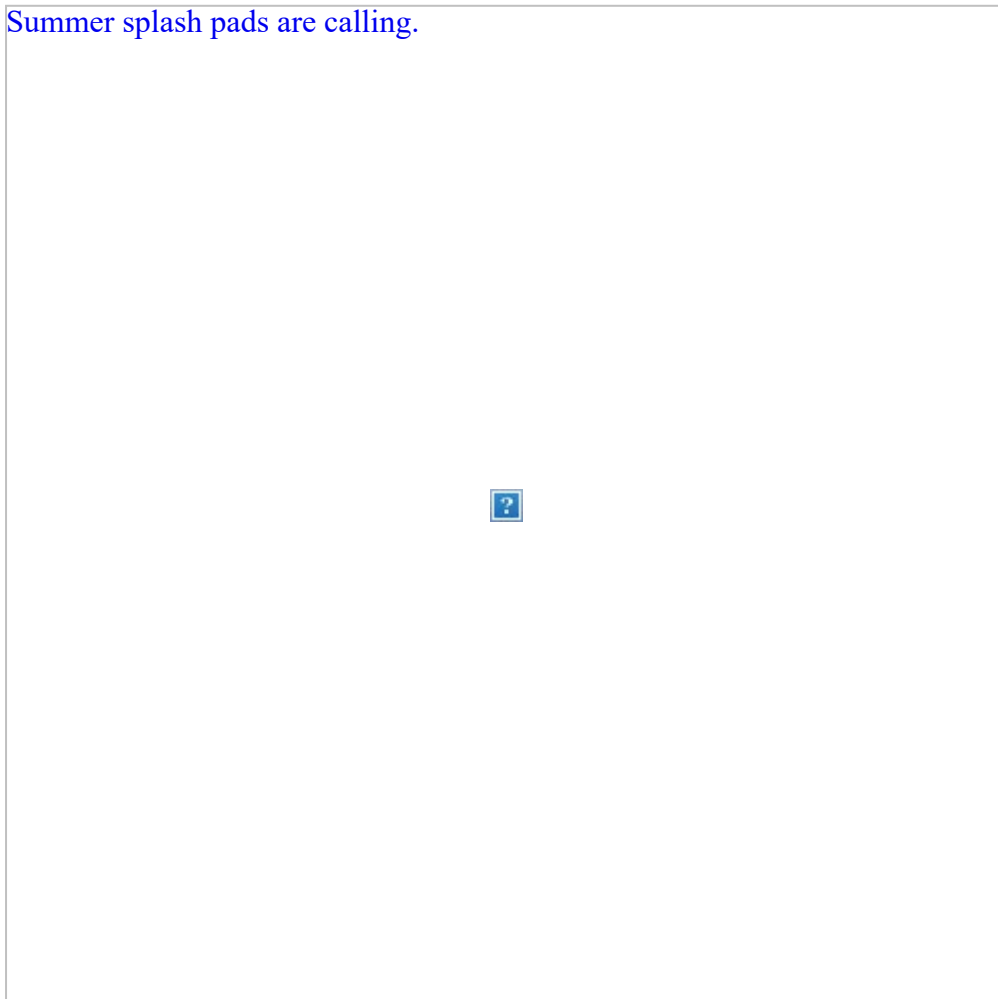
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Renee Mathews
Date: Friday, 2 February 2024 8:45:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Renee Mathews

Organisation name:

Agent's full name:

Email address: reneecatmat@gmail.com

Contact phone number:

Postal address:

21 Fir Street
Auckland
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

There is no provision made for schooling for the 12,000 plus new residents. Not enough green spaces.

Property address: Wairaka

Map or maps:

Other provisions:

The local schools are nearing capacity. It seems unwise for such a large development to not have provided schooling. I am also opposed to the culling of large old trees. After the flooding we have had recently in the area, this also seems extremely short-sighted and unwise.

99.1
99.2
99.3

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The local schools are nearing capacity. The removal of established trees increase flood risk. This needs to be thought through more deeply!!! We need more schools and more green spaces. Trees need to be incorporated into the plan. Yes we can provide more homes, but does it have to be rushed and poorly planned??

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Schools, more green spaces, consideration of existing mature tress.

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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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Evelyn McNamara
Date: Friday, 2 February 2024 9:15:16 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Evelyn McNamara

Organisation name:

Agent's full name:

Email address: evelyn@ema-architects.com

Contact phone number:

Postal address:
5 Howlett Street
Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan change 94

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 development is embarrassingly short sighted and cheap. More thought needs to go into amenity and quality - if built this will become a slum. | 100.1
Sure, build more houses here, but get it right and provide a school and park space. Point Chev already has yet another social housing block going in - you're destroying a suburb. | 100.2
Not to mention clogging roads as the residents in this proposed development are not likely to work in the city. | 100.3
| 100.4

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Donna Schofield
Date: Friday, 2 February 2024 9:15:20 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Donna Schofield

Organisation name:

Agent's full name:

Email address: donnaandco@gmail.com

Contact phone number:

Postal address:
29 Alexis Avenue
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Density of buildings too much, height of buildings too high, open space not enough, a school needs to be part of this large development.

Property address: Unitec Site, Carrington Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The Unitec land should not be approved for higher density over what was originally planned. It will have a negative impact on the surrounding areas and infrastructure. It also needs a much larger open green space for the thousands of people that will be living there, and it will also need a school that caters for ages 5 to 18. The surrounding schools will not cope. I would like to see the Sanctuary gardens remain as a community garden, it was supposed to remain on the original plan, the gardens should not be built on or removed. Please remain with the original plan, it will be sufficient and provide enough housing - but an onsite school is absolutely essential and more open green spaces!

| 101.1
| 101.2
| 101.3
| 101.4

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Haidee Stairmand
Date: Friday, 2 February 2024 9:45:25 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Haidee Stairmand

Organisation name:

Agent's full name:

Email address: haideestar@me.com

Contact phone number:

Postal address:

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Carrington road

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 mature trees on the old carrington and unitec site need protection- especially the numerous and very mature natives. These need to be saved and incorporated into the design

102.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Tree protection on site in design

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Alice van der Wende
Date: Friday, 2 February 2024 9:45:26 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alice van der Wende
Organisation name:
Agent's full name:
Email address: alicevanderwende@gmail.com
Contact phone number:
Postal address:
32 Maryland Street
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
Density: Increase of 6000 homes
Building Height: up to 25 stories
Open Space:
Education facilities:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
That increase number of homes and resulting population increase with no additional resources like requirements for shops, education, amenities, open space, parking, widened roading is extremely poor town planning by the council. It will just become a slum area and completely run down like Point Chevalier has now become.

103.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Trevor Keith CROSBY
Date: Friday, 2 February 2024 10:15:25 am
Attachments: [Sanctuary Mahi Whenua space as of 31 January 2024.pdf](#)
[SMW Submission on Plan Change 94.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trevor Keith CROSBY

Organisation name: Sanctuary Community Organic Garden Mahi Whenua Inc.

Agent's full name:

Email address: trevorcrosby@actrix.co.nz

Contact phone number: 0276989962

Postal address:
40 Monaghan Avenue
Auckland
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

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:

Sanctuary Community Organic Garden Mahi Whenua Inc. (the Society)
Submission on Plan Change 94 – Wairaka Precinct I334
Submitted on behalf of the Society by Trevor Crosby, treasurer

Thank you for the opportunity to submit on proposed Plan Change 94 for the Wairaka Precinct (I334). Our Society has maintained the 0.7 ha community garden and food forest, located at 119B Carrington Road, since 2011 as an open green space.

Up to March 2018, the land was owned by the Unitec Institute of Technology. The land was sold to the Crown in March 2018. In the sale and purchase agreement between Unitec and the Crown, clause 25.4 of the “Agreement varying agreement of sale and purchase for Wairaka Precinct” specifically preserved the Sanctuary gardens and food forest as open green space.

1. Change of name of Precinct. The applicant proposes to change the name of the precinct from

104.1

“Wairaka” to “Te Auaunga”. The Society opposes this proposed name change.

No information is provided by the applicant on why the proposed change of name is required for the precinct, or to justify a change of name.

It is important to keep a focus on things within the precinct that are valued. If protection of the stream, landscape or open space is de-prioritised during the development process, it will be easier to insist these elements be given more attention if they carry the name of precinct. For example, if the stream has the same name as the development precinct, its importance is highlighted. We could then say, “you have to take care of these things – it’s actually in the name of your development”. The name ‘Wairaka’ has historically important connections to this site, particularly to Māori but also to Pākehā. Wairaka was a female ancestor, with links to numerous iwi who lived here. She is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance and because it is a meaningful feature of the site. A large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the Sanctuary Mahi Whenua community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during ‘daylighting’ work on the Wairaka Stream project. In the 1940 map on Auckland Council’s GeoMaps website, before the Wairaka Stream was channelled, it can be seen flowing alongside the road in a southerly direction from the Pumhouse until taking a sudden turn to the west and then following the channel that was uncovered during the daylighting. It seems that the Wairaka Stream changed direction suddenly at this point because it met the flow of the spring that was subsequently culverted and its existence no longer recognised.

These springs are assumed to have been an important source of fresh water for Māori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens. Their importance is also founded in legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pākehā as the source of water for early settlement before they and groundwater became contaminated. On 13 April 1922 the Auckland Medical Officer of Health closed the Pumhouse because of the typhoid outbreak affecting Mt Albert.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to ‘swirling waters’, a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Ngā Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. The Society believes this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.

2. Increased height of buildings. The Society supports an increase in height of buildings, provided it results in more usable open green space in the precinct for the community.

The Society notes that the applicant states that under Plan Change 78 it is proposed that the eastern side of Carrington Road will change from Residential-Mixed Urban Housing, allowing up to 3 stories, to Terraced and Apartment buildings from 5-7 stories: therefore, the increased height sought by the applicant would fit the proposed PC 78 for the east of Carrington Road.

However, according to Auckland Council’s map of proposed zones, the increased height only applies south of Fifth Avenue and in the north the small section from Sutherland Road to the Northwestern motorway. Most of the east of Carrington Road remains Residential-Mixed Urban Housing under PC 78. The Society considers that it is extremely unlikely that that the land on which Gladstone School is based will become part of the intensified housing on the east of Carrington Road. The net result is that most of the zoning east of Carrington Road will not change.

3. Masterplan: The Society notes that Auckland Council states that in the application there is no masterplan for the precinct. The Society is also concerned that there is no masterplan with details as outlined by Auckland Council.

A masterplan would indicate the probable footprints of buildings, retail areas, and open space areas

104.2

for recreation or passive use. It would indicate areas of private open green space as well as those proposed to be vested as public open spaces.

The applicant considers that masterplans have already been prepared for the precinct, and refer to the 2019 document "A Reference Masterplan & Strategic Framework" which was agreed between Mana Whenua and the Crown (<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf> cover date 4 February 2019, pdf released 9 October 2020). This document sets out the high level linkages for infrastructure such as transport and communication corridors, and likely number of dwellings and open space. The applicant states that development proposals have also been informed from plans for the precinct prepared by Unitec's former land company, the Wairaka Land Company. The applicant states that details about buildings and such-like will come when each iwi group submits for consent.

The Cabinet Business Meeting of 29 June 2022, released 20 October 2022, noted Page 1, para 5: "Over the second half of 2018, Auckland iwi/ hapū and the Crown jointly prepared a high-level masterplan (Reference Plan) to guide development of the Site." Noted on page 2, paragraph 9, that with Unitec opposing the release of this Reference Plan, that it had delayed several key steps including "detailed master-planning". <https://www.hud.govt.nz/assets/Uploads/Documents/Cabinet-material-Acquisition-of-additional-land-from-Unitec-for-housing.pdf>.

A concern of the Society is that if the current approach is approved, then a "first in, best dressed" may follow – for example, the first in build as much as they can and leave it to other iwi to find the required open green space or service facilities that Auckland Council requires for the precinct.

4. Open space: Zone changes are supported by the Society. However, the Society has concerns about the application with regards to open space. | 104.3

Open space in connection with Sanctuary Mahi Whenua community gardens. According to the March 2018 sale and purchase agreement between Unitec and the Crown, clause 25.4 of the "Agreement varying agreement of sale and purchase for Wairaka Precinct", the Sanctuary Mahi Whenua gardens and food forest should have been specifically identified by the applicant as open green space. This 0.7 ha space was to be preserved as open green space according to the sale and purchase agreement.

Unitec Interim CEO Alastair Carruthers spoke about clause 25.4 at a "Saving the Sanctuary" celebration on 29 April 2018, when planting a persimmon tree to mark the occasion. This is a 4-minute video on YouTube videoed by Rebecca Swan (<https://www.youtube.com/watch?v=5wL7qp0I5f4>).

The applicant has not stated anywhere in the application that the 0.7 ha Sanctuary gardens and food forest is to be preserved according to the sale and purchase agreement between Unitec and the Crown. | 104.4

At the 23 February 2023 information session about the proposed plan change, Trevor Crosby attended for the Society. He asked about the Sanctuary Mahi Whenua with regards to the proposed plan change. There was no information available or offered.

In the 2019 Reference Plan, page 104, the developable area (lots) in Wairaka Precinct is given as 122,955 m². However, the Society notes that when adding up the developable lot sizes for the 7 precincts they come to 116,183 m², a 6772 m² difference.

Precinct 7 in which the Sanctuary Mahi Whenua is located (119B Carrington Road) is 21,229 m² in area. The developable lot size of Precinct 7, Te Auaunga North, is 11,000 m² in the Reference Plan (the only Precinct which a rounded number was used for developable lot size; all 6 other Precincts showed the developable lot size to 1 square metre). As well 3,246 m² of Precinct 7 is for the open space that gives access from the central Spine Road to Te Auaunga walkway. The remaining area in Precinct 7 in the Reference Plan, approximately 7000 m², is for the Sanctuary Mahi Whenua acknowledging that clause 25.4 of the sale and purchase agreement between Unitec and the Crown was to preserve this area of Precinct 7.

Open space in the Wairaka Precinct. In the 2019 document "A Reference Masterplan & Strategic Framework" which was agreed between Mana Whenua and the Crown the open space was given as 7.72 ha of the 26.6 ha they had purchased, with an additional 3.56 ha coming from road reserve (page 12); effectively around 42% open space of varying uses and qualities. The document did not divide the open space into the proportions of what would be public open space and private open space.

Subsequently a further 10.67 ha was purchased in the precinct by the Crown. This second tranche of purchase makes up the bulk of the proposed zoning change to business mixed use from educational. These zone changes can be supported by the Society as this land is no longer used for its main purpose of education.

in the application only 5.1 ha has been identified as public open space (i.e., vested to Auckland Council, if they accept it), which is less than the 7.72 ha open space stated in the Reference Plan. The applicant now adds the contiguous Unitec-owned open green space to increase the apparent open space in the precinct. The Unitec-owned open green space was not part of the calculations for the 7.72 ha stated in the Reference Plan, and furthermore there has been no increase in public open space proposed with the further purchase of 10.67 ha.

Nothing in the plan change application has been indicated about the quantum of private open space (i.e., open space not vested to Auckland Council) available or where it will be located except in very generalised terms. The Society notes that currently the open space in the precinct is considered “private open space” as it is not vested to Auckland Council, and has been looked after by Unitec and, more recently, the Crown.

Plan Change 94 information now indicates there will be 4000-4500+ dwellings for the precinct, up from around 2500+ at the time of the 2019 document. Note, however, that the ground infrastructure being put in place now has the capacity to service approximately 6,000 dwellings (page 58, in the file pc94-attachment-01-planning-report-and-s32-analysis-final.pdf). In just the Marutūāhu Rōpū 10 ha area of the precinct (named Maungārongo), about 3000 residences in 40 buildings are currently planned to be built in that area (<https://www.ockham.co.nz/toi/faq/>). If this is the case, the Society would like to know what is the expected percent of open space (public and private) available in the precinct when there will be around 4000 dwellings, and then when up to 6000 dwellings may be in the precinct? The applicant only gives information on the expected ratio of public open space that will be available from the 5.1 ha.

Auckland Council notes that recreational space is being removed from the precinct (playing fields, Unitec Sports Centre, and eventually Squash Centre.) The applicant states that there will be a couple of areas 30 x 30 m available for kicking around balls (not sports fields), and furthermore states that recreational areas are a regional (Auckland Council) issue and not one that needs addressing for the precinct. The area they identify as a 30 x 30 m space by Building 1 is unrealistic, as there are formal gardens and features in the area that the applicant has indicated will be retained.

Trevor Crosby, 40 Monaghan Ave, Mt Albert, Auckland 1025
 trevorcrosby@actrix.co.nz
 0276989962

Website: www.sanctuaryunitec.garden

For daily posts on activities, people, and plants at the Sanctuary Mahi Whenua see:

Facebook: @SanctuaryCommunityOrganicGarden

Instagram: @SanctuaryMahiWhenua

The Society supports submissions made by:

Ngā Ringa o Te Auaunga - Friends of Oakley Creek

The Tree Council

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

104.5

Submission date: 2 February 2024

Supporting documents

Sanctuary Mahi Whenua space as of 31 January 2024.pdf

SMW Submission on Plan Change 94.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Timeline for Sanctuary Mahi Whenua space, as of January 2024

Trevor Crosby

Summary:

- The 0.7 ha space of the Sanctuary Mahi Whenua gardens and food forest is to be preserved under clause 25.4 of the sale and purchase agreement between Unitec and the Crown, announced on 25 March 2018. There are supporting public documents.
- The 2019 Reference Masterplan (issued 9 October 2020), and a 15 June 2020 booklet derived from the 2019 document, showed buildings on the Sanctuary Mahi Whenua. Matt Fraser (HUD) was contacted 16 June 2020, and he responded that it was not a masterplan to scale.
- 1 July 2020. Sanctuary steering group first meeting with the Crown (Matt Fraser and Hannah McGregor).
- 9 November 2021 (last day of Level 3.1 COVID lockdown restrictions). First meeting of 3 steering group members, plus 2 Sanctuary members, with mana whenua representatives of Tāmaki – Waiohua rūpū (Ngāti Te Ata not present). No earlier communications to Sanctuary to meet with mana whenua representatives.
- 8 September 2023. First Sanctuary steering group hui with Ngāti Te Ata arranged by Hannah McGregor; with Ash Rainsford and Roimata Minnhinick (by phone). No earlier communications between the Sanctuary and Ngāti Te Ata to discuss plans for the area they had been allocated. We were told the Sanctuary was going to be built on.
- 16 October 2023. Second Sanctuary steering group hui with Ngāti Te Ata arranged by Hannah McGregor; with Ash Rainsford and Roimata Minnhinick. Confirmed that the Sanctuary was to be built over, and they would lodge resource consent documents for this development with the Environmental Protection Agency (EPA) by early January 2024. Proposed developments shown on 16 November 2024 open day at Unitec marae.
- 30 November 2023. Sanctuary President submitted an Official Information Act request to Ministry of Housing and Urban Development to discover why more housing was being permitted in the area than stated in the 2019 Reference Plan, by not complying with clause 25.4 of the sale and purchase agreement.
- 19 January 2024. Request to extend OIA response a further 10 days to 2 February 2024, the closing date of proposed Plan Change 94 of the Wairaka Precinct.

Timeline of significant dates regarding the Sanctuary Mahi Whenua

5 March 2018: Cabinet Minute of Decision (CAB-18-MIN-0077) “1 **noted** that the Crown has conditional agreement to acquire 29.3 hectares of land in Mt Albert, Auckland from Unitec Institute of Technology for State housing purposes” at a cost of \$134 million.
<https://www.hud.govt.nz/assets/Uploads/Documents/Cab-Minute-Acquisition-of-Unitec-Land-for-Housing-Development.pdf> (document made available 29 September 2020).

25 March 2018: Crown purchase of 29.3 ha from Unitec announced. Note: 2.8 ha was required to be transferred to the Mason Clinic, leaving 26.5 ha for the proposed housing development.

25 March 2018: email to staff by Unitec Interim CEO Alastair Carruthers, paragraph 5, stated that the Sanctuary gardens would be preserved.

“Ownership of the Community Gardens (in lot 4 on the map) will transfer to the Government as part of the sale, and the purchase agreement acknowledges the cultural and historical significance of the gardens, which will be preserved and maintained into the future.”

25 March 2018: N.Z. Herald report <https://www.nzherald.co.nz/nz/the-end-of-the-beginning-mt-albert-housing-development-will-help-address-aucklands-housing-crisis/TGTF00JD4E5VRCUEJRODTY7QZM/>

“The Mahi Whenua Sanctuary Gardens, a traditional Māori garden which provides food for dozens of members and their families, had been advised the land on which the Sanctuary sits is to be sold.

“According to a petition started by the team at Mahi Whenua Sanctuary Garden on change.org the Wairaka Land Company, a subsidiary of Unitec, had initially advised the Sanctuary had to be vacated by May 1.

“The petition had attracted almost 6,500 signatures.

“However, speaking to the Herald from Cambodia where he was currently travelling, committee member Trevor Crosby said the team had been assured on Sunday that the Sanctuary Mahi Whenua gardens and food forest would remain in any future development.

"The continuance of the Sanctuary Mahi Whenua has been as a result of fruitful discussions between Unitec and the Sanctuary Mahi Whenua," Crosby said.”

25 March 2018: Email from Jeff Valenzuela (Wairaka Land Company) to Trevor Crosby (for Society), stating that need to vacant the land by 1 May 2018 no longer applicable given the new ownership arrangement. “Moving forward, the new owners will be responsible for ongoing correspondence and dialogue concerning the gardens, as well as the continued presence of the Sanctuary Community Organic Garden Mahi Whenua. In the coming weeks, we will endeavour to facilitate an introduction to the appropriate contacts.”

16 April 2018. Signing of finalised sale and purchase agreement between Unitec and the Crown (HUD). Clause 25.4 of the “Agreement varying agreement for sale and purchase of Wairaka Precinct” between Unitec and the Crown was to preserve approximately 7000 square metres containing the Sanctuary gardens. Will Smith, then CE of the Wairaka Land Company, signed for Unitec. Matt Fraser negotiated on behalf of the Crown with Alastair Carruthers (Unitec).

25.4 Community gardens

- (a) *The purchaser acknowledges the cultural and historical significance of the gardens and fruit forest (occupying up to 7000 square metres) (Community Gardens) currently situated on part of what will become Lot 4 following the Subdivision and agrees to consult with Unitec, Iwi and Kaumatua in agreeing and documenting an arrangement for the ongoing use and preservation of those gardens.*
- (b) *To assist the purchaser in respect of the matters set out in clause 25.4(a), following the date that this agreement is unconditional:*
- (i) *the vendor will provide written notice to the Sanctuary Community Gardens Mahi Whenua Incorporated (Society) (being the current occupiers of the Community Gardens) that*

HAR9380.17.132

Ac B

Agreement varying agreement for sale and purchase of Wairaka Precinct

Page 3

the vendor will transfer ownership of the property including the Community Gardens on Lot 4 to the purchaser on the settlement date; and

- (ii) *the purchaser and vendor will work collaboratively with other interested groups (including Iwi and Kaumatua) in relation to the proposed arrangements for the Community Gardens in order to:*
- (A) *have formal documentation finalised before settlement; and*
- (B) *agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor's Adjacent Land and wider environs that commemorate early occupation by Maori (notably the spring Te Puna, the Marae on the Vendor's Adjacent Land, and the landing site of the waka Mataatua).*
- (c) *the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor."*

Copy of Clause 25.4 provided to Trevor Crosby on 24 February 2020 by Luis Trullols, Unitec Development Manager | Property, and former Development Manager of the Wairaka Land Company.

29 April 2018: <https://www.youtube.com/watch?v=5wL7qp015f4>

Unitec Interim CEO Alastair Carruthers spoke about clause 25.4 at a “Saving the Sanctuary” celebration, when planting a persimmon tree to mark the occasion. This is a 4-minute video on YouTube videoed by Rebecca Swan.

31 May 2018. Unitec's 2017 Annual Report, page 2

<https://www.unitec.ac.nz/sites/default/files/public/unitec-annual-report-2017.pdf>

"A conditional agreement for the sale of 29 hectares was entered into with the Crown on 13 February 2018. The agreement became unconditional and the transaction settled on 16 April 2018. The sale and purchase agreement includes provisions which allow Unitec to maintain use of the teaching spaces sold until 2021, limiting disruption to our students and staff. **The agreement also preserves an established garden space adjacent to Oakley Creek, ensuring it will remain for the future enjoyment of students, staff and residents.**[emphasis added]"

9 August 2018: Trevor Crosby emailed Matt Fraser to try to establish contact between the Crown and the Sanctuary Mahi Whenua (email address provided through Unitec matt.fraser@mbie.govt.nz). “We would appreciate discussions with the Crown about the Sanctuary Mahi Whenua area and services required to maintain a successful community garden.” No response was received to this email.

March 2019: Cabinet considered a highlevel masterplan (Reference Plan) to guide development of the Site jointly prepared over the second half of 2018 by Auckland iwi/ hapū and the Crown. Cabinet agreed to the public release of the Reference Plan, subject to engagement with stakeholders including Unitec. Cabinet Economic Development Committee, Minute of Decision DEV-19-MIN-0041:

(<https://www.hud.govt.nz/assets/Uploads/Documents/Cab-Minute-Unitec-Site-Development-Reference-Plan.pdf> date 27 March 2019; publicly available 9 December 2020)

"A Reference Masterplan & Strategic Framework"

(<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf> cover date 4 February 2019; pdf date 7 October 2020)

19 April 2019 (Good Friday): Trevor Crosby to Barbara Ward, Mt Albert Electorate Office.

“I would not write today or during this holiday break, or as frankly, unless I had grave concerns about the future of the Sanctuary Mahi Whenua, and the Kiwibuild project at Unitec campus.

“Yesterday afternoon I was phoned by Merran Davis, Unitec's Interim Chief Executive. Unitec were told a couple of days ago, to their surprise, that a release of the draft plan for the Kiwibuild project at Unitec was going to be held in Building 1 on Wednesday [24 April] (about a 120 page document). Housing was shown on land that Unitec still had ownership -- to both their dismay and outrage **As well, housing was shown on the Sanctuary Mahi Whenua!**

“I understand from Merran that the release of this draft is now not taking place, after various exchanges with the Housing Minister's office and your Mt Albert electorate office.

“We have tried over the last few months to make contact with those dealing with the Kiwibuild project, but to no avail (Unitec has had a similar experience over the last year).

“To make sense of this shambles, Kiwibuild planners need to talk with Unitec and us, plus other stakeholders. We are not anti-development for the area, as we have demonstrated previously. Unless talks start soon this could become an embarrassing mess that will be difficult to clean-up.”

14 February 2020: Submission by Trevor Crosby to Environment Committee on the Urban Development Bill.

“1. I support the submission of the Albert-Eden Local Board, which is an attachment to the Auckland Council submission. I have read the Albert-Eden submission as it is Agenda Item 17, Attachment B for the Albert-Eden Local Board meeting being held 18 February 2020.

“2. I support their point 15 regarding open space. I consider that Kainga Ora should not be able to determine if there are adequate reserves in the area or that open space provision is impractical. It is the role of local authorities in Auckland to make these determinations.

“3. In particular, I am concerned that Kainga Ora could override a previous sale agreement in which open space is specified as being protected and maintained for future generations. In the Wairaka Precinct, as an agreed and condition of sale of land from Unitec to the Crown, announced in March 2018, an area was to be maintained as open space for future generations for many reasons (the Sanctuary Mahi Whenua). I am concerned that this agreed condition to the sale of land to the Crown could be overridden by Kainga Ora and used for a development.”

22 May 2020: Email letter from Matt Fraser (matt.fraser@hud.govt.nz) to Trevor Crosby, to arrange a meeting. “I am aware that it is some time since the Crown has been in contact, and wanted to provide you with an update on our progress on the proposed housing development at Unitec.” Meeting scheduled for Wednesday 1 July 2020.

16 June 2020: On 15 June 2020 an 8-page document on the “Unitec Reference Plan & Strategic Framework” was released.

https://www.hud.govt.nz/assets/Uploads/Documents/Unitec_Plan_and_strategic_framework_June_2020-1.pdf (pdf date 15 June 2020).

Trevor Crosby was contacted by members of the public who saw the document through the Greater Auckland website and queried him why on page 2 buildings were shown on the Sanctuary Mahi Whenua. [This document proved to be derived from the 4 February 2019 document that was not released until 9 October 2020]. Trevor let Unitec executive members know this document had been released: Unitec were not aware of its release and had not been forewarned.

Trevor Crosby emailed Matt Fraser (HUD) that morning. He queried the placement of buildings on the Sanctuary Mahi Whenua, and sent Matt (also Hannah McGregor; HUD, and Barbara Ward, Prime Minister and Mt Albert electorate organiser) a copy of clause 25.4 of the sale and purchase agreement between Unitec and the Crown.

Matt replied within 30 minutes on 16 June “The key thing to understand with the Unitec Reference Masterplan & Strategic Framework is that it is not to survey, and does not

represent development master-planning where you might expect accurate locations for the footprints of buildings, roads and other infrastructure. . . The Plan does not set out any master planning for the Sanctuary Mahi Whenua Gardens.”

1 July 2020: Matt Fraser and Hannah McGregor met with some Sanctuary Mahi Whenua steering group members and a few other Sanctuary members for about an hour. Hannah was introduced as the main contact person.

9 October 2020: “A Reference Masterplan & Strategic Framework”, Ngā Mana Whenua o Tāmaki Makaurua & Crown, was made available on the HUD website:

<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic-Framework-1.pdf> (pdf date 7 October 2020).

On page 98 the area containing the 0.7 ha Sanctuary Mahi Whenua was identified as Precinct 7, Te Auaunga North. The lot size for the precinct was stated to be 11,000 square metres (1.1 ha). Although buildings were shown on the Sanctuary area, the lot size indicated that the area containing the Sanctuary was to be preserved, as required under clause 25.4 of the sale and purchase agreement between Unitec and the Crown.

8 December 2020: At the Mt Albert Residents Association meeting on the Carrington Development, Brett and Hannah (HUD) drew attention to the Reference Masterplan & Strategic Framework document. We were told that this document had been put together by an Australian firm Grimshaw as lead masterplanner, with Boffa Miskell as consulting masterplanner.

1 November 2021: Email from Jason Wong to Trevor Crosby. “Hannah McGregor from HUD has provided your email details so that the Waiohua-Tamaki Ropu can engage with you on Sanctuary Gardens as we begin master planning what the redevelopment looks like in partnership with the Crown.”

“We are keen to meet with you now that we are beginning to engage with groups such as the Sanctuary Gardens and are planning to make a site visit on the 9th of November 2021 and wondered if you were available to met with us on this date.”

9 November 2021 (last day of Level 3.1 COVID lockdown restrictions). First meeting of 3 steering group members, plus 2 Sanctuary members, with mana whenua representatives of Tāmaki – Waiohua rōpū (Ngāti Te Ata not present). No earlier communications to Sanctuary to meet with mana whenua representatives.

29 June 2022: Cabinet Minute from Hon. Dr Megan Wood to Cabinet Business Committee on “Acquisition of additional land from Unitec for housing”:

<https://www.hud.govt.nz/assets/Uploads/Documents/Cabinet-material-Acquisition-of-additional-land-from-Unitec-for-housing.pdf> (pdf date 20 October 2022).

Footnote 4, page 2 states: “4 Unitec’s other significant issue is the illustrations which show the community gardens moving to allow development. HUD and mana whenua have made no decisions on the community gardens and there is no intention of allowing development on any culturally significant sites, as will be reflected in the detailed master-planning.”

6 August 2023. Email from Hannah McGregor, HUD to Trevor. “I’ve been asked if I can facilitate a meeting between the Sanctuary Gardens and Waiohua-Tamaki representation, including Ngāti Te Ata.

“Do you have some days and times that might suit sometime from 15th August onwards?”

8 September 2023: First hui of steering group with Ngāti Te Ata. In a verbal response to a question about the future of Sanctuary and the protection it had, Ashley Rainsford, project manager, stated that the Sanctuary area was part of the area allocated to Ngāti Te Ata and would be built on. Roimata Minhinnick spoke by phone about the opportunity for Ngāti Te Ata.

16 October 2023. Second hui with steering group. Verbal account on the opportunity for Ngāti Te Ata by Roimata Minhinnick. During the hui geotechnical drilling took place in the Sanctuary entrance area. We were told that they would be making an application to the Environmental Protection Agency for resource consent by early January 2024, to meet the requirements of the COVID-19 Fast-Track legislation.

18 October 2023. Email from Roimata Minhinnick thanking Sanctuary steering group for meeting. “As also relayed at our meeting, the 475-apartment, terraced and walk-up units will bring needed housing development into Tamaki Makaurau. And significantly for Ngāti Te Ata, empower our people by providing the opportunity for our kaumatua and elders to have a place of comfort to reside as part of our social housing commitment, our whanau to potentially own their home through our various affordable housing options, to partner with the Unitech to provide upskilling, further educational opportunities, potential apprenticeships and jobs for our people, Maori and local community.

“I understand you will take the time to reflect on discussions which makes perfect sense. Please let me know when you are ready to meet. Please let me know if you have any further queries regarding the development in the meantime, which we would be happy to provide.

“Hopefully we are able to meet sometime soon given our application is being processed through the fast-track approach.”

23 October 2023. Jen Ward and Trevor Crosby attended a meeting of the Albert-Eden Local Board. We told them that the Sanctuary Mahi Whenua, on the area allocated to Ngāti Te Ata, was be built on.

14 November 2023. Trevor Crosby attended the Mt Albert Residents Association meeting and said that we had been told that the Sanctuary Mahi Whenua was to be built on by Ngāti Te Ata.

16 November 2023: Te Whenua Ha Ora, Housing Development Open Day at Unitech marae. Proposed masterplan for site shown by Tattico team, with Sanctuary Mahi Whenua area built over.

30 November 2023: Jen Ward, as President, submitted an Official Information Act request to the Ministry of Housing and Urban Development, querying the status of clause 25.4 and process. This OIA request was because the Sanctuary Mahi Whenua steering group had not received any verbal or written communications from the current owner of the land, the Crown (HUD), stating that rights established under clause 25.4 had been extinguished.

15 December 2023: Trevor met with Helen White, MP for Mt Albert, at the Sanctuary.

19 January 2024: OIA request asked for a further 10 days to respond, by 2 February 2024. This date coincided with the closing date for Auckland Council's submissions on proposed Plan Change 94 for the Wairaka Precinct. When informed of this fact, they said they would attempt to provide a response earlier. Response received 31 January 2024, stating that HUD does not hold information to respond to the 7 questions.

Communications from Ministry of Housing and Urban Development to Sanctuary Mahi Whenua about clause 25.4 of the sale and purchase agreement between Unitec and the Crown: summary

1. No written communications to Sanctuary Mahi Whenua steering group to say that clause 25.4 had been removed / rights extinguished.
2. No verbal communications to Sanctuary Mahi Whenua steering group to say that clause 25.4 has been removed / rights extinguished. Hannah McGregor (HUD iwi / stakeholder liaison) did not confirm clause 25.4 had been removed / rights extinguished when at our 2 hui with Ngāti Te Ata.



Sanctuary Community Organic Garden Mahi Whenua Inc. (the Society)

Submission on Plan Change 94 – Wairaka Precinct I334

Submitted on behalf of the Society by Trevor Crosby, treasurer

Thank you for the opportunity to submit on proposed Plan Change 94 for the Wairaka Precinct (I334). Our Society has maintained the 0.7 ha community garden and food forest, located at 119B Carrington Road, since 2011 as an open green space.

Up to March 2018, the land was owned by the Unitec Institute of Technology. The land was sold to the Crown in March 2018. In the sale and purchase agreement between Unitec and the Crown, clause 25.4 of the “Agreement varying agreement of sale and purchase for Wairaka Precinct” specifically preserved the Sanctuary gardens and food forest as open green space.

1. **Change of name of Precinct.** The applicant proposes to change the name of the precinct from “Wairaka” to “Te Auaunga”. The Society **opposes** this proposed name change.

No information is provided by the applicant on why the proposed change of name is required for the precinct, or to justify a change of name.

It is important to keep a focus on things within the precinct that are valued. If protection of the stream, landscape or open space is de-prioritised during the development process, it will be easier to insist these elements be given more attention if they carry the name of precinct. For example, if the stream has the same name as the development precinct, its importance is highlighted. We could then say, “you have to take care of these things – it’s actually in the name of your development”.

The name ‘Wairaka’ has historically important connections to this site, particularly to Māori but also to Pākehā. Wairaka was a female ancestor, with links to numerous iwi who lived here. She is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance and because it is a meaningful feature of the site.

A large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the Sanctuary Mahi Whenua community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during ‘daylighting’ work on the Wairaka Stream project. In the 1940 map on Auckland Council’s GeoMaps website, before the Wairaka Stream was channelled, it can be seen flowing alongside the road in a southerly direction from the Pumphouse until taking a sudden turn to the west and then following the channel that was uncovered during the daylighting. It seems that the Wairaka Stream

changed direction suddenly at this point because it met the flow of the spring that was subsequently culverted and its existence no longer recognised.

These springs are assumed to have been an important source of fresh water for Māori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens. Their importance is also founded in legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pākehā as the source of water for early settlement before they and groundwater became contaminated. On 13 April 1922 the Auckland Medical Officer of Health closed the Pumphouse because of the typhoid outbreak affecting Mt Albert.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Ngā Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. The Society believes this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.

2. Increased height of buildings. The Society **supports** an increase in height of buildings, provided it results in more usable open green space in the precinct for the community.

The Society notes that the applicant states that under Plan Change 78 it is proposed that the eastern side of Carrington Road will change from Residential-Mixed Urban Housing, allowing up to 3 stories, to Terraced and Apartment buildings from 5-7 stories: therefore, the increased height sought by the applicant would fit the proposed PC 78 for the east of Carrington Road.

However, according to Auckland Council's map of proposed zones, the increased height only applies south of Fifth Avenue and in the north the small section from Sutherland Road to the Northwestern motorway. Most of the east of Carrington Road remains Residential-Mixed Urban Housing under PC 78. The Society considers that it is extremely unlikely that the land on which Gladstone School is based will become part of the intensified housing on the east of Carrington Road. The net result is that most of the zoning east of Carrington Road will not change.

3. Masterplan: The Society notes that Auckland Council states that in the application there is no masterplan for the precinct. The Society is also concerned that there is no masterplan with details as outlined by Auckland Council.

A masterplan would indicate the probable footprints of buildings, retail areas, and open space areas for recreation or passive use. It would indicate areas of private open green space as well as those proposed to be vested as public open spaces.

The applicant considers that masterplans have already been prepared for the precinct, and refer to the 2019 document "A Reference Masterplan & Strategic Framework" which was agreed between Mana Whenua and the Crown (<https://www.hud.govt.nz/assets/Uploads/Documents/A-Reference-Masterplan-Strategic->

[Framework-1.pdf](#) cover date 4 February 2019, pdf released 9 October 2020). This document sets out the high level linkages for infrastructure such as transport and communication corridors, and likely number of dwellings and open space. The applicant states that development proposals have also been informed from plans for the precinct prepared by Unitec's former land company, the Wairaka Land Company. The applicant states that details about buildings and such-like will come when each iwi group submits for consent.

The Cabinet Business Meeting of 29 June 2022, released 20 October 2022, noted Page 1, para 5: "Over the second half of 2018, Auckland iwi/ hapū and the Crown jointly prepared a high-level masterplan (Reference Plan) to guide development of the Site." Noted on page 2, paragraph 9, that with Unitec opposing the release of this Reference Plan, that it had delayed several key steps including "detailed master-planning".

<https://www.hud.govt.nz/assets/Uploads/Documents/Cabinet-material-Acquisition-of-additional-land-from-Unitec-for-housing.pdf>.

A concern of the Society is that if the current approach is approved, then a "first in, best dressed" may follow – for example, the first in build as much as they can and leave it to other iwi to find the required open green space or service facilities that Auckland Council requires for the precinct.

4. **Open space:** Zone changes are **supported** by the Society. However, the Society has concerns about the application with regards to open space.

Open space in connection with Sanctuary Mahi Whenua community gardens. According to the March 2018 sale and purchase agreement between Unitec and the Crown, clause 25.4 of the "Agreement varying agreement of sale and purchase for Wairaka Precinct", the Sanctuary Mahi Whenua gardens and food forest should have been specifically identified by the applicant as open green space. This 0.7 ha space was to be preserved as open green space according to the sale and purchase agreement.

25.4 Community gardens

- (a) *The purchaser acknowledges the cultural and historical significance of the gardens and fruit forest (occupying up to 7000 square metres) (**Community Gardens**) currently situated on part of what will become Lot 4 following the Subdivision and agrees to consult with Unitec, Iwi and Kaumatua in agreeing and documenting an arrangement for the ongoing use and preservation of those gardens.*
- (b) *To assist the purchaser in respect of the matters set out in clause 25.4(a), following the date that this agreement is unconditional:*
- (i) *the vendor will provide written notice to the Sanctuary Community Gardens Mahi Whenua Incorporated (Society) (being the current occupiers of the Community Gardens) that*

HAR9380.17.132

Ac B

Agreement varying agreement for sale and purchase of Wairaka Precinct

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- the vendor will transfer ownership of the property including the Community Gardens on Lot 4 to the purchaser on the settlement date; and*
- (ii) *the purchaser and vendor will work collaboratively with other interested groups (including Iwi and Kaumatua) in relation to the proposed arrangements for the Community Gardens in order to:*
- (A) *have formal documentation finalised before settlement; and*
- (B) *agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor's Adjacent Land and wider environs that commemorate early occupation by Maori (notably the spring Te Puna, the Marae on the Vendor's Adjacent Land, and the landing site of the waka Mataatua).*
- (c) *the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor."*

Unitec Interim CEO Alastair Carruthers spoke about clause 25.4 at a "Saving the Sanctuary" celebration on 29 April 2018, when planting a persimmon tree to mark the occasion. This is a 4-minute video on YouTube videoed by Rebecca Swan (<https://www.youtube.com/watch?v=5wL7qp0I5f4>).

The applicant has not stated anywhere in the application that the 0.7 ha Sanctuary gardens and food forest is to be preserved according to the sale and purchase agreement between Unitec and the Crown.

At the 23 February 2023 information session about the proposed plan change, Trevor Crosby attended for the Society. He asked about the Sanctuary Mahi Whenua with regards to the proposed plan change. There was no information available or offered.

In the 2019 Reference Plan, page 104, the **developable area** (lots) in Wairaka Precinct is given as **122,955 m²**. **However, the Society notes that when adding up the developable lot sizes for the 7 precincts they come to 116,183 m², a 6772 m² difference.**

Precinct 7 in which the Sanctuary Mahi Whenua is located (119B Carrington Road) is 21,229 m² in area. The developable lot size of Precinct 7, Te Auaunga North, is 11,000 m² in the Reference Plan (the only Precinct which a rounded number was used for developable lot size; all 6 other Precincts showed the developable lot size to 1 square metre). As well 3,246 m² of Precinct 7 is for the open space that gives access from the central Spine Road to Te Auaunga walkway. The remaining area in Precinct 7 in the Reference Plan, approximately 7000 m², is for the Sanctuary Mahi Whenua acknowledging that clause 25.4 of the sale and purchase agreement between Unitec and the Crown was to preserve this area of Precinct 7.

Open space in the Wairaka Precinct. In the 2019 document "A Reference Masterplan & Strategic Framework" which was agreed between Mana Whenua and the Crown the open space was given as 7.72 ha of the 26.6 ha they had purchased, with an additional 3.56 ha coming from road reserve (page 12); effectively around 42% open space of varying uses and qualities. The document did not divide the open space into the proportions of what would be public open space and private open space.

Subsequently a further 10.67 ha was purchased in the precinct by the Crown. This second tranche of purchase makes up the bulk of the proposed zoning change to business mixed use from educational. These zone changes can be **supported** by the Society as this land is no longer used for its main purpose of education.

in the application only 5.1 ha has been identified as public open space (i.e., vested to Auckland Council, if they accept it), which is less than the 7.72 ha open space stated in the Reference Plan. The applicant now adds the contiguous Unitec-owned open green space to increase the apparent open space in the precinct. The Unitec-owned open green space was not part of the calculations for the 7.72 ha stated in the Reference Plan, and furthermore there has been no increase in public open space proposed with the further purchase of 10.67 ha.

Nothing in the plan change application has been indicated about the quantum of private open space (i.e., open space not vested to Auckland Council) available or where it will be located except in very generalised terms. The Society notes that currently the open space in the precinct is considered "private open space" as it is not vested to Auckland Council, and has been looked after by Unitec and, more recently, the Crown.

Plan Change 94 information now indicates there will be 4000-4500+ dwellings for the precinct, up from around 2500+ at the time of the 2019 document. Note, however, that the **ground infrastructure being put in place now has the capacity to service approximately 6,000 dwellings** (page 58, in the file pc94-attachment-01-planning-report-and-s32-analysis-final.pdf). In just the Marutūāhu Rōpū 10 ha area of the precinct (named Maungārongo), about 3000 residences in 40 buildings are currently planned to be built in that area (<https://www.ockham.co.nz/toi/faq/>). If this is the case, the Society would like to know what is the expected percent of open space (public and private) available in the precinct when there will be around 4000 dwellings, and then when up to 6000 dwellings may be in the precinct? The applicant only gives information on the expected ratio of public open space that will be available from the 5.1 ha.

Auckland Council notes that recreational space is being removed from the precinct (playing fields, Unitec Sports Centre, and eventually Squash Centre.) The applicant states that there will be a couple of areas 30 x

30 m available for kicking around balls (not sports fields), and furthermore states that recreational areas are a regional (Auckland Council) issue and not one that needs addressing for the precinct. The area they identify as a 30 x 30 m space by Building 1 is unrealistic, as there are formal gardens and features in the area that the applicant has indicated will be retained.

Trevor Crosby, 40 Monaghan Ave, Mt Albert, Auckland 1025

trevorcrosby@actrix.co.nz

0276989962

Website: www.sanctuaryunitec.garden

For daily posts on activities, people, and plants at the Sanctuary Mahi Whenua see:

Facebook: @SanctuaryCommunityOrganicGarden

Instagram: @SanctuaryMahiWhenua

The Society supports submissions made by:

Ngā Ringa o Te Auaunga - Friends of Oakley Creek

The Tree Council

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Ngati Whatua Orakei Whai Rawa Limited
Date: Friday, 2 February 2024 10:30:21 am
Attachments: [Requested Changes.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ngati Whatua Orakei Whai Rawa Limited

Organisation name:

Agent's full name: Neil Donnelly

Email address: neild@ngatiwhatuaorakei.com

Contact phone number: +6421781787

Postal address:
PO Box 106-649
Auckland City
Auckland 1143

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps: Map 1 - Zoning, Precinct Plans 1, 2 and 3

Other provisions:
Table I334.6.7.1 - Identified Trees

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:

Rezoning the small area of land identified to Business Mixed Use (and subsequent amendments to Precinct Plan 1 by removing the land from Sub-Precinct C and Precinct Plan 3 by including the land in Height Area 4) will enable the purpose and principles of the Resource Management Act to be given effect by, in particular, identifying an area of land that can accommodate additional height with adverse effect.

105.1

Removing Trees 39, 40 and 41 from the schedule and Precinct Plan 2 reflects reality where the trees have been removed via a previously granted resource consent, having considered the Precinct provisions in total and with appropriate mitigation measures being put in place. The Plan Change seeks to make "amendments to the precinct provisions to promote Māori economic development as a key objective for the precinct". Retaining these trees within the statutory regime will result in planning blight on the affected land without commensurate environmental or planning benefit given the previous consideration given in allowing their removal.

105.2

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As detailed within the attached documents and changes to Precinct Plan 1 to remove the land area from sub-precinct c and Precinct Plan 3 to include the land in Height Area 4

Submission date: 2 February 2024

Supporting documents
Requested Changes.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.

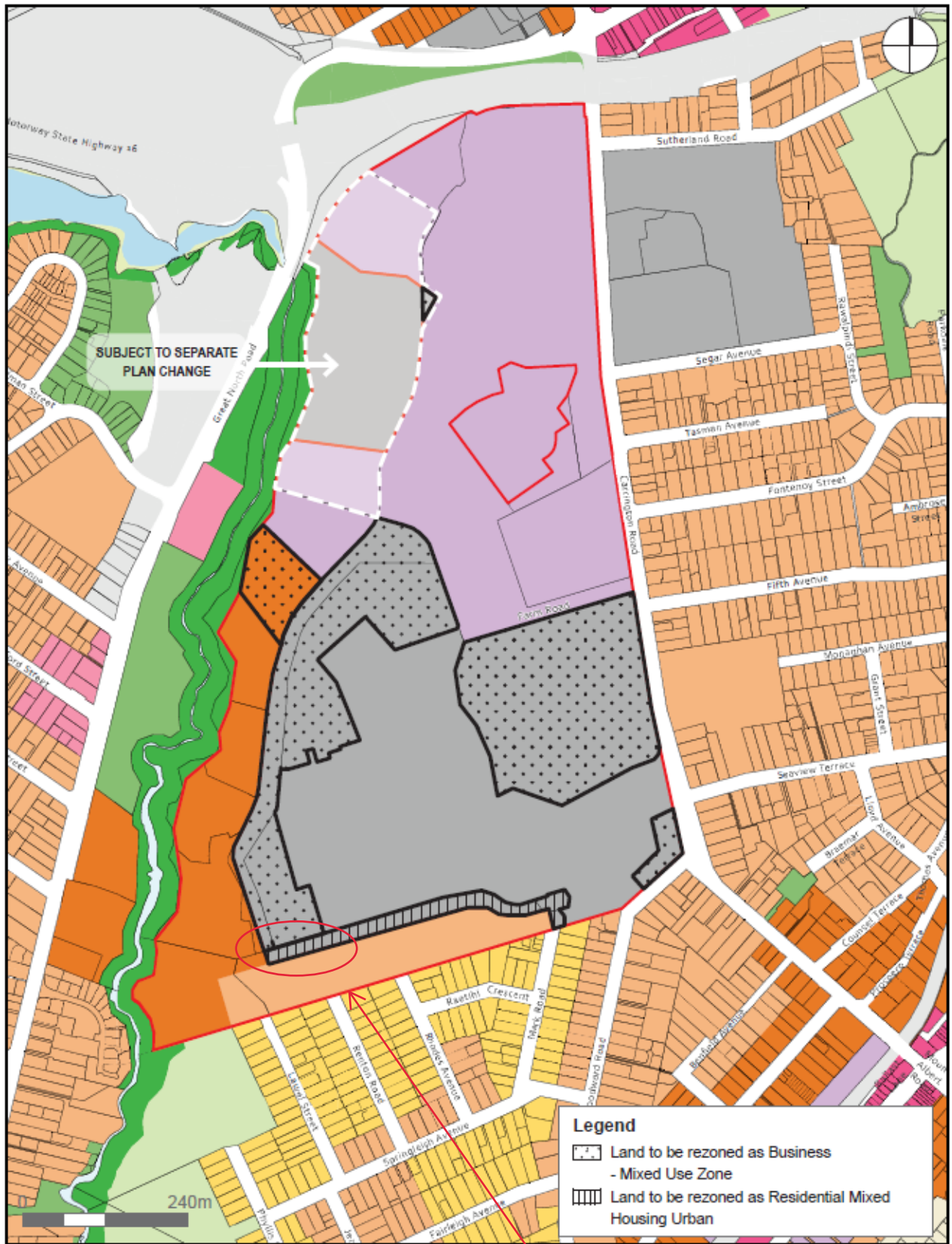
No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Summer splash pads are calling.

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Map 1 – Zoning



Land requested to be zoned Business Mixed Use

Table I334.6.7.1 - Identified Trees

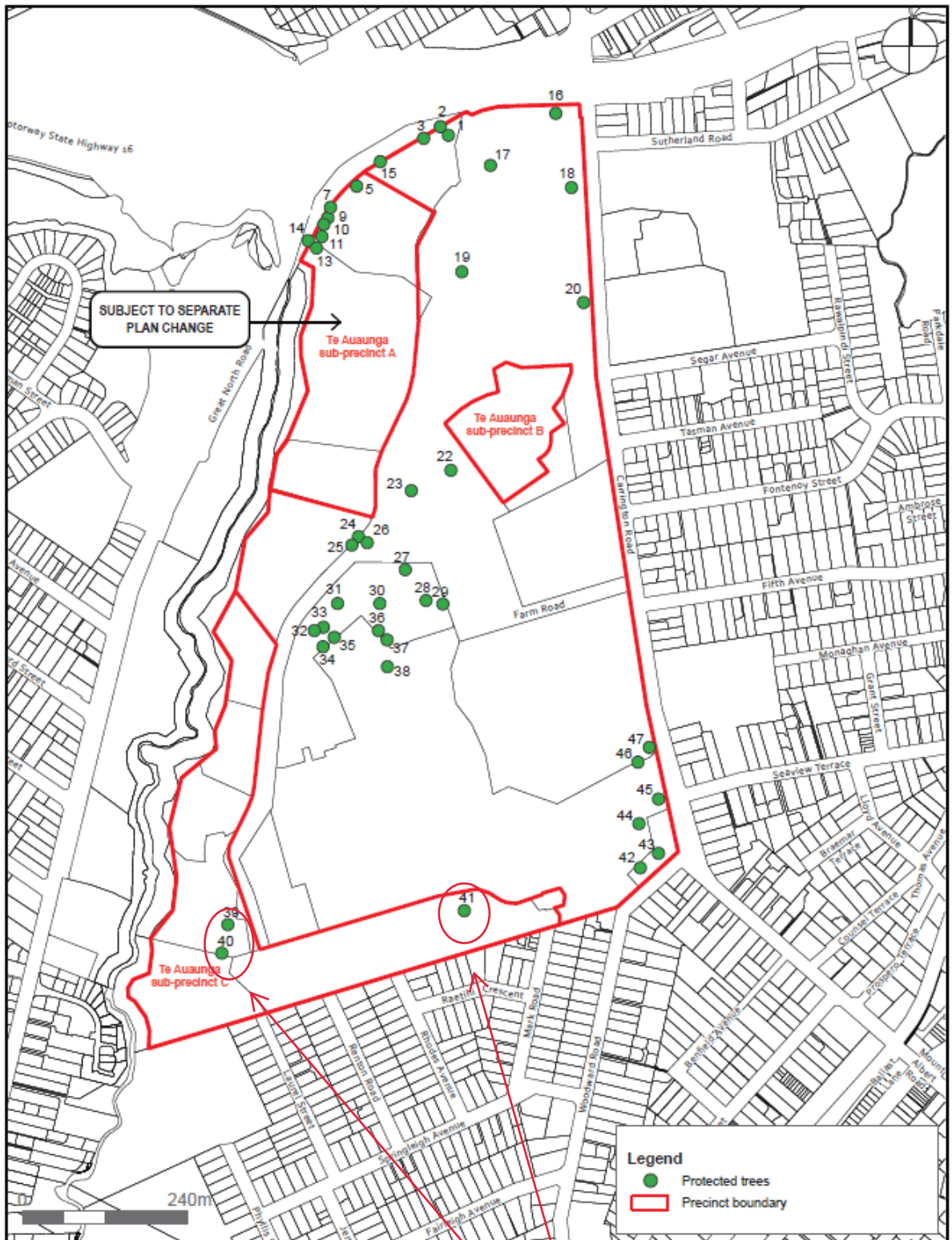
ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Frangipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

I334.6.8. Access

- (1) The primary traffic access to the precinct must be from Carrington Road at locations shown on ~~the~~ Precinct plan 1.

I334.10.2 Wairaka Te Auaunga: Precinct plan 2 – Protected Trees



Trees proposed to be removed from Planning Maps

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Elizabeth Johnson
Date: Friday, 2 February 2024 10:30:23 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth Johnson

Organisation name:

Agent's full name:

Email address: ella.a.joh@gmail.com

Contact phone number:

Postal address:
1/4 Harlston Road
Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

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:

Open Space:

106.1

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas.

I expected it to be shown as an open space area as I understand this area was to be preserved

through the sale and purchase agreement between Unitec and the Crown in 2018.

It is crucial to preserve open space for the number of people who will be living on this site. The garden and fruit forest are culturally and historically significant and should be maintained and preserved. I think we should preserve at least 7000 square metres occupied by the Sanctuary Mahi Whenua gardens and food forest.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: That Auckland Council incorporates the Mahi Whenua Sanctuary gardens into the design and that our mature forest and trees are retained for the future enjoyment of residents of the Mount Albert/Pt Chev area.

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Xenia Marcroft
Date: Friday, 2 February 2024 11:00:20 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xenia Marcroft

Organisation name:

Agent's full name: Xenia Marcroft

Email address: xmarcroft@gmail.com

Contact phone number:

Postal address:
16 Johnstone Street,
Point Chevalier
Point Chevalier 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
PC94 and others around building height

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 open green spaces please. We do not want more houses here. The schools , medical centres and roads cannot cope. There is not enough infrastructure here. The traffic will be even more congested.

107.1
 |
 107.2
 |
 107.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Emma John
Date: Friday, 2 February 2024 11:00:22 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emma John
Organisation name:
Agent's full name:
Email address: mrsemmajohn@gmail.com
Contact phone number:
Postal address:
36 Maryland Steet
Pt Chevalier
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Oppose plan change
Property address: Unitech
Map or maps:
Other provisions:
To build taller apartments and take away green 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:
We do not have the infrastructure nearby to cope with a further increase in population. There is already an increase in traffic and crime in are and police are stretched and have a part time community constable. Schools are far too stretched and over committed and traffic is far too busy to cope with demand

| 108.1
| 108.2
| 108.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Liz Sertsou
Date: Friday, 2 February 2024 11:15:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Liz Sertsou

Organisation name:

Agent's full name:

Email address: lizsertsou@yahoo.co.nz

Contact phone number:

Postal address:
20 Wainui Avenue
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
PC 94

Property address: Unitech Development

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are: 109.1
Lack of infrastructure, school resourcing, complete overcrowding, destroying green soace . 109.2
109.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kerry Palmer
Date: Friday, 2 February 2024 11:15:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kerry Palmer

Organisation name:

Agent's full name: Kerry Palmer

Email address: Kerrypalmer789@gmail.com

Contact phone number:

Postal address:
35A Kiwi Road Point Chevalier
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Oppose PC94 because schools can't cope, traffic can't cope, no infrastructure etc.

Property address: Pc94

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Traffic, infrastructure won't cope

| 110.1
| 110.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Bobby Willcox
Date: Friday, 2 February 2024 11:45:30 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bobby Willcox

Organisation name:

Agent's full name:

Email address: bobby.willcox@gmail.com

Contact phone number:

Postal address:
18a Bangor Street
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Wairaka precinct

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The surrounding suburbs are already struggling to support the current population - schools are full, traffic is horrendous, drainage is poor. There is no way another 12000 people can be supported without significant improvement in the surrounding infrastructure.

111.1
111.2
111.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Ockham Group Limited
Date: Friday, 2 February 2024 11:45:33 am
Attachments: [Ockham Group Submission.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ockham Group Limited

Organisation name:

Agent's full name: Jethro Joffe

Email address: jethro@baseplan.co.nz

Contact phone number: 0211291233

Postal address:

23 Amy Street

Ellerslie

Auckland 1051

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Refer to Submission Document

Property address: Refer to Submission Document

Map or maps: Refer to Submission Document

Other provisions:

Refer to Submission Document

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:

Refer to Submission Document

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Refer to Submission Document

Submission date: 2 February 2024

Supporting documents

Ockham Group Submission.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Submission to Plan Change 94 by Ockham Group Limited

Date: 2nd of February 2024
Plan Change: Plan Change 94
Submitter: Ockham Group Limited

Focus of Submission

The Submitter generally supports the outcomes sought in Plan Change 94, specifically the greater building height components of the plan change.

Introduction to Submitter

Ockham Group Ltd specialises in apartment developments, with a portfolio of highly sought-after, medium-density housing. Ockham has completed in excess of 700 units with a value of over \$0.5b since the company’s inception in 2009. Currently, there are 514 units to be delivered by October 2023, valued at \$0.5b, with a secured pipeline of over 3,100 units valued at \$2.2b, to be fulfilled over 10 years. Ockham Group Limited has partnered with Marutūāhu Rōpū, and together over the past seven years they have delivered high amenity density homes for Aucklanders (Tuatahi, Kōkihi, Aroha and Manaaki developments), answering the call for quality, accessible housing with a focus on creating communities within developments. The partnership named Marutūāhu-Ockham Group has already consented two projects within Maungārongo, being ‘Resource Consent 1’ and ‘Resource Consent 2’, which combined over a series of six buildings of seven to ten levels and various high quality publicly accessible open spaces.

Submission: Support of Plan Change 94

Reason for Submission

The Submitters involvement in the redevelopment of Maungārongo within Te Auaunga Precinct will be a generational development for the Marutūāhu Rōpū, and through the Marutūāhu-Ockham Group partnership, ultimately establishing a new urban community within Tāmaki Makaurau. The provisions of the Plan Change align to the Submitter’s aspirations for the land and therefore are supported. Specifically, the Submitter supports the provisions of the Plan Change seeking increases to building height which are aligned to the Submitters aspirations for the land and reflect the Submitters proven consented developments within the Precinct. The Marutūāhu-Ockham Group consented developments RC1 and RC2 confirm the appropriateness of greater height within the Precinct particularly at the area of land bordering Carrington Road and north of the Gate 3 road. The consented buildings in RC 1 and RC 2 range in height from 24m (7 Levels) to 35m (10 Levels), the proposed building heights are accommodated with high quality design and supported by a range of visual, urban design and shading assessment.

Relief Sought

The Submitter generally supports the Plan Change provisions in their current form and specifically the increases to building height for the Te Auaunga Precinct. Furthermore, the Submitter supports additional increases to the building height standards beyond those contemplated within the Plan Change, notably that ‘Height Area 2’ which stipulates a 35m building height be extended to include all of the land within ‘Height Area 4’ (prescribing a 27m height) north of the Gate 3 Road.

112.1

112.2



Mark Todd
Founder and Director
Ockham Group Limited

Supporting Information

- RC 1 Approved Consent - <https://www.epa.govt.nz/fast-track-consenting/listed-projects/maungarongo-rc1/>
- RC 2 Approved Consent - <https://www.epa.govt.nz/fast-track-consenting/listed-projects/maungarongo-rc2/>

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Greta Yardley
Date: Friday, 2 February 2024 11:45:38 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greta Yardley

Organisation name:

Agent's full name: Greta

Email address: gretayardley@gmail.com

Contact phone number:

Postal address:
48a Dignan St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Building intensification without supporting infrastructure e.g., schools and a plan for Pt Chevalier shopping centre

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 has been a significant increase in crime in the Pt Chevalier area since the library closure. There needs to be a plan in place to develop this area for a positive community experience before we intensify the housing around it.

113.1

I'd also like to see a school included in the plans. There is a lack of green space at the surrounding schools and they are already bursting. It would be good to see planning take that into consideration.

113.2
113.3

If you compare this plan to that of Rolleston in Christchurch this plan is severely lacking the infrastructure support for the population increase.

I am not against housing in this area. I'm am against such intensive housing without support facilities particularly a school.

I was recently in Los Angeles and stayed in a new housing development - North Hollywood. This was a commercial development of apartments and retail and a school. The buildings were 5 stories and well laid out and the area felt safe and inviting. We have an opportunity to do the same in this development - let's develop a community rather than a ghetto.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Reduce the height of buildings to maximum 5 stories and include a school in the plans. Additionally create this redevelopment along with Pt Chevalier shopping area and library to build a desirable community experience.

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jessica Tucker
Date: Friday, 2 February 2024 12:00:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jessica Tucker

Organisation name:

Agent's full name:

Email address: jessneale@gmail.com

Contact phone number:

Postal address:
58 wainui ave
Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Wairaka precinct

Property address: Wairaka precinct (ex carrington/unitec site)

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
There is not enough local infrastructure to support this level of development. Schools will not cope, doctors will not cope, it will create unmanageable traffic and parking. Waste water system will not cope. Not enough green space

114.1
114.2
114.3
114.4
114.5

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Christopher Casey
Date: Friday, 2 February 2024 12:00:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christopher Casey

Organisation name:

Agent's full name: Chris Casey Casey

Email address: chriscaseyphysio@gmail.com

Contact phone number: 0211832785

Postal address:
1234 Great North Road
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Heritage, public open space, natural environment

Property address: Wairaka Precinct

Map or maps:

Other provisions:
Retain Scheduled heritage and non scheduled heritage, keep Sanctuary Gardens, extend provision for maximum allowable public open spaces

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:
Maintain and extend heritage protection (ie Building 6, Building 28) to support Council rules

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested	115.1
	115.2
Details of amendments: Maximise public open spaces, include retention of Sanctuary Gardens, decline max heights, protect heritage, trees, natural ecology	115.3
	115.4
Submission date: 2 February 2024	115.5
	115.6

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

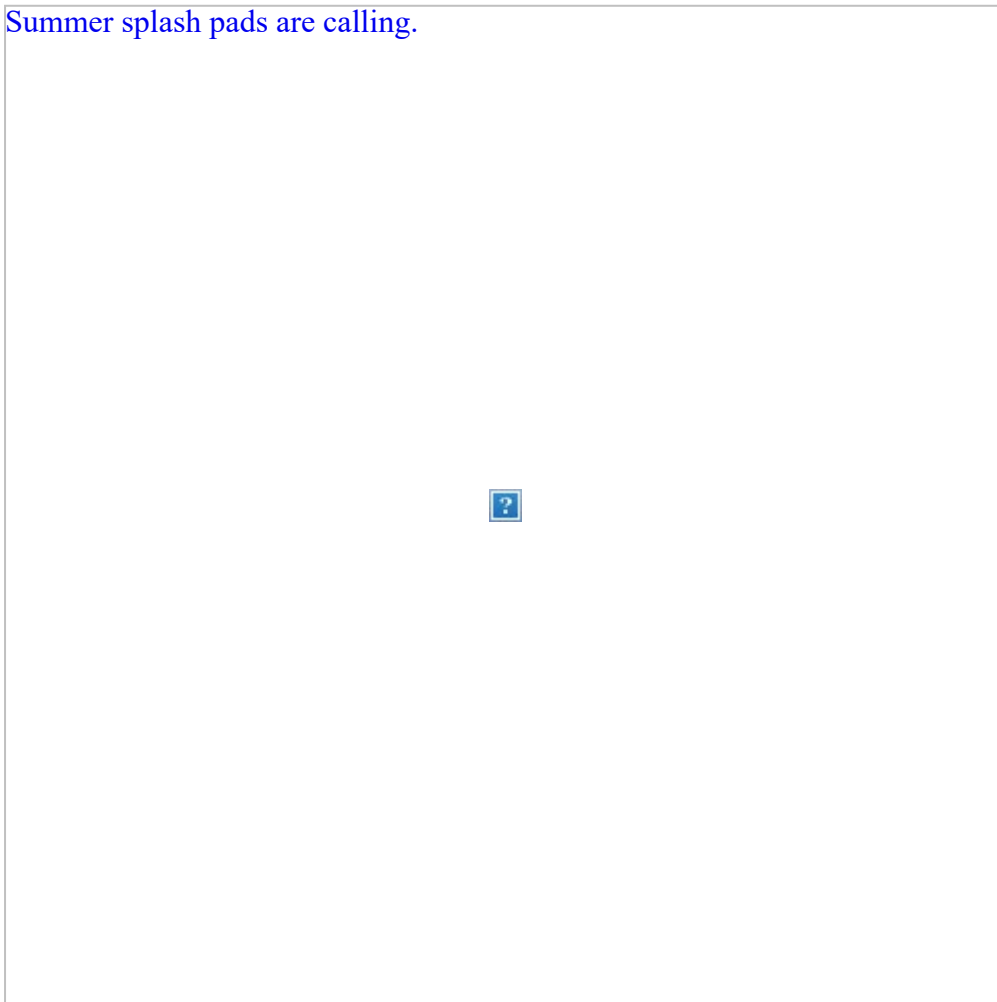
Are you directly affected by an effect of the subject matter of this submission that:

- 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 94 - Jo Kleiner
Date: Friday, 2 February 2024 12:00:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jo Kleiner
Organisation name:
Agent's full name: Jo Kleiner
Email address: jo8kleiner@gmail.com
Contact phone number:
Postal address:
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Against the increase of height to 25 stories and the removal of green spaces.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:	116.1
The lack of schools, public facilities and road infrastructure. It is struggling at the moment before adding over 12,000 new homes. The community won't cope with the increase in families.	116.2
Green spaces need to be added not removed. There's a huge lack of car parks and public transport.	116.3
	116.4

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Warren McQuoid
Date: Friday, 2 February 2024 12:00:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Warren McQuoid
Organisation name:
Agent's full name:
Email address: design2detail@outlook.com
Contact phone number:
Postal address:
58C Wainui Avenue
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan Change 94

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:
because schools can't cope, traffic can't cope, no infrastructure etc.

117.1
117.2
117.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Campbell Hodgetts
Date: Friday, 2 February 2024 12:15:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Campbell Hodgetts

Organisation name:

Agent's full name: Cam Hodgetts

Email address: chodgetts@gmail.com

Contact phone number:

Postal address:
chodgetts@gmail.com
Point Chevalier
AUCKLAND 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

The increased height sought for new buildings along the Carrington Road frontage from 18m to 27m

Property address:

Map or maps:

Other provisions:

The increased height sought for new buildings along the Carrington Road frontage from 18m to 27m

118.1

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The plan change applicant is seeking approval to raise the height of new buildings constructed along the Carrington Road frontage from 18m to 27m - a 50% increase over that previously allowed for. This move is highly problematic for a number of reasons (including those outlined below) and I ask the council decline the plan change sought.

Firstly, the development is completely out of character with anything in the surrounding area, and for the most part, Auckland as a whole. The increased building height will tower over all others in the area.

Secondly, the additional concentration of housing at that end of the development (caused by the extra residents in the additional 3 floors of apartments) will place huge pressure on infrastructure, including roads, transportation and schooling. The development has been purposely proposed to

118.2

have a low resident to car ratio, in order to encourage public transport use. Unfortunately, Auckland's poor public transport means inhabitants are still heavily dependent on cars, and as such it's reasonable to assume the level of congestion and illegal parking will be super-charged by the new development. Allowing more people into the north east corner by increasing building heights will only exacerbate this issue.

Perhaps most importantly, it's clear the local schools are ill-equipped to deal with the imminent influx of new students from the Wairaka Precinct. By holding development heights at previously prescribed levels, the precinct will grow organically at a more suitable rate to enable schools to grow, recruit new staff and develop more facilities to handle the influx of students.

118.3

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Hold development heights at lower levels as previously approved, including maintaining height restrictions on and around the Carrington Rd frontage at 18m

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Natalie Munro
Date: Friday, 2 February 2024 12:30:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Natalie Munro

Organisation name:

Agent's full name: Natalie Munro

Email address: nchwatson@gmail.com

Contact phone number: 021950592

Postal address:
nchwatson@gmail.com
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
I oppose this development on the grounds noted below:

Additional heights of buildings

Open Space: With approx 12.6k new residents in the area, the plan does not allow for sufficient public open space for the new community and their needs to promote wellbeing - research has proven more green spaces with better health outcomes. This is especially true as the already small area has been chopped up into a 5 different spaces.

119.1

Impact on natural beauty of the area: I also feel that having the development only 10m away from Oakley creek significantly impacts that the natural beauty of the area and overall enjoyment of the area for the public. Who enjoy the feeling of being in the forest while also in the city.

119.2

Schools: There is no land zoned for a school however there will be thousands living on the site and local schools are nearing full capacity. Where will they go to school and this will put more pressure on already oversubscribed schools.

119.3

Zoning: These homes are intended for residential use but there is a request for Business-Mixed Use which can deliver poorer outcomes for future residents eg no requirement for outlook, balconies and your apartment can be right on the road instead of set back a bit (dust/fumes and noise from the traffic) will all impact overall wellbeing.

119.4

Property address: Wairaka or Te Auaunga Project

Map or maps:

Other provisions:
as above

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:

Designs to not give adequate consideration for the residents health outcomes and overall wellbeing - evident through the reduction in green/open spaces and the request to be business mixed use. Adequate infrastructure and community services including is not included in the plans - community services/roading/infrastructure and most importantly schools/doctors/libraries can not cope with the additional influx of residents - which is exacerbated by this change.

119.5

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? 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: jethro@baseplan.co.nz
To: [Unitary Plan](#)
Subject: RE: Unitary Plan Publicly Notified Submission - Plan Change 94 - Marutūāhu Rōpū
Date: Monday, 5 February 2024 5:04:03 pm
Attachments: [image001.png](#)
[Marutuahu Submission.pdf](#)

Hi there,

RE: Unitary Plan Publicly Notified Submission - Plan Change 94 - Marutūāhu Rōpū

On behalf of my client, Marutūāhu Rōpū, we lodged the submission below to PC94 on the 2nd of February.

The purpose of this email is to correct an error in the online form.

The reply email states that the following of the submission:

I or we seek the following decision by council: Approve the plan change without any amendments

It should be corrected to state:

I or we seek the following decision by council: Approve the plan change with the amendments I requested

This is aligned to the attached submission lodged with Council online on the 2nd of February and re-attached here.

Please confirm back to us the correction.

Regards,

Jethro Joffe
Baseplan Limited
021 129 1233



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Marutūāhu Rōpū
Date: Friday, 2 February 2024 12:30:27 pm
Attachments: [Marutuahu Submission.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Marutūāhu Rōpū

Organisation name:

Agent's full name: Jethro Joffe

Email address: jethro@baseplan.co.nz

Contact phone number: 0211291233

Postal address:

23 Amy Street

Ellerslie

Auckland 1051

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Refer to submission document

Property address: Refer to submission document

Map or maps: Refer to submission document

Other provisions:

Refer to submission document

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:

Refer to submission document

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 2 February 2024

Supporting documents

Marutuahu Submission.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

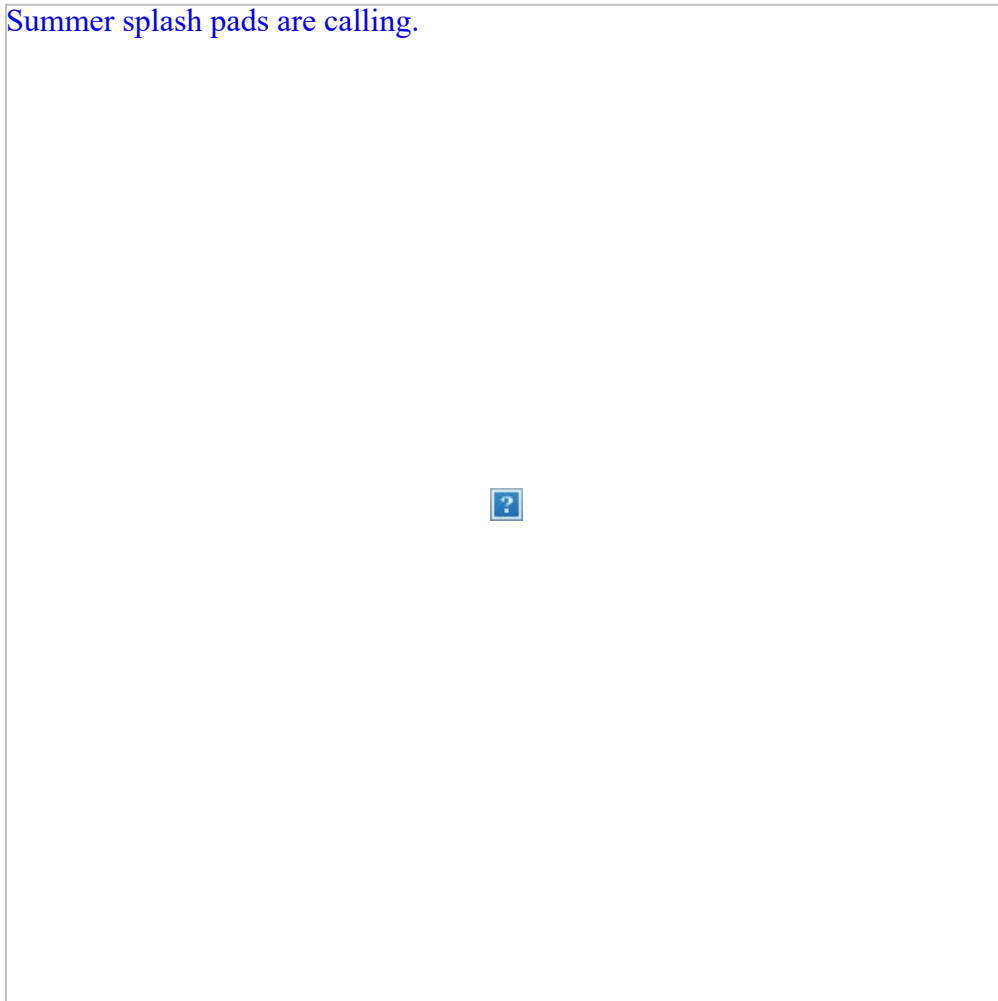
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Submission to Plan Change 94 by Marutūāhu Rōpū

Date: 2nd of February 2024
Plan Change: Plan Change 94
Submitter: Marutūāhu Rōpū

Focus of Submission

The Submitter supports the outcomes sought in Plan Change 94, noting the building height components of the plan change.

Introduction to Submitter

Marutūāhu Rōpū (Ngāti Maru, Ngāti Pāoa, Ngāti Tamaterā, Ngāti Whānaunga and Te Patukirikiri) has an allocation of land within the Precinct, named Maungārongo as part of the Ngā Mana Whenua o Tamaki Makaurau Collective Redress Deed 2012 and Act 2014 under which the Marutūāhu Rōpū is one of the three Rōpū sharing this Treaty redress. The Marutūāhu Rōpū allocation is for the majority of the northern portion of the Precinct, which includes over 10 hectares of land north of Gate 3 road. Marutūāhu Rōpū development partners include Ockham Group Limited and together over the past seven years they have delivered high amenity density homes for Aucklanders (Tuatahi, Kōkihi, Aroha and Manaaki developments), answering the call for quality, accessible housing with a focus on creating communities within developments. The partnership named Marutūāhu-Ockham Group has already consented two projects within Maungārongo, being ‘Resource Consent 1’ and ‘Resource Consent 2’, which combined over a series of six buildings of seven to ten levels and various high quality publicly accessible open spaces.

Submission: Support of Plan Change 94

Reason for Submission

Maungārongo is a generational development for the Marutūāhu Rōpū, and through the Marutūāhu-Ockham Group partnership, ultimately will establish a new urban community within Tāmaki Makaurau. The provisions of the Plan Change align to the Submitter’s aspirations for the land and therefore are supported, including increases to building height which are aligned to the Submitter’s aspirations for the land and reflect the Submitter’s proven consented developments within the Precinct. The Marutūāhu-Ockham Group consented developments RC1 and RC2 confirm the appropriateness of greater height within the Precinct particularly at the area of land bordering Carrington Road and north of the Gate 3 road. The consented buildings in RC 1 and RC 2 range in height from 24m (7 Levels) to 35m (10 Levels), the proposed building heights are accommodated with high quality design and supported by a range of visual, urban design and shading assessment.

Relief Sought

The Submitter supports the Plan Change provisions, noting the increases to building height for the Te Auaunga Precinct. Furthermore, given the benefit of the consented developments at RC1 and RC2, the Submitter also supports additional increases to the building height standards beyond those contemplated within the current Plan Change, notably that ‘Height Area 2’ which stipulates a 35m building height be extended to include all of the land within ‘Height Area 4’ (prescribing a 27m height) north of the Gate 3 Road

120.1

120.2

Paul Majurey
Chair
Marutūāhu Rōpū

Supporting Information

- RC 1 Approved Consent - <https://www.epa.govt.nz/fast-track-consenting/listed-projects/maungarongo-rc1/>
- RC 2 Approved Consent - <https://www.epa.govt.nz/fast-track-consenting/listed-projects/maungarongo-rc2/>

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Claire Sutton
Date: Friday, 2 February 2024 12:45:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Claire Sutton
Organisation name:
Agent's full name:
Email address: claire.n.sutton@gmail.com
Contact phone number: 0274070025
Postal address:
6 Bungalow Avenue
Point Chevalier
Auckland 1010

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address: Unitec Development Site Carrington Road
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Oppose PC94 as the infrastructure in Pt is not equip for more housing. Our roads, schools, infrastructure cannot cope already.

121.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? 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

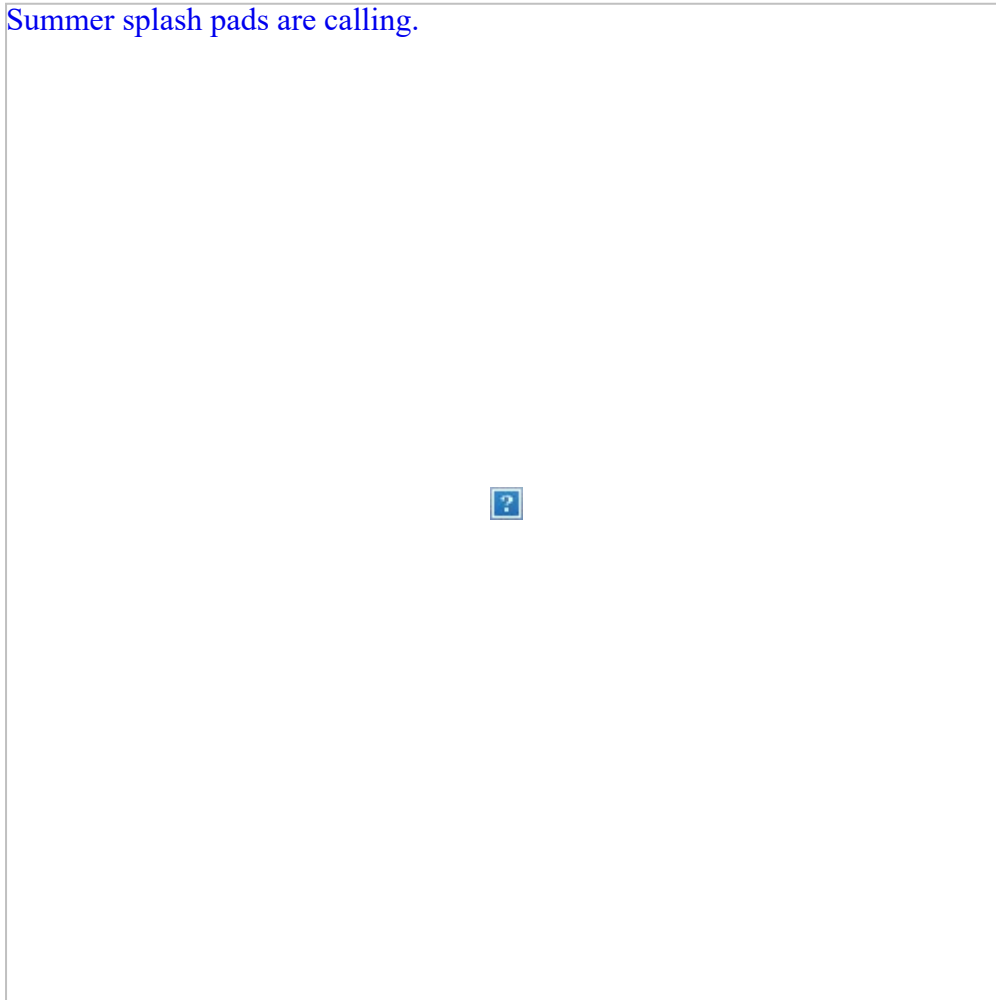
Are you directly affected by an effect of the subject matter of this submission that:

- 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 94 - Christina Miskimmons
Date: Friday, 2 February 2024 12:45:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christina Miskimmons

Organisation name:

Agent's full name: Chrissy Chai

Email address: write2chris@yahoo.com

Contact phone number:

Postal address:
118a Riversdale Rd
Avondale
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Education

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

There is no plans for a school... how will the neighbouring schools cope with the influx of children in the area.

122.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Julia Halpin
Date: Friday, 2 February 2024 12:45:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Julia Halpin
Organisation name:
Agent's full name:
Email address: juliahalpin29@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address: Unitec Development, Mt Albert
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 understand there is a proposal to increase the scale of the development. Presently, the infrastructure cannot cope, the schools are pushed to capacity and there's been a significant increase in crime in the area surrounding Mt Albert and Pt Chev. We need to protect our green spaces for future generations.

123.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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RESOURCE MANAGEMENT ACT 1991
SUBMISSION ON PRIVATE PLAN CHANGE 94
(WAIRAKA PRECINCT) TO THE AUCKLAND UNITARY PLAN
(OPERATIVE IN PART)

Clause 6 First Schedule, Resource Management Act 1991

TO: Auckland Council

By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTER: Geoffrey John Beresford (**the Submitter**) at the address for service set out below.

1. This is a submission on Private Plan Change 94 to the Auckland Unitary Plan (Operative in Part) (**AUP**), requested by the Ministry of Housing and Urban Development (**MHUD**) (**the Change**).
2. The Change proposes to:
 - (a) Rename the Wairaka Precinct as the Te Auaunga Precinct (**the Precinct**);
 - (b) Rezone former Unitec land from Special Purpose Tertiary Zone to Business-Mixed Use Zone (**BMU**) and Residential Mixed Housing Urban Zone (**MHU**); and
 - (c) Revise the Precinct Provisions and Plans to, inter alia:
 - (i) Allow up to 18,000 people to live within 64.5 hectares of land area (compared to the total population of Mt Albert of 13,060 people living in a land area of 504 hectares).
 - (ii) Allow construction of taller apartment buildings that will dominate and diminish the natural environment and significantly reduce Aucklanders' amenity.
 - (iii) Allow the developers to avoid providing sufficient open space, infrastructure, and public amenity to support unprecedented intensification that is unlikely to be matched in any other suburban area in New Zealand and thereby risk creating a sub-optimal slum.
 - (iv) Embed inherently unfair race based economic rights into the Precinct Provisions which give primacy to developers' economic interests and so would inevitably generate poorer development outcomes.

3. The Submitter opposes the Change in its entirety on the basis that it reflects sustained incompetence, emanating from Cabinet, which has resulted in total failure to publicly Masterplan redevelopment of Unitec and the squandering of a unique opportunity.
4. The Submitter could not gain an advantage in trade competition through this submission and in any event is 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.
5. The reasons for the submission are that the Change, as notified:
 - (a) Is contrary to the sustainable management of natural and physical resources does not amount to or promote the efficient use and development of resources, and is otherwise contrary to the purpose and principles in Part 2 of the Resource Management Act 1991 (**RMA**).
 - (b) Is inconsistent with objectives, policies, and other provisions in the AUP and other relevant planning instruments.
 - (c) Does not warrant approval in terms of section 32 of the RMA.
 - (d) Will enable the generation of significant adverse effects on the environment in terms of will enable significant adverse effects on the environment including on the social well-being of the existing and proposed residential community.
6. Without limiting the generality of the reasons at paragraph [5] the Submitter refers to each of the specific submission points detailed in Schedule 1 and says further that:
 - (a) Redevelopment of the Precinct needs to proceed following a public participatory Master Planning process.
 - (b) Mt Albert is Auckland's second oldest suburb, but the Change exhibits inadequate concern for the existing community and completely fails to address the environmental impacts of the unprecedented intensification it seeks to enable.
 - (c) The future population of the Precinct is unclear but could be anywhere between 8,000 to 18,000 people, which makes it very difficult to know just what ultimately the future of the Precinct could look given the 10,000 person uncertainty.
 - (d) Almost the entire land area of the Precinct (apart from where buildings and the Mason Clinic are located) was until recently an area which community walked through as if it were a park, but the amount of Open Space that the Change seeks appears to have no concept or this.
 - (e) The Change enables perhaps most short-sighted possible use of the unique land within the Precinct and is a disgrace.

- 7. The Submitter’s alternative position is that if the Change is to proceed, then to achieve the purpose of the RMA and the AUP the Change needs to be amended with the specific (and consequential) amendments required as detailed in **Schedules One** and **Two**.
- 8. In general, the Precinct Plan requires amendments to enable the purposes of the RMA and the AUP to be met including:

Comprehensive Master planning

- (a) Comprehensive master-planning for the Precinct that identifies the locations of buildings and the community, residential, commercial, retail or other activities to be undertaken within buildings, or externally to buildings, prior to any resource consents for residential dwellings being granted. 124.1
- (b) For all work under any resource consents granted prior to the completion of master planning to be suspended pending the completion of the required master planning.
- (c) Fresh consideration should be given to the location of a public transport located centrally within the Precinct at a topographical low point, the provision of a “bow road” for private vehicle trips through the precinct, and provision made for construction of a rail spur connecting to the Western Line at Mt Albert. 124.2
- (d) Traffic and other infrastructural constraints to be realistically assessed and to be used to place a hard limit on the number of dwellings permitted within the Precinct. 124.3

Significant Open Space increases

- (a) Significantly increased open space within the Precinct up to a level appropriate for the number of people who will be living in and around the Precinct and using that open space. 124.4

Built Form

- (b) Significant changes are required to address the disasters waiting to happen along the Carrington Road Frontage and in regard to the extraordinarily tall and dominant buildings that the Change as proposed would enable. 124.5
- (c) Reduced height limits and increased distances between buildings are required to preserve Auckland’s natural environment and to prevent this development becoming an enormous blight upon Auckland. 124.6

Landscaping and tree protection

- (d) Restrict site coverage to provide greater landscaped areas and space for tall trees between buildings. 124.7

- (e) Retain and extend existing tree protection provisions and increase the area of land required to be soft landscaped on sites in the Precinct. 124.8

Activity status and notification

- (f) Provide that the removal of identified trees, removal of identified character buildings and building above height limits are non-complying activities requiring public notification. 124.9

9. Further details of the Submitter's submission points and reasons in support of amendments to the plan provisions (compared to MHUD's proposals) are set out in **Schedule One**. In addition, the proposed amendments by the Submitter compared to MHUD's proposals are detailed within the Precinct provisions in **Schedule Two**. All of the amendments and the reasoning given in both schedules will be relied upon by the Submitter.
10. The Submitter seeks that the Change be withdrawn or, if necessary, disallowed unless the amendments requested are made to address the concerns raised in this submission.
11. The Submitter wishes to be heard in support of this submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at any hearing.

DATED 2 February 2024



GJ Beresford

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Schedule 1 – Specific Submission Points

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
Name Changes throughout					
1.	Precinct	Wairaka <u>Te Auaunga</u> Precinct	Oppose/Amend throughout.	<u>Unitec</u> Precinct	This area is known locally as Unitec. It is easier and more transparent to use the name known by the public. It is also more practical to use English as it is difficult for English speakers to pronounce words that start with 5 vowels. It would most likely lead to the Precinct being referred to locally as the “Te A” Precinct (much like the common usage of “K road”) or just as “the Precinct”.
2.	Oakley Creek	Oakley Creek <u>Te Auaunga</u> Waterway	Oppose/Amend throughout.	Oakley Creek / <u>Te Auaunga</u> Waterway	It is not appropriate for well-known English name of Oakley Creek, one of Auckland’s longest urban streams to be deleted from the Precinct Plan.
Precinct Description					
3.	1334.1. Precinct Description	in the west to Carrington Road in the east, where the	Amend	-	This needs to be updated to reflect the changes in

124.10

124.11

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngaāti Whaātua Ōraākei own contiguous blocks of land that make up the site.			landholdings.
4.	I334.1. Precinct Description	It will provide the opportunity for people to live, work, and learn within the precinct, while enjoying the high amenity of the <u>area Wairaka environment.</u>	Oppose/Amend	It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the environment <u>within the Precinct and the surrounding area.</u>	It is important to focus on the environment in the Precinct and the surrounding area.
5.	I334.1. Precinct Description	<u>A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct.</u>	Oppose/Amend	<u>A range of building heights are applied across the precinct that recognise the topography of the land within the precinct.</u>	The topography of the land should be recognised but the other proposed amendments would unfairly favor development. Also the location is good but it is not the CBD which is where tall building should be
6.	I334.1. Precinct Description	<u>These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential</u>	Oppose/Amend	<u>These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties.</u>	All amendments seeking greater permissiveness in height are opposed as they are not conducive to a well-functioning urban environment.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<p><u>adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.</u></p>			
7.	I334.1. Precinct Description	<p><u>The Te Auaunga Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.</u></p>	Oppose	-	<p>This amendment would discriminate between developers of different races and also against non-Maori submitters and is contrary to s 19(1) of the New Zealand Bill of Rights Act 1990.</p>
8.	I334.1. Precinct Description	<p>The Wairaka Te Auaunga Precinct provides overall objectives for the whole area, and three sub-precincts:</p>	Oppose	<p>The Precinct provides overall objectives for the whole area, and three sub-precincts:</p>	<p>Reference to overall objectives is important to the functioning of the Precinct as a whole and should be retained.</p>

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
9.	I334.1. Precinct Description	Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities, <u>as well as other activities or enabling works which do not compromise the laundry service while this facility is in operation.</u>	Oppose/Amend / Information is required	Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities, <u>until the expiry of the lease in 2036 (or earlier by negotiation) and will then be used for [...]</u>	The information available is inadequate for the public to understand the intended future use of sub-precinct B
10.	I334.1. Precinct Description	Sub-precinct C that the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution	Oppose	Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution	The reference to a broad range of residential activities should be retained.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
11.	I334.1. Precinct Description	<p>There are also particular attributes of the Wairaka Te Auauunga <u>Wairaka Te Auauunga</u> Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced, and future areas introduced through the development of the precinct. These include the following:</p> <ul style="list-style-type: none"> • The significant ecological area of Oakley Creek <u>Te Auauunga</u>. • An open space network linking areas within the Wairaka Te Auauunga <u>Wairaka Te Auauunga</u> Precinct and providing amenity to neighbouring business and housing areas; • A network of pedestrian and cycleway linkages that integrate with the area network. • Retention of the open space storm-water 	Amend	<p>There are also particular attributes of the Precinct, Wairaka <u>Wairaka</u> which contribute to the amenity of the Precinct and the surrounding area and are to be retained and enhanced, and future areas introduced through the development of the Precinct. These include the following:</p> <ul style="list-style-type: none"> • The Wairaka Stream and the landscape amenity, ecological and cultural value this affords; • An open space network linking areas within the Wairaka <u>Wairaka</u> Precinct and providing amenity to neighbouring business and housing areas; • <u>Amenity enhancing views at street level which connect the Precinct with Mt Albert / Owairaka, the Waitamata Harbour, and the Waitakere Ranges;</u> • A network of pedestrian and cycleway linkages that integrate with the area network <u>and are of sufficient width to accommodate separate pedestrian and cycle lanes and vegetation and mature trees</u> 	<p>The Wairaka Stream and the provisions protecting are more fundamental to the Precinct Plan than Oakley Creak because the Wairaka Stream runs right through the heart of the Precinct, while Oakley Creek is outside of the Precinct.</p> <p>It is notable that:</p> <p><i>“A spring fed stream (Wairaka Stream) runs through the Wairaka Precinct prior to discharging into Te Auauunga/Oakley Creek. The Central Wetland discharges to the Stream part way down its length”.</i></p> <p>And that:</p> <p><i>“The Wairaka Precinct is located significantly above (15 to 20 meters) Te Auauunga/Oakley Creek with a steep slope of approximately 32 degrees from the western boundary to the Creek centreline”.</i></p>

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<p>management area which services Wairaka Te Auaunga and adjacent areas, and the amenity of the associated wetland</p> <ul style="list-style-type: none"> • The Historic Heritage overlay of the former Oakley Hospital <u>main building</u> and identified trees on site. 		<ul style="list-style-type: none"> • Retention of the open space storm-water management area which services <u>the Precinct</u> and adjacent areas, and the amenity of the associated wetland. • The significant ecological area of <u>nearby</u> Oakley Creek / <u>Te Auaunga</u>. • The Historic Heritage overlay of the former Oakley Hospital <u>main building and other character and/or heritage buildings located within the Precinct</u>; • <u>The mature vegetation and notable and identified trees on site within the Precinct and the amenity they provide.</u> 	
12.	I334.1. Precinct Description	The implementation of the Precinct plan <u>1</u> outcomes is dependent on a series of works.	Oppose / Amend	The implementation of the <u>Precinct plan</u> <u>the desired</u> outcomes for the <u>Precinct and surrounding areas</u> is dependent on a series of works.	The proposal narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the Precinct Plan are wider.
13.	I334.1. Precinct Description	These works focus on the provision of open space and a roading network giving including access from the east to the important Oakley Creek Te Auaunga public	Oppose / Amend	These works focus on the provision of open space and a roading network giving including access from the east <u>and south</u> to the important <u>public open space surrounding</u> Oakley	An update is required to refer to connections from the south

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		open space		<u>Creek/Te Auaunga.</u>	
14.	I334.1. Precinct Description	-	Amend	Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct <u>and that the stormwater management for the precinct will be designed to accommodate these stormwater flows.</u>	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
15.	I334.1. Precinct Description	These measures could include the following: • Providing a connected road network through the site;	Amend	Such These measures could will include the following: • Providing a connected road network through the site <u>along with integrated and well designed public transport connections through the site;</u>	To ensure integration of the roading and public transport connections through the Precinct.
16.	I334.1. Precinct Description	-	Propose	• <u>Making provision for an underground rail spar connecting to the Mt Albert Train Station.</u>	This would enable the provision of a connection to the Western Line.
17.	I334.1. Precinct Description	• Making provision for a bus node and road widening to support the public transport network <u>and expansion of the public transport network through the precinct.</u>	Amend	• Making provision for a “ <u>bow road</u> ” for public and private vehicles and a public transport hub (including a bus node) <u>located centrally within the Precinct at a topographical low point, and road widening to</u>	The “bow road” and a transport hub located at a topographical low point in the centre of the Precinct would have multiple benefits.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
				<p>support the public transport network within the center of the Precinct and expanding the public transport network through the Precinct.</p>	
18.	I334.1. Precinct Description	<ul style="list-style-type: none"> • Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek Te Auaunga over bridge to the proposed bus node Carrington Road bus services and existing and proposed cycle networks beyond the site 	Amend	<ul style="list-style-type: none"> • Providing a connected pedestrian and cycling network into and through the <u>Precinct</u>, <u>with sufficient width to allow separate cycling and pedestrian lanes.</u> • ... site, in particular Providing convenient east-west and north-south cycle connections from the Oakley Creek Te Auaunga over bridge to the proposed bus node central transport hub Carrington Road bus services and existing and proposed cycle networks beyond the <u>Precinct site.</u> 	A central transport hub plus pedestrian and cycling connections to it would reduce adverse traffic effects on Carrington Road. Such amendments are required to mitigate the effects of greater intensity enabled by the Change.
19.	I334.1. Precinct Description	-	Propose	<ul style="list-style-type: none"> • <u>Limiting the number of Major Precinct Access points from and onto Carrington Road</u> 	To manage access to the Precinct from Carrington Road.
20.	I334.1. Precinct Description	-	Propose	<ul style="list-style-type: none"> • <u>Providing vehicle connections to the south of the Precinct to reduce traffic effects on Carrington Road.</u> 	To manage vehicle access to the Precinct from the south and to reduce traffic effects on Carrington Road.
21.	I334.1. Precinct Description	-	Propose	<ul style="list-style-type: none"> • <u>Restricting dwelling and occupancy numbers in the</u> 	Such amendments are required to mitigate the

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
				Precinct until the Woodward Road railway level crossing is replaced by a grade separated crossing;	effects of greater intensity enabled by the Change.
22.	I334.1. Precinct Description	-	Propose	<ul style="list-style-type: none"> Restricting dwelling and occupancy numbers in the Precinct until the design Carrington Road upgrade is completed. 	Such amendments are required to mitigate the effects of greater intensity enabled by the Change.
23.	I334.1. Precinct Description	To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan-1 and relevant policies. This method provides for integrated development of the area and ensures high quality outcomes are achieved.	Oppose/Amend	To reduce the potential of avoid new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan and relevant policies Precinct Plan requires land owners to develop in accordance with a comprehensive master plan that is in accordance with the Precinct Plan provisions and Precinct Plans 1-4. This method provides for integrated development of the area and ensures high quality outcomes are achieved.	MHUD’s amendment inappropriately narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the precinct are wider than this. Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
I334.2. Objectives					
24.	I334.2 (1)	The provision for a high quality of tertiary education	Oppose/Amend	The provision for a high quality of tertiary education institution	Amendments required to mitigate the effects of

124.11

124.12

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
		institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.		and accessory activities in the precinct is continued, while also providing for <u>open space</u> , growth, change and diversification of activities <u>that provide a high level of amenity within the Precinct and the surrounding area.</u>	the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	124.12
25.	1334.2 (2)	-	Propose	Comprehensive planning and integrated development of all sites within the precinct is achieved <u>prior to further resource consent for new building being granted.</u>	Amendments required to address the absence of a Master Plan and mitigate effects of rezoning a larger area as BMU and the greater intensity enabled by the Change.	124.13
26.	1334.2 (3)	A mix of residential, business, tertiary education, social facilities and community activities is provided, which maximises the efficient and effective use of land and provides for a variety of built form typologies.	Oppose/Amend	A mix of residential, business, tertiary education, social facilities and community activities is provided, which maximises the efficient and effective use of land and provides for a variety of <u>terraced housing and low to mid-rise apartment built form typologies</u>	These amendments are required to address the absence of a Master Plan and mitigate effects of rezoning a larger area as BMU and the greater intensity enabled by the Change and supports a variety of built form typologies but clarify the range of typologies primarily sought.	124.14
27.	1334.2 (5)	The commercial laundry service and accessory activities and associated buildings, structures and	Oppose/Amend	The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-	Greater clarification of the future intended use of Sub-precinct B is required.	124.15

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
		infrastructure in Sub-precinct B are provided for, <u>as well as other activities or enabling works which do not compromise the laundry service while this facility is in operation</u>		precinct B are provided for		124.15
28.	I334.2 (6)	Identified heritage values are retained through the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Oakley Creek Te Auaunga land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.	Oppose/Amend	Identified heritage values are retained through the adaptation of the scheduled buildings <u>and identified character buildings</u> and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on <u>Oakley Creek/Te Auaunga Waterway land</u> , and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. Potential for additional buildings to be scheduled in future.	124.16
29.	I334.2 (7A)	-	Propose	<u>The amount of open space within the Precinct is commensurate with the level of intensification planned both within the Precinct and the surrounding suburbs.</u>	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	124.17
30.	I334.2 (7B)	-	Propose	<u>To manage the urban forest on</u>	Amendments required to	124.18

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
				<u>public and private land within the Precinct so as to give effect to Auckland’s Urban Ngahere (Forest) Strategy and achieve a tree canopy of 30% within the Precinct</u>	mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and to give effect to the Council’s Urban Forest Strategy
31.	I334.2 (10)(a)	An integrated urban environment is created, which: Incorporates high quality built form and urban design;	Oppose/Amend	An integrated urban environment is created, which: Incorporates <u>high exemplary</u> quality built form and urban design;	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design.
32.	I334.2 (10)(b)	Recognises, protects and enhances the environmental attributes of Wairaka the precinct in its planning and development ...;	Amend	Recognises, protects and enhances the environmental attributes <u>and open space aspects of Wairaka</u> the precinct in its planning and development ...;	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
33.	I334.2 (10)(d)	-	Amend	Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment <u>including the built form and character of the surrounding residential environment.</u>	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

124.18

124.19

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
34.	1334.2 (10)(e)	-	Amend	Contributes positively to <u>the existing</u> Mt Albert, Waterview and Point Chevalier communities.;	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
35.	1334.2 (10)(f)	<u>Contributes to Māori cultural promotion and economic development.</u>	Oppose	-	The proposal would inappropriately prioritise the economic outcomes of the developer over community outcomes.
36.	1334.2(12)	<u>The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.</u>	Oppose	-	The proposal would inappropriately prioritise the economic outcomes of the developer over community outcomes.
37.	1334.2(13)	<u>Provide for increased heights in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create 'landmark' buildings in the north western part of the precinct.</u>	Oppose	.	Height Area 1 would permit blights on Auckland. If allowed it would undo generations of guardianship of the natural environment and let it be permanently dominated, diminished, and degraded. It would also diminish housing

124.19

124.20

124.21

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
					choice.
I334.3. Policies					
38.	I334.3.(1)	Enable and provide for a wide range of activities, including education, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.	Amend	Enable and provide for a wide range of activities, including <u>open space</u> , education, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.	Significantly increased amounts of open space are required mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change, which need to be secured by retaining minimum open space requirements in the Precinct provisions
39.	I334.3.(4)	Promote comprehensive planning by enabling integrated development in accordance with the p Precinct plan 1	Oppose/Amend	Promote comprehensive planning by enabling integrated development in accordance with the P precinct plans	All precinct plans contain relevant development controls.
40.	I334.3.(4) (continued)	and Policy I334.3(15A) that provides for any of the following:	Oppose/Retain	and Policy I334.3(15A) that provides for any of the following:	Significantly increased amounts of open space are required mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change,

124.22

124.23

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
					which need to be secured by retaining minimum open space requirements
41.	1334.3.(4)(d)	Intensive Residential accommodation activities;	Oppose/amend	Residential accommodation associated with <u>Tertiary Education</u> ;	To enable Unitec to provide residential accommodation, which increases the housing typologies.
42.	1334.3.(4)(e)	Economic development and employment, <u>including supporting Māori capacity building and Māori cultural promotion and economic development</u> ;	Oppose	Economic development and employment.	The proposal would inappropriately prioritise the economic outcomes of the developer over community outcomes.
43.	1334.3.(4)(i)	Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and <u>integrated</u> open space network;	Oppose/Amend	Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings <u>and identified character buildings</u> , identified trees and <u>integrated</u> open space network;	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
44.	1334.3.(4)(j)	Public road and open space access to the Oakley Creek reserve Te Auaunga	Oppose/Amend	Public road and open space access to the Oakley Creek / <u>Te Auaunga</u> reserve	Amendments to clarify that the provision relates to the reserve.
45.	1334.3.(5)	Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of	No position taken	-	None. No position taken.

124.23

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
		the precinct and Auckland, including Māori.				
46.	I334.3.(6)	Encourage a mix of residential lifestyles and housing typologies to cater for a diverse <u>and high density</u> -residential community at Wairaka <u>Te Auaunga</u> .	Oppose / Amend	Encourage a mix of residential lifestyles and <u>a variety of</u> housing typologies to cater for a diverse residential community.	Precinct provisions enable a variety of typologies	124.24
47.	I334.3.(7)	Provide for a mix of residential and business activities which will enable development of <u>an intensive</u> residential core to the <u>Te Auaunga</u> Precinct	Oppose / Amend	Provide for a mix of residential and business activities which will enable development of a residential core to well <u>functioning urban environment within the-Precinct</u>	Precinct provisions enable a variety of typologies.	124.25
48.	I334.3.(8)	Enable a broad range of educational, research, laboratory, office and business uses which meet the needs of and respond to future changes in, teaching, learning, and research requirements for a modern campus environment.	Oppose	Enable a broad range of educational, research, laboratory, office and business uses which meet the needs of and respond to future changes in teaching, learning, and research requirements for a modern campus environment.	It is important to meet the needs of and respond to future changes in teaching learning and research requirements for a modern campus environment.	124.26
49.	I334.3.(10A)	-	Propose	<u>Avoid subdivision and development that is incompatible with:</u> <u>(a) The provision of a high quality open space network.</u>	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and give	124.27

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
				<p><u>(b) Maintaining the amenity of the surrounding residential environment.</u></p> <p><u>(c) Well functioning urban environments</u></p>	effect to the NPS UD
50.	1334.3.(11)	-	Propose	<p>Encourage <u>Require</u> the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.</p>	There is more than one character building in the precinct. The protection needs to be strengthened to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
51.	1334.3.(13)	-	Amend	Require new buildings to be designed in a manner that provides for a high <u>an exemplary</u> standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design throughout.
52.	1334.3.(14)	Require <u>proposals for all new buildings, structures and infrastructure</u> or additions to existing buildings, structures and infrastructure adjoining or	Oppose / Amend	Require proposals for <u>all</u> new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the scheduled heritage	The rezoning of a larger area as BMU and the greater intensity enabled by the Change make these considerations relevant throughout the

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		adjacent to the scheduled heritage buildings and/or the significant ecological area of Oakley Creek Te Auaunga to provide <u>appropriate native landscaping and to be sympathetic and provide</u> contemporary and high-quality design, which enhances the precinct's built form and natural landscape.		buildings and/or the significant ecological area of Te Auaunga within the Precinct to provide <u>appropriate landscaping</u> and to be sympathetic and provide contemporary and high- <u>exemplary</u> quality design, which enhances the Precinct's built form and natural landscape.	Precinct not just adjacent to heritage buildings and SEAs. The preference for native planting needs to be balanced with the need for fast growing species that mitigate the adverse effects enabled by the Change faster.
53.	I334.3.(14A)	<u>Provide for taller buildings in the north western part of the precinct in this landmark location with enhanced outlook across the Waitemata Harbour and Waitakere Ranges, but in a location removed from residential neighbourhoods outside the proposal</u>	Oppose -	-	Inappropriately prioritises the amenity of new developments over the amenity of the existing community.
54.	I334.3.(14AA)	<u>Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form</u>	Oppose	-	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design throughout.

124.31

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
55.	I334.3.(14B)	<u>Provide for additional height in the central and northern parts of the precinct, recognising the topographical and locational characteristics of this part of the precinct, and the ability to provide greater housing choice, increase land efficiency, benefit from the significant views and outlook from the precinct, and leverage the proximity and amenity of Te Auaunga.</u>	Oppose	-	The topography of the site provides an opportunity to fill in the site with buildings without generating significant adverse effects on the environment
56.	I334.3.(15)(a)	-	Amend	Provide for <u>Maximise the public open space within the Precinct including a neighborhood park in the northern portion of the precinct and provide for:</u> <u>(a) a neighbourhood park in the northern portion of the precinct (North Open Space);</u> •	Significantly more open space is required to serve the needs of the Precinct given the intensification proposed within the Precinct and surrounding areas.
57.	I334.3.(15)(b)	-	Propose	<u>(b) Central Open spaces which include suburb parks at a size required to accommodate sports fields; and</u>	Significantly more open space (and certainty about the locations and functions of open space) is required to serve the needs of the Precinct

124.33

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
					and intensification in the surrounding areas.	
58.	I334.3.(15)(c)	-	Propose	<u>(c) Neighbourhood parks in the southern portion of the Precinct that connect with private open space in the Unitec Campus</u>	Significantly more open space (and certainty about the locations and functions of open space) is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.	124.34
59.	I334.3.(15A)	[deletion of existing]	Oppose	Provide at least 7.1ha of key open space (private) within the precinct. Note: Consequential amendments are required to re-insert all cross references to this policy proposed to be deleted by PC 94	Open space minima are required to ensure sufficient private open space is provided. This particular open space is required by PC 75 to replace open space lost due to the expansion of the Mason Clinic.	124.35
60.	I334.3.(15AA)	-	Propose	Provide at least 25 ha of open space (public) in addition to the open space (private) required by policy I334.3.(15A)	Significantly more open space is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.	124.36
61.	I334.3.(16)	-	Amend	Provide public connections to Oakley Creek/Te Auaunga Waterway from Carrington Road through public roads, <u>walkways</u> , and open space, giving quality	Addition of walkways to seek better walking connectivity.	124.37

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
				public access to this ecological area.	
62.	I334.3.(17)	-	Amend	Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages <u>that are of sufficient width to accommodate separate pedestrian and cycle lanes, amenity planting, stormwater management, and open space and plazas within the precinct.</u>	Proposed amendments to ensure sufficient connectivity and appropriate management of open space.
63.	I334.3.(18)	-	Amend	Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe, and improve connectivity for all users, <u>and are of sufficient width to accommodate separate pedestrian and cycle lanes, amenity planting, and stormwater management.</u>	Proposed amendments to ensure sufficient connectivity and appropriate management of open space.
64.	I334.3.(20)	-	Amend	Require subdivision and development to be integrated with transport planning and infrastructure in a way that <u>focuses connectivity on the central transport hub / bus node and underground rail spur linking to the Western Line at Mt Albert. and:</u>	Proposed amendments to ensure that the public transport network is appropriately provided for.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
65.	I334.3.(20)(c)	Implements as a minimum the transport elements within the Precinct <u>Plan 1</u> ;	Oppose/Amend	Implements as a minimum the transport elements within the Precinct Plans;	implementation of transport elements with the Precinct Plans not just with Precinct Plan 1 is required.
66.	I334.3.(20)(g)	-	Amend	(f) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated <u>including limiting the construction and occupancy of dwellings until after the Carrington Road upgrade is completed and the Woodward Road railway level crossing is replaced with a grade separated crossing.</u>	Required to mitigate the adverse traffic effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and to provide certainty that the timing of development and infrastructure delivery will be properly coordinated.
67.	I334.3.(22)	Changes only “Precinct” and “Mark Road.	Amend	Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times <u>and make undergrounding of the Woodward Road rail crossing a trigger point for development</u>	The trigger point is required to mitigate the adverse traffic effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and to provide certainty that the timing of development and

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
					infrastructure delivery will be properly coordinated.
68.	1334.3.(22) (continued)			For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the Precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road and Carrington Road/Great North Road intersections, Laurel Street, Renton Road, Rhodes Avenue, Mark Road <u>and the other local roads bounded by Carrington Road, New North Road, and Te Auaunga; Seagar Avenue, Fonetnoy Street, Fifth Avenue, Monaghan Avenue, Grant Street, Seaview Terrace, Counsel Terrace and Prospero Terrace.</u>	Additional proposed amendments are merely to state the names of additional local streets that will be affected noting that the additional BMU zoning in the southern parts of the Precinct and proposed southern roading connections will make the additional local streets more likely routes to be taken for vehicle trips to St Lukes Road.
69.	1334.3.(23)	Require an integrated transport assessment for the precinct for any new development greater than 2,500m² gross floor area in the Business – Mixed Use Zone or greater than		Require an <u>updated</u> integrated transport assessment for the precinct for any new development where the overall development within the precinct is not consistent with the previously modelled yield of	Clarify that the need for an updated ITA arises when an application brings the total number of dwellings above the previously modelled yield of people in the

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<p>1,000m2 gross floor area in the residential zones, unless that additional development was assessed as part of an earlier assessment of transportation effects that is no more than two years old</p> <p><u>4,000 dwellings in the precinct, and for any new development greater than that would bring the total number of dwellings in the precinct above,3000 dwellings in the precinct, where the overall development within the precinct is not consistent with the previously modelled yield</u></p>		<p><u>8,200 people in the fully developed Precinct.</u></p>	<p>fully developed Precinct.</p>
70.	1334.3.(27)(c)	<p>Manage potential adverse amenity effects from buildings at the precinct boundary by:</p> <p>...</p> <p>(c) Require graduated building heights and locate higher buildings away from the precinct boundaries that adjoin Mixed Housing Suburban residential areas to the south of the precinct.</p>	Oppose/Amend	<p>Manage potential adverse amenity effects from buildings at the precinct boundary by:</p> <p>...</p> <p>(c) Require graduated building heights and locate higher buildings <u>only in topographically low areas</u> and away from the precinct boundaries.</p>	<p>Potentially affected residential areas are not only located to the south of the precinct.</p>

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
71.	1334.3.(27)(d)	-	Propose	<u>(d) Set back buildings from Carrington Road and provide for reduced height along the Carrington Road frontage.</u>	To better integrate tall buildings with the environment and reduce adverse effects.
72.	1334.3.(27)(e)	-	Propose	<u>(e) Provide ample separation distances between buildings on Carrington Road.</u>	To better integrate tall buildings with the environment and reduce adverse effects.
73.	1334.3.(27)(f)	-	Propose	<u>(f) Require applicants to provide (or retain existing) tall trees between buildings fronting Carrington Road (including retaining sufficient space and depth for trees to establish).</u>	To better integrate tall buildings with the environment and reduce adverse effects.
74.	1334.3.(28)	-	Amend	Encourage <u>Require</u> built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis <u>including the requirement to have a comprehensive master plan approved prior the grant of resource consent for residential dwellings.</u>	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
75.	1334.3.(29)	-	Amend	Provide for the retail (including food and beverage) <u>and</u> <u>community</u> activities in identified locations on of the	The topography of the site discourages (and proposed closure of walking connections in

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter		Preliminary/indicative Reason for Submission
				precinct which: ... (b) serves local demand within the precinct; and <u>are located to minimise the number of vehicle trips outside of the Precinct to access these activities</u>		the surrounding area to accommodate the CRL once operational) walking to these activities outside of the Precinct so need to be provided within the Precinct.
76.	I334.3 (30A)	<u>Encourage the adaptive re-use of the existing buildings with historic value for retail and other activities.</u>	Amend	<u>Encourage the adaptive re-use of the existing buildings with historic value or character value for retail and other activities.</u>		Recognise the contribution made by buildings with Character value on the site
77.	I334.3 (31)	Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the Precinct Plan 1.	Oppose	Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the Precinct Plans <u>and Policy I334.3(15A).</u>		Relevant controls are on all of the Precinct plans, plus a consequential amendment to reference policy 15A.
Activity Tables						
78.	I334.4.4 Activity Tables	The activities listed in Table H13.4.1 Activity table for H13 Business - Mixed Use Zone at line items: (A20), (A21), (A23), (A24), and (A25) <u>and (A45)</u>	Oppose	The activities listed in Table H13.4.1 Activity table for H13 Business - Mixed Use Zone at line items: (A20), (A21), (A23), (A24), and (A25).		Exemplary urban design outcomes requires provisions to apply conjunctively so that the most stringent activity status and standards are applied.
79.	Table I334.4.1(A21CA)	-	Propose	<u>New buildings prior to a resource consent application for a</u>	NC	Amendments required to mitigate the effects of the rezoning of a larger

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Issue	Description of Issue or Provision	Wording Proposed by MHUD		Position on Proposal	Wording Proposed by Submitter		Preliminary/indicative Reason for Submission
					<u>comprehensive whole of precinct land use and built form master plan being approved</u>		area as BMU and the greater intensity enabled by the Change.
80.	Table I334.4.1 (A21D)	<u>Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height</u>	RD	Oppose/Amend	<u>Buildings within the Height Areas identified on Precinct plan 3 that exceed the heights specified on Precinct plan 3</u>	RD NC	Required to provide certainty as to the extent of built form enabled by the Precinct.
81.	Table I334.4.1(A21E)	Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m	RD	Oppose	-	-	Required to provide certainty as to the extent of built form enabled by the Precinct.
82.	Table I334.4.1(A21F)	-		Propose	<u>Buildings that exceed the 18m height control within 20m of the precinct boundary with Carrington Road (including after widening).</u>	NC	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD		Position on Proposal	Wording Proposed by Submitter		Preliminary/indicative Reason for Submission
83.	I334.4.1(A21G)	-		Propose	<u>Buildings within 10m of the precinct boundary with Carrington Road (including after widening).</u>	NC	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
84.	Table I334.4.1 (A31)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the Precinct plan 1 and Policy I334.3(15A)	RD	Oppose / Amend	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the Precinct plans and Policy I334.3(15A)	RD	All Precinct Plans contain relevant controls
85.	Table I334.4.1 (A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the Precinct plan 1 and Policy I334.3(15A)	D	Oppose / Amend	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the Precinct plans and Policy I334.3(15A)	D NC	All Precinct Plans contain relevant controls. Certainty as the form of development ...
86.	Table I334.4.1 (A33)	Buildings that exceed Standard I334.6.4 Height	D	Oppose/Retain	Buildings that exceed Standard I334.6.4 Height	D	Required to provide certainty as to the extent of built form enabled by the Precinct.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
87.	Table I334.4.1 (A34)	Any vacant lot subdivision proceeding in accordance with the Precinct plan <u>1</u> and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C	Oppose/Amend	Any vacant lot subdivision proceeding in accordance with the Precinct plans and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	All Precinct Plans contain relevant controls
88.	Table I334.4.1 (A35)	Any vacant lot subdivision that is not generally in accordance with <u>Precinct plan 1</u> and Policy I334.3(15A)	D	Oppose/Amend	Any vacant lot subdivision that is not generally in accordance with the Precinct plans and Policy I334.3(15A)	All Precinct Plans contain relevant controls. NC to give certainty
89.	Table I334.4.1 (A37)	Buildings that exceed the Standard I334.6.4 Height [deleted]	D	Oppose/Retain	Buildings that exceed Standard I334.6.4 Height	The height control is still required.
90.	Table I334.4.1 (A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with <u>Precinct plan 1</u> and Policy	RD	Oppose/Amend	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the Precinct plans and Policy I334.3(15A)	All Precinct Plans contain relevant controls.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission		
		I334.3(15A)					
91.	Table I334.4.1 (A43)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with <u>P</u> recinct plan <u>1</u> and <u>P</u> olicy	D	Oppose/Amend	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the Precinct plans and Policy I334.3(15A)	D	All Precinct Plans contain relevant controls.
92.	Table I334.4.1 (A44)	Any vacant lot subdivision proceeding in accordance with the Precinct plan <u>1</u> and <u>P</u> olicy I334.3(15A) and which creates lots consistent with the zone boundaries	C	Oppose/Amend	Any vacant lot subdivision proceeding in accordance with the Precinct plans and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C	All Precinct Plans contain relevant controls
93.	Table I334.4.1 (A45)	Any vacant lot subdivision that is not generally in accordance with <u>P</u> recinct plan <u>1</u> and <u>P</u> olicy I334.3(15A)	D	Oppose/Amend	Any vacant lot subdivision that is not generally in accordance with the Precinct plans and Policy I334.3(15A)	D <u>NC</u>	All Precinct Plans contain relevant controls. NC to give certainty
94.	Table I334.4.1 (A45)	-	-	Propose Amend	Buildings that exceed Standard I334.6.4 Height	D <u>NC</u>	NC to give certainty.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
95.	Table I334.4.4 (A56), (A57) (58)	[Generally] Deletion of (15A)	Oppose / Amend	Consequential amendments to reinsert reference to policy (15A)	Need to retain (15A).
Notification					
96.	I334.5.(1B)	<u>An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act</u>	Oppose	-	Opposed to ensure that there is an appropriate opportunity for the local community be heard.
97.	I334.5.(2)	Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, and I334.4.3, and I334.4.4 which is not listed in Standard _s I334.5(1) and I334.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.	Oppose/Amend	Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, and I334.4.3, and I334.4.4 which is not listed in Standard I334.5(1) -above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.	Opposed to protect and ensure that policy 15A is given effect to.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
Standards					
98.	I334.6.	<p>The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.</p> <p>(1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above. (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above: (a) H13 Business – Mixed Use zone: (i) Standards H13.6.0 Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4 Maximum tower dimension and tower separation, H13.6.5 Yards, H13.6.6 Landscaping and H13.6.8 Wind.</p>	Oppose	The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.	Application of underlying overlay and zone rules are required to ensure a high level of amenity, well functioning urban environment and exemplary urban design (unless the Preinct provisions are more stringent).

124.51

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
99.	I334.6.4. Height	<u>The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the 'Additional Height' control, including the Mixed Use zone and Areas 1 – 4, identified on Precinct plan 3: Te Auaunga Height.</u>	Oppose/Amend	<u>The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the 'Additional Height' control, including the Mixed Use zone and Areas 1 – 4, identified on Precinct plan 3: Te Auaunga Height except that buildings within 20m of a boundary with Carrington Road (following the completion of the proposed Carrington Road upgrade) must not exceed 18m</u>	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	124.52
100.	I334.6.5. Landscaping	<u>(1) At least 20 per cent of a site within the precinct must be landscaped, ...</u>	Oppose/Retain	<u>(1) At least 20 per cent of a site within the precinct must be landscaped,</u>	Retain the site landscaping requirement to mitigate the more intense forms of development enabled.	124.53
101.	I334.6.6. Precinct boundary set back	-	Amend	(3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015 <u>and a minimum width of 10m from Carrington Road following the road widening.</u> This setback area may be used for walkways, cycleways, public transport facilities, site access, street	Amend to retain an adequate set back of buildings from Carrington Road.	124.54

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
				furniture, outdoor dining and cafes. Other areas within the 28.2m setback area not used for these activities must be landscaped. This setback does not apply once the road widening affecting the Wairaka Te Auaunga Precinct Carrington Road frontage has been vested in the Auckland Council	
102.	I334.6.7. Tree protection	-	Amend	(1) In addition to any notable tree, subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – Protected Trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.	The adverse effects of changes to built form on Carrington Road can be mitigated more quickly if trees in the road widening area are retained to the greatest extent possible when Auckland Transport designs the upgrade.
103.	I334.6.8 (1) Access	(1) The primary traffic access to the precinct must be from Carrington Road <u>with secondary access to the south of the precinct at locations shown on Precinct plan 1</u>	Amend	(1) The primary traffic access to the precinct must be from Carrington Road <u>with secondary access to the south of the precinct</u> at locations shown on Precinct plan 1	Amend for consistency with updated Precinct Plan 1

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission	
104.	I334.6.10. Building to building set back	<u>1) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height the minimum separation distance between buildings shall be 14m. This control shall be measured 8.5m above ground level.</u>	Oppose/Amend	<u>(1) The minimum separation distance between buildings shall be 30m. This control shall be measured 8.5m above ground level.</u>	To maintain outlooks through and beyond the precinct and create a separated and slender built form for any taller buildings that occur in this area.	124.57
105.	I334.6.11.1: Maximum tower dimensions AND I334.6.11.2 Wind	[Several pages of amendments]	Oppose	-	The proposed tower heights are too tall, too dominant of the natural environment and would have significant adverse effects on the environment.	124.58
Assessment						
106.	I334.7.1(2)(c) Matters of control	<u>(c) The effect of the site design, size, shape, contour, and location, including existing buildings, maneuvering areas, and outdoor living space</u>	Amend	<u>(c) The effect of the site design, size, shape, contour, and location, including the effects on existing buildings, and the ability to provide adequate maneuvering areas, outdoor living space and spaciousness between buildings in the precinct.</u>	To mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	124.59
107.	I334.7.2(2)(a) Assessment Criteria	<u>(a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in</u>	Oppose/amend	<u>(a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in Precinct plan 1 and</u>	Consequential amendment to retain Policy 15A.	124.60

Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<u>Precinct plan 1 and with Policy I334.3(15A) (or with any approved road network).</u>		with Policy I334.3(15A) (or with any approved road network).	
108.	I334.7.2.(c) Subdivision	<u>(c) The effect of the site design, size, shape, contour, and location, including existing buildings, maneuvering areas, and outdoor living space</u>	Amend	<u>(c) The effect of the site design, size, shape, contour, and location, including the effects on existing buildings, and the ability to provide adequate maneuvering areas, outdoor living space and spaciousness between buildings in the precinct.</u>	To mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.
I334.8. Assessment – restricted discretionary activities					
109.	I334.8.1. (1A)(b)(i)(ba) Matters of discretion	<u>New buildings which comply with Standard I334.6.4 Height:</u> ... <u>(b) Building form and character:</u> <u>(i) whether building design and layout achieves</u> ...	Propose	<u>New buildings which comply with Standard I334.6.4 Height:</u> ... <u>(b) Building form and character:</u> <u>(i) whether building design and layout achieves:</u> ... <u>(ba) adequate separation between buildings and the avoidance of large horizontal extents in building form</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
110.	I334.8.1. (1A)(b)(i)(c) Matters of discretion	<u>(c) articulation of any building façades which adjoin public roads and identified open space on Precinct plan 1, to manage the extent of large blank and/or flat walls and/or façades;</u>	Propose	<u>(c) avoidance of blank walls to the greatest extent possible.</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct.
111.	I334.8.1. (1A)(b)(i)(d) Matters of discretion	<u>(d) corner sites provide the opportunity for additional building mass and height so as to makes a positive contribution to the streetscape</u>	Oppose	=	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct.
112.	I334.8.1. (1A)(b)(i)(e) Matters of discretion	<u>(e) a high quality, clear and coherent design concept utilises a palette of durable materials to express the building form</u>	Oppose	=	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
113.	I334.8.1. (1A)(b)(i)(f) Matters of discretion	<u>(f) high quality visual interest through the use of façade modulation and articulation, and/or the use of materials and finishes and ensures any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to</u>	Oppose/Amend	<u>(f) high quality visual interest through the use materials and finishes</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<u>provide architectural relief;</u>			
114.	I334.8.1. (1A)(b)(i)(f) Matters of discretion	<u>(g) rooftop mechanical plant or other equipment is screened or integrated in the building design</u>	<u>Amend</u>	<u>(g) rooftop mechanical plant or other equipment is screened or integrated in the building design to ensure that it cannot be seen from other buildings including the tallest buildings enabled in the Precinct;</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
115.	I334.8.1. (1A)(b)(i)(h) Matters of discretion	<u>(h) any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief</u>	<u>Oppose</u>	-	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
116.	I334.8.1. (1A)(b)(i)(j) Matters of discretion	<u>(j) long are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours.</u>	<u>Oppose/Amend</u>	<u>(j) building frontages are limited and the visual appearance of building frontages is mitigated by ample separation distances between building and tall trees along Carrington Road (including retaining sufficient space and depth for trees to establish</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
117.	I334.8.1. (1A)(b)(i)(k) Matters of discretion	<u>(k) building form is designed to allow a reasonable level of daylight into land identified as open space within Precinct plan 1 within the precinct, (but excluding public roads) appropriate to their intended use;</u>	<u>Oppose/Amend</u>	<u>(k) building form is required to allow the maximum level of daylight into land identified as open space within Precinct plan 1 within the precinct, (but excluding public roads) appropriate to their intended use and minimise shading.</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
118.	I334.8.1. (1A)(b)(i)(I) Matters of discretion	-	Propose	<u>(I) Building form is designed to minimize the level of shading onto open space external to the Precinct.</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
119.	I334.8.1. (1A)(b)(ii) Matters of discretion	<u>Activities at ground level engage with and activate existing and/or proposed open spaces, streets and lanes;</u>	Amend	<u>Activities, not including residential accommodation, at ground level engage with and activate existing and/or proposed open spaces, streets and lanes;</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
120.	I334.8.1. (1A)(b)(iii) Matters of discretion	<u>outdoor living areas and internal living spaces achieve privacy from publicly accessible areas while maintaining a reasonable level of passive surveillance.</u>	Amend	<u>outdoor living areas and internal living spaces at ground level achieve at privacy from publicly accessible areas</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
121.	I334.8.1. (1A)(f)(ii) Matters of discretion Travel plans and integrated transport assessments:	<u>(ii) whether any development in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated</u>	Amend	<u>(ii) whether any development that would bring the total number of dwellings in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport</u>	Clarify that it is not a single application that triggers the ITA requirement but when an application brings the total number of dwellings above that level.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<u>transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and</u>		assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and	
122.	I334.8.1. (1A)(f)(iii) Matters of discretion Travel plans and integrated transport assessments:	<u>(iii) whether any development in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.</u>	Amend	<u>(iii) whether any development that would bring the total number of dwellings in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.</u>	Clarify that it is not a single application that triggers the ITA requirement but when an application brings the total number of dwellings above that level.
123.	I334.8.1. (1A)(h) Matters of discretion Landscape	<u>(i) landscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment. Landscaping may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways</u>	Amend	<u>(i) A minimum of 20 percent of each site is to be landscaped to contribute to the achievement of quality amenity that is integrated with the built environment. Additional landscaping may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways provided</u>	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and to achieve consistency with further amendments to Policy I334.6.5. Landscaping

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<p><u>landscaping includes the provision of both soft and hard landscape elements such as trees, shrubs, ground cover plants, paved areas and outdoor seating areas.</u></p>		<p><u>that 20 percent of the site includes the provision of soft landscape elements such as trees, shrubs, ground cover plants.</u></p>	
124.	<p>I334.8.1. Matters of discretion (1A)(i)(ii)</p>	<p><u>(i) Matters applying to the Carrington Road frontage:</u> (ii) the use of architectural treatments and design features, such as façade and roofline design, materials, separation and layout to contribute to the visual character, and articulation of the Carrington Road frontage</p>	Amend	<p><u>(i) Additional Matters applying to the Carrington Road frontage:</u> (ii) the use of architectural treatments and design features, such as façade and roofline design, materials, <u>visual and physical</u> separation and layout to contribute to the amenity of the Carrington Road frontage; and</p>	To better integrate tall buildings into the environment and reduce adverse effects.
125.	<p>I334.8.1. Matters of discretion (1A)(i)(iii)</p>	<p>(iii) building frontages to Carrington Road are designed to address the perception of a solid walled mass through techniques including building recesses, clear visual <u>and physical</u> breaks between buildings, variation in roofline and overall building silhouette.</p>	Amend	<p>(iii) building frontages to Carrington Road are designed to <u>avoid</u> the perception of a solid walled mass</p>	To better integrate tall buildings into the environment and reduce adverse effects.
126.	<p>I334.8.1. Matters of discretion</p>	-	Propose	<p>(iv) provision or retention of tall trees along Carrington Road and</p>	To better integrate tall buildings into the

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
	(1A)(i)(iv)			between buildings with frontages to Carrington Road.	environment and reduce adverse effects.
127.	1334.8.1. (1B) Matters of discretion	<p><u>(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m that exceed 35m:</u></p> <p><u>(a) matters of discretion</u> 1334.8.1(1A)(a) - 1334.8.1(1A)(h);</p> <p><u>(b) building design and location:</u></p> <p><u>(i) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height, how the design for any building greater than 35m in height relates to the Tāmaki Makaurau cityscape</u></p>	Oppose	-	The proposed tower heights are too tall, too dominant of the natural environment and would have significant adverse effects on the environment.

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<p><u>and contributes to making a visual landmark, either in isolation or as part of a composition of taller buildings such as through the architectural expression of its upper levels and rooftop;</u></p> <p><u>(ii) The degree to which buildings provide sympathetic contemporary and high quality design which enhances the precinct’s built form of the precinct and surrounding areas.</u></p> <p><u>(c) shading :</u></p> <p><u>(i) the extent to which the location and design of buildings ensures a reasonable level of sunlight access (measured at the Equinox) to</u></p>			

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		<p><u>residential units and open space areas; taking into consideration site and building orientation, and the planned built-character of the precinct.</u></p>			
128.	<p>I334.8.1. (2) Matters of discretion</p>	<p>Parking Buildings/Structures (a) ground contours; (b) building interface with public places; (c) safety; (d) services including infrastructure and stormwater management; (e) traffic (f) travel plans and integrated transport assessments; and (g) design of parking and access.</p> <p><u>(a) matters of discretion I334.8.1(1A)(a), and I334.8.1(1A)(d) - I334.8.1(1A)(i).</u></p>	Oppose/Retain	<p>Parking Buildings/Structures (a) ground contours; (b) building interface with public places; (c) safety; (d) services including infrastructure and stormwater management; (e) traffic (f) travel plans and integrated transport assessments; and (g) design of parking and access.</p>	Retain the present considerations
129.	<p>I334.8.1. (4)</p>	<p>(4) Any development not otherwise listed in Tables</p>		<p>(4) Any development not otherwise listed in Tables</p>	<p>Retain reference to (15A)/Precinct Plan.</p>

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
	Matters of discretion	I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the precinct plan 1 and Policy I334.3(15A):		I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the precinct plan 1 and Policy I334.3(15A):	
130.	I334.8.1. (4)(c)(ia) Matters of discretion	-	Propose	(c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of: (i) open spaces which are prominent and accessible by pedestrians; <u>(ia) open spaces that are prominent and accessible from Carrington Road</u>	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct
131.	I334.8.1. (4)(c)(ii)	-	Propose	(ii) the number and size of open spaces in proportion to the future intensity of the precinct and <u>future intensity of the surrounding area</u> ; and	To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
132.	I334.8.1(5)	For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping ; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.13 Height in relation to Boundary; I334.6.17(3) Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:	Oppose/Retain	For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.13 Height in relation to Boundary; I334.6.17(3) Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:	Required to ensure that landscaping is used to mitigate the adverse effects of the taller buildings and increased intensity proposed by the Change.
133.	I334.8.1(5)(b)	any special or unusual characteristic of the site which is relevant to the standard;	Oppose/Retain	any special or unusual characteristic of the site which is relevant to the standard;	Required to ensure that there is appropriate consideration given.
134.	I334.8.1(5)(c)	where more than one standard will be infringed the effects of all	Oppose/Retain	where more than one standard will be infringed the effects of all infringements will be considered	The cumulative effects of multiple non-compliance needs to be considered

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
		infringements will be considered together; and		together; and	
135.	I334.8.1(5)(d)(v)	landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas; [deleted]	Oppose/Retain	landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas;	Required to ensure that landscaping is used to mitigate adverse effects
136.	I334.8.2(1)(a)-(f)	Multiple deletions	Oppose/Retain	Retain in full	To ensure that adverse effects of development enabled by the Precinct Plan are properly assessed and mitigated
137.	I334.8.2(1B)	(1B)Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height; and Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m: (a) Refer to Policies I334.3(13), (14), (14A) (14AA) and (14B).	Oppose	-	The proposed tower heights are too tall, too dominant of the natural environment and would have significant adverse effects on the environment.
138.	I334.8.2	Multiple deletions	Oppose/Retain	Retain in full	To ensure that adverse effects of development

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
					enabled by the Precinct Plan are properly assessed and mitigated
139.	I334.8.2(a) (MHUD Proposed)	<u>Assessment criteria I334.8.2(1A)(a) and I334.8.2(1A)(d) - I334.8.2(1A)(h).</u>	Oppose	-	Consequential on retaining I334.8.2
140.	I334.8.4	Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the Precinct plan 1 and Policy I334.3(15A)	Oppose/Amend	Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the <u>the Precinct plans</u> and Policy I334.3(15A)	All Precinct Plans contain relevant controls and there is need to retain the reference to (15A).
141.	I334.8.4(g)(ii)	the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of the Precinct plan 1 and Policy I334.3(15A) ; including the location of the transport network, open spaces and infrastructure.	Oppose/Amend	the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of the <u>Precinct plans</u> and Policy I334.3(15A): including the location of the transport network, open spaces and infrastructure.	All Precinct Plans contain relevant controls and there is need to retain the reference to (15A).
142.	I334.8.4(g)(iv) Bullet point four	Avoiding <u>minimising</u> blank walls at ground level;	Oppose/Retain	Avoiding blank walls at ground level;	Blank walls at ground level can be avoided with moderately good (or less) urban design.
143.	I334.8.4(i)(i) Building scale and	the extent to which buildings that exceed the	Oppose/Retain	the extent to which buildings that exceed the building height,	These factors should be retained and form a part

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Issue	Description of Issue or Provision	Wording Proposed by MHUD	Position on Proposal	Wording Proposed by Submitter	Preliminary/indicative Reason for Submission
	dominance (bulk and location):	building height, <u>height in relation to boundary, and maximum building coverage</u> demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:		height in relation to boundary, and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:	of the assessment.
Special Information					
144.	1334.9(3)(b) Special Information Requirements	planting specifications including individual tree planting locations.	Oppose/Retain	planting specifications including individual tree planting locations.	To contribute towards a well-functioning urban environment.
Maps					
145.	Zoning Map	-	Amend	-	As required to give effect to all amendments to the Provisions sought by the Submitter.

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SCHEDULE 2 – AMENDMENTS PROPOSED TO PRECINCT PROVISIONS

PRIVATE PLAN CHANGE 94:

Amendments requested by the Applicant shown in red text. Deletions are shown in ~~red strike-out~~.

Amendments requested by the Submitter are shown in Green text. Deletions are shown in green struck through. Deletions of Applicant's proposals are shown in ~~STRUCK THROUGH RED TEST GREEN HIGHLIGHTED~~.

NOTE : 1.This private plan change request applies to the existing Wairaka Precinct. This plan change seeks to rename this precinct the Te Auaunga Precinct.

2.The Council is currently processing Private Plan Change 75. This relates to the Mason Clinic in sub precinct A of the current Wairaka Precinct. The provisions relating to Private Plan Change 75 are out of scope of this plan change.

Once Private Plan Change 75 is finally made operative, the Te Auaunga Precinct provisions will be updated to incorporate that decision. The decision on submissions to Plan Change 75 was made by Independent Hearing Commissioners on 19 September 2023. At the time of notification of this Plan Change, the appeal period on Plan Change 75 had not yet expired.

To assist in understanding how the Plan Change 75 decision version integrates with this Plan Change this composite draft of the Plan Change has been prepared. It is intended as an aid to understanding the impact of the two plan changes.

- The black text is the unchanged provisions of the existing Operative Precinct provisions.
- The red text and ~~red strike out~~ are the requested changes (additions and deletions) proposed as part of this plan change application.
- The blue text and ~~blue strike out~~ are the changes (additions and deletions) made by Plan Change 75 to the Operative Precinct Provisions, as determined by the Hearing Commissioners in their decision (noting these provisions are not yet operative.)
- The ~~orange strike out~~ with the wavey underlining are changes proposed by the Hearing Commissioners in their decision on Plan Change 75 which are opposed by the applicant and hence are proposed to be deleted as part of this plan change process.

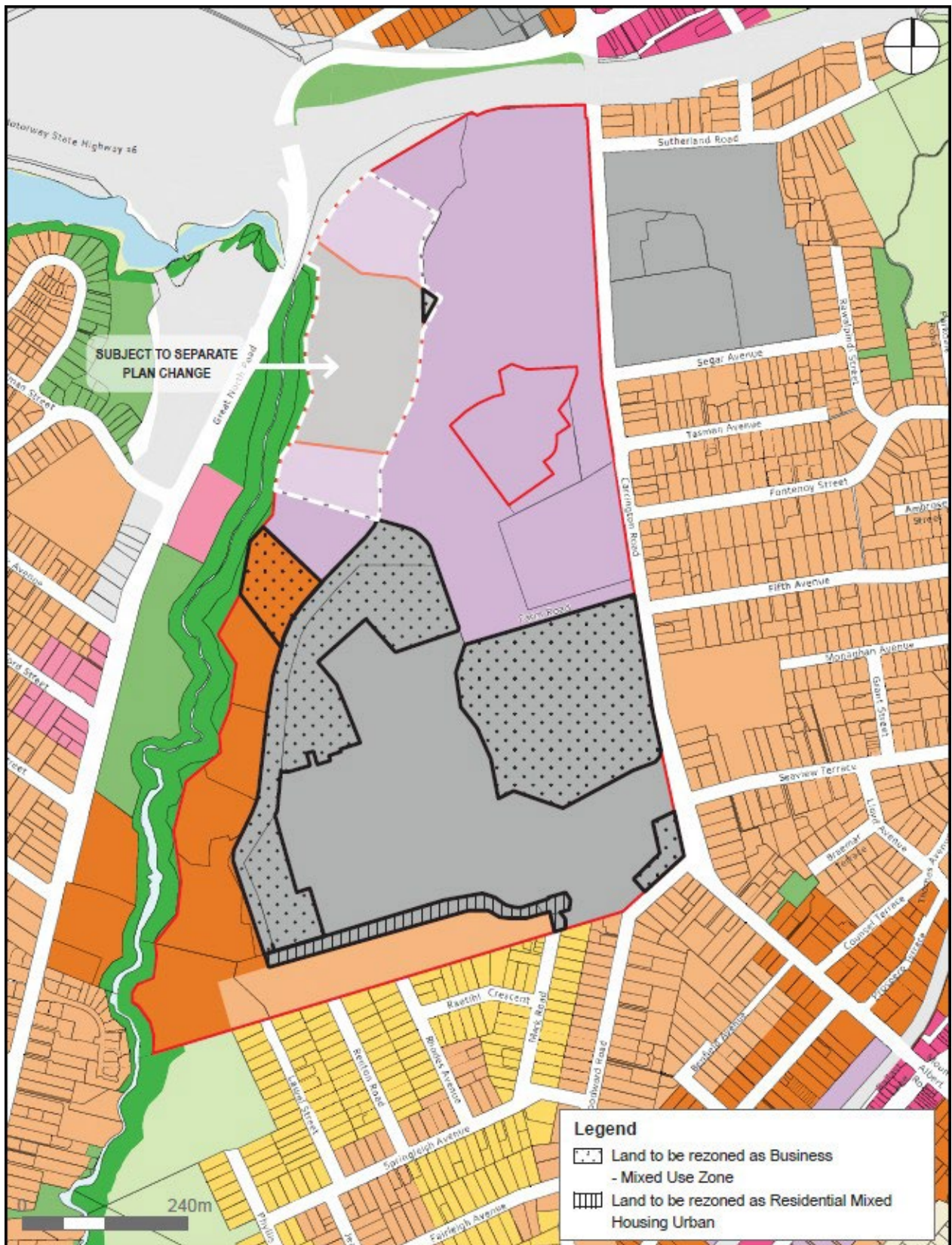
PRIVATE PLAN CHANGE 94:

PART A AMENDMENT TO THE MAPS

ZONING

That the land currently zoned Special purpose - Tertiary Education and Special purpose – Healthcare Facility and Hospital be rezoned Business: Mixed Use and Residential: Mixed Housing Urban as shown on the following zoning plan.

Map 1 – Zoning



PART B AMENDMENT TO I334 **TE AJAUNGA UNITEC** PRECINCT¹

Insert the following new precinct provisions:

I334. WairakaTe Auaunga Unitec Precinct**I334.1. Precinct Description**

The **WairakaTe Auaunga Unitec** Precinct (the Precinct) extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from the Oakley Creek Oakley Creek/Te Auaunga Waterway² in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngaāti Whaātua ŌŌraākei own contiguous blocks of land that make up the site.³

The purpose of the **WairakaTe Auaunga** Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility, the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities, open space, and the development of a range of healthcare related and supporting activities to cater for the special and diverse requirements of the users, employees and visitors to the Mason Clinic. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institution. The **PP**precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The **WairakaTe Auaunga** Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the **PP**precinct, while enjoying the high amenity of the environment within the Precinct and the surrounding area. **Wairaka-environment.**⁴ The interfaces between different activities are a key part of providing this amenity, and will be managed by provisions including setbacks and landscaping.

~~A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct.⁵ These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.~~⁶

The **WairakaTe Auaunga** Precinct provides for an urban community within which there is a high quality tertiary education institution.

The location and extent of a major tertiary education institution (Unitec) at **Wairaka Te Auaunga** the Precinct is significant to the region. The precinct is 64.5ha, and comprises ~~twelve land titles and four owners, and currently held by a small number of landowners. Unitec owns 83 per cent of the total land.~~ In addition, medical and light industrial activities also occur on the site.

- 1 Issue 1. It is proposed that all similar amendments are made.
- 2 Issue 2. It is proposed that all similar amendments are made.
- 3 Issue 3. No amendment proposed but this needs to be updated to reflect changes in landholdings.
- 4 Issue 4. It is important to focus on the environment in the Precinct and the surrounding area.
- 5 Issue 5. These amendments would unfairly over-privilege development.
- 6 Issue 6. This addition is opposed as are all proposals seeking greater permissiveness regarding height.

~~The Te Auaunga Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.~~

7 Issue 7. If adopted such amendments would mean that the Precinct Plan requires achieving the: (A) restoration and enhancement of Maori capacity building; (B) Maori cultural promotion; and (c) Maori economic development. The meaning of these phrases is unclear but they give rise to at least a potential risk that consent applications by Maori developers may not receive appropriate scrutiny from Council, and resource consent applications may be granted despite valid community concerns. It may mean that non-Maori submitters' concerns may not be fairly taken into account, or may be perceived to not be fairly taken into account, whenever they conflict with Maori developers' economic interests.

If so this may create an unfair and discriminatory situation whereby private developers who happen to be Maori are granted (through a Plan Change) greater civil, political, cultural, and economic rights than those that are available to non-Maori. This means that the proposed Changes discriminate between developers of different races and particularly against non-Maori. This particularly applies to proposed Objective I334.2(12).

If so, this would appear to be an unjustified restriction on the rights of non-Maori to be free from discrimination. Under s 19(1) of the New Zealand Bill of Rights Act 1990 (NZBORA) "*Everyone has the right to freedom from discrimination on the grounds of discrimination in the Human Rights Act 1993*" (HRA). The HRA applies to both the Council and MHUD. The HRA also confirms that race and ethnicity are prohibited grounds of discrimination (HRA ss 21(f)-(g)).

The proposed changes are also potentially inconsistent with Objective One of the NPS-UD which requires that New Zealand has "*well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing ...*". Objective One of the NPS-UD seeks to enable all people to provide for their social, economic, and cultural wellbeing. A proposal that does not enable all people, but only enables some people, is inconsistent with Objective One.

The **Wairaka Te Auaunga** Precinct provides overall-**overall**⁸ objectives for the whole area, and three sub-precincts:

- Sub-precinct A provides for healthcare/hospital related **purposes activities** and is intended to accommodate the **intensification of the** Mason Clinic.
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities **until the expiry of the lease in 2036 (or earlier by negotiation) and will then be used for [...] as well as other activities or enabling works which do not compromise the laundry service while this facility is in operation.**⁹
- Sub-precinct C **teat** the south **and west** of the precinct provides for **a broad range of residential activities, together with supporting uses,**¹⁰ activities appropriately located to a major tertiary education institution.

The Mason Clinic contains a mix of activities including healthcare activity and hospital. It is a facility which provides for a range of care, and short and long term accommodation for people with disabilities (including mental health, addiction, illness or intellectual disabilities), together with provision for custodial, tribunal, and justice facilities ancillary to forensic psychiatric services, and a range of health related accessory activities. The activities the Mason Clinic accommodates requires buildings which have a range of particular functional and operational requirements, including the incorporation of publicly accessible and secure facilities and areas for staff, visitors and the people accommodated, and for these to be integrated across the Mason Clinic in a way which considers the safety, privacy and wellbeing of the users.

There are also particular attributes of the **Wairaka Te Auaunga** Precinct, which contribute to the amenity of the **Precinct** and the surrounding area and are to be retained **and enhanced, and future areas introduced** through the development of the precinct. These include the following:

- The Wairaka **Wairaka**¹¹ Stream and the landscape amenity, **ecological and cultural value** this affords; and
- An open space network linking areas within the **Wairaka Te Auaunga** Precinct and providing amenity to neighbouring housing and business areas;
- **Amenity enhancing views at street level which connect the Precinct with Mt Albert / Owairaka, the Waitamata Harbour, and the Waitakere Ranges;**
- A network of pedestrian and cycleway linkages that integrate with the area network **and are of sufficient width to accommodate separate pedestrian and cycle lanes and vegetation and mature trees;**
- Retention of the open space storm-water management area which services **Wairaka Te Auaunga the Precinct** and adjacent areas, and the amenity of the associated wetland;
- The significant ecological area of **nearby** Oakley Creek/**Oakley Creek Te Auaunga;**
- The Historic Heritage overlay of the former Oakley Hospital **main building and other character and/or heritage buildings located within the Precinct;**
- **The mature vegetation and notable** and **identified** trees **on-site** **within the Precinct and the amenity they provide.**

⁸ Issue 8. Reference to overall objectives is important to the function of the Precinct as a whole.

⁹ Issue 9. This proposed amendment highlights that there is inadequate information available to allow the public to understand how sub-precinct B will be used. Amendments to clarify of the future use of sub-precinct B are required.

¹⁰ Issue 10. The references to a broad range of residential activities should be retained.

¹¹ Issue 11. Multiple amendments are proposed as detailed in Schedule 1.

The open space network for the precinct is provided for by way of a combination of identified areas, and indicative areas, including walking paths and shared paths (shown on Precinct plan 1) and future areas and walkways/shared paths which are to be identified and developed as a component of the future urban intensification envisaged.

The implementation of ~~the Precinct plan 1~~ the desired outcomes for the Precinct and surrounding areas is dependent on ~~requires~~ a series of works.¹² These works focus on the provision of open space and a ~~roading~~ network ~~giving including~~ access from the east and south¹³ to the important Oakley Creek / ~~Oakley Creek Te Auaunga~~, public open space ~~and the~~ walking and cycling connections linking east to west to Waterview and areas further west to Point Chevalier/Mount Albert, ~~and~~ north to south to Mount Albert and to Point Chevalier, and ~~.This precinct plan also provides key linkages on to~~ the western regional cycle network.

¹² Issue 12. The proposed amendment inappropriately narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the Precinct are wider than this.
¹³ Issue 13. An update is required to refer to connections from the south.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering ~~Oakley Creek~~ Te Auaunga. Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct and that the stormwater management for the precinct will be designed to accommodate these stormwater flows.¹⁴

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects. Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct. Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.

~~Such These~~ measures will ~~could~~ include the following:

- Providing a connected road network through the ~~site~~ Precinct along with integrated and well designed public transport connections through the Precinct;¹⁵
- Making provision for an underground rail spur connecting to the Mt Albert Train station and located within the centre of the Precinct.¹⁶
- Making provision for a “bow road” for public and private vehicles and a public transport hub (including a bus node) located centrally within the Precinct at a topographical low point. ~~a bus node and road widening to support the public transport network, and expanding size of the public transport network through the precinct;~~¹⁷
- Providing a connected pedestrian and cycling network into and through the Precinct with sufficient width to allow separate cycling and pedestrian lanes
- ~~... site, in particular~~ Providing convenient east-west and north-south cycle connections from the ~~Oakley Creek~~ Te Auaunga over bridge to the central transport hub ~~proposed bus node~~ Carrington Road bus services and existing and proposed cycle networks beyond the Precinct site;¹⁸
- Limiting the number of Major Precinct Access points from and onto Carrington Road;¹⁹
- Upgrading intersection access ~~onto~~ the Precinct site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Managing vehicular movements through the connections to the south of the Precinct site;
- Providing vehicle connections to the south of the Precinct to reduce traffic effects on Carrington Road.²⁰
- Managing parking to avoid, remedy, and mitigate ~~ing~~ adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment;
- Restricting dwelling and occupancy numbers in the Precinct until the Woodward Road

¹⁴ Issue 14. Amendments required to mitigate the effects of the rezoning of larger area as BMU and the greater Intensity enabled by the change.

¹⁵ Issue 15. Better integration of roading and public transport connections through the Precinct.

¹⁶ Issue 16. This would enable the provision of a connection to the Western Line.

¹⁷ Issue 17. A bow road and central transport hub would have multiple benefits.

¹⁸ Issue 18. There is room to separate cyclists from pedestrians.

¹⁹ Issue 19. To manage access to the Precinct from Carrington Road.

²⁰ Issue 20. To manage vehicle access to the Precinct from the south/reduce traffic effects on Carrington Road.

railway level crossing is replaced by a grade separated crossing.²¹

- Restricting dwelling and occupancy numbers in the Precinct until the Carrington Road upgrade is completed.²²

To ~~reduce the potential of avoid~~ new development occurring in an uncoordinated manner, the Precinct Plan encourages the land owner/s to develop the land in accordance with ~~the Precinct plan 1~~ and relevant policies requires landowners to develop in accordance with a comprehensive master plan that is in accordance with the Precinct Plan provisions and Precinct Plans 1-4. This method provides for integrated development of the area and ensures high quality outcomes are achieved.²³

The zoning of land within the precinct varies. Refer to the planning maps for the location and the extent of the precinct.

1334.2. Objectives

- (1) The provision for a high quality ~~of~~ tertiary education institution and accessory activities in the precinct is continued, while also providing for open space growth, change and diversification of activities that provide a high level of amenity within the Precinct and the surrounding area.²⁴
- (2) Comprehensive planning and integrated development of all sites within the precinct is achieved prior to resource consent for new buildings being granted.²⁵
- (3) A mix of residential, business, tertiary education, social facilities and community activities is provided, which maximises the efficient and effective use of land ~~and provides for a variety of built form typologies.~~ and provides for a variety of terraced housing and low to mid-rise apartment built form typologies.²⁶

²¹ Issue 21. To address effects of intensification on the public roading network.

²² Issue 22. To address effects of intensification on the public roading network.

²³ Issue 23. It is important not to narrow the focus of the Precinct to being implementing Precinct Plan 1 because the outcomes sought in the precinct are wider than this. Further are also Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

²⁴ Issue 24. Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

²⁵ Issue 25. To address the absence of a Master Plan and to mitigate the effects of the Proposed Plan Change.

²⁶ Issue 26. A proposal to clarify the range of typologies.

- (4) The operation and intensification of the healthcare/hospital facility activity, accessory activities and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
- (5) ~~The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for, as well as other activities or enabling works which do not compromise the laundry service while this facility is in operation.~~²⁷
- (6) Identified heritage values are retained through the adaptation of the scheduled building ~~and identified character buildings~~²⁸ and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on ~~Oakley Creek land adjacent to Oakley Creek/Te Auaunga Waterwayland~~, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
- (7) Open spaces, cycling and pedestrian linkages from the ~~P~~precinct to the wider area and neighbouring suburbs, including linkages between activities and open spaces ~~nodes~~, are provided for and enhanced.
- (7A) The amount of open space within the precinct is commensurate with the level of intensification planned both within the precinct and the surrounding suburbs.²⁹
- (7B) To manage the urban forest on public and private land within the Precinct so as to give effect to Auckland's Urban Ngahere (Forest) Strategy and achieve a tree canopy of 30% within the Precinct.³⁰
- (8) Development and/or subdivision within the precinct facilitates a transport network that:
- (a) Integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of, the transport network within the precinct and the surrounding area, including providing any upgrades to the surrounding network; and
 - (b) Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.
- (9) Development of any roads connecting to the existing roading network to the south of the ~~P~~precinct must be subject to specific resource consent processes to ensure that any private or public road connections must:
- (a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
 - (b) Be designed to minimise the amenity effects on existing residents.

²⁷ Issue 27. Proposed deletion of I334.2(5) due to lack of clarity of use of Sub-Precinct B.

²⁸ Issue 28. The "s" needs to be kept for scheduling of additional identified character buildings.

²⁹ Issue 29. Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

³⁰ Issue 30. To give effect to the Council's Urban Forest Strategy.

(10) An integrated urban environment is created, which:

- (a) Incorporates high exemplary or outstanding quality built form and urban urban design;³¹
- (b) Recognises, protects and enhances the environmental attributes and open space aspects of Wairakathe precinct in its planning and development of the Precinct;³²
- (c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairakathe precinct boundary;

³¹ Issue 31. The Precinct requires exemplary or outstanding urban design, given the level of intensification.
³² Issue 32. Needed to address the effects of the Change, particularly the level of intensity enabled.

- (d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment including the built form and character of the surrounding residential environment; ~~and~~³³
- (e) Contributes positively to the existing Mt Albert, Waterview and Point Chevalier communities; ~~and~~³⁴

~~(f) Contributes to Māori cultural promotion and economic development.~~³⁵

- (11) Provide for retail, food and beverage and commercial services in identified locations to serve local demand within the Wairaka Te Auaunga Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.

~~(12) The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.~~³⁶

~~(13) Provide for increased heights in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create 'landmark' buildings in the north western part of the precinct.~~³⁷

The zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I334.3. Policies

Wairaka Te Auaunga Precinct - General

- (1) Enable and provide for a wide range of activities, including open space education, business, office, research, health care, recreation, residential accommodation, community facilities and appropriate accessory activities.³⁸
- (2) Respond to future demand and changes in the manner of learning and the desire to integrate business and education within the Special Purpose - Tertiary Education Zone.
- (3) Recognise the benefits of allocating a high quality tertiary education institution within a diverse urban environment.
- (3A) Recognise the social and health related benefits that the Mason Clinic provides for.
- (4) Promote comprehensive planning by enabling integrated development in accordance with ~~the pP~~precinct plan 1³⁹ and Policy I334.3(15A)⁴⁰ that provides for

33 Issue 33. Needed to address the effects of the Change, particularly the level of intensity enabled.
 34 Issue 34. Amendments required to protect the existing community, in light of the level of intensification.
 35 Issue 35. Opposed because it prioritises developer's economic outcomes over community outcomes.
 36 Issue 36. Opposed because it prioritises developer's economic outcomes over community outcomes.
 37 Issue 37. Opposed because of its effect. The increased heights would (perversely) decrease housing choice.
 38 Issue 38. Needed to address the effects of the Change, particularly the level of intensity enabled.
 39 Issue 39. All Precinct Plans contain relevant development controls.
 40 Issue 40. Policy I334.3(15A) should be retained throughout to assist with provision of open space.

any of the following:

- (a) Tertiary education and associated research, and community activities;
- (b) Provision for the ongoing [use, development, intensification and](#) operation of the Mason Clinic;
- (c) Provision for the operation of the commercial laundry service;

- (d) Residential accommodation associated with Tertiary Education. ~~Residential accommodation activities~~,⁴¹ ~~Intensive~~
 - (e) Economic development and employment, ~~including supporting Māori capacity building and Māori cultural promotion and economic development~~;⁴²
 - (f) Public infrastructure that is integrated with existing infrastructure, recognising that ~~Wairaka Te Auaunga Precinct~~ receives stormwater from an upstream sub-catchment;
 - (g) Integrated transport and land use planning through the development of the precinct;
 - (h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;
 - (i) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, and ~~identified character buildings~~, identified trees and ~~integrated~~ open space network;
 - (j) Public road and open space access to ~~the Oakley Creek reserve~~ the Oakley Creek Reserve/~~Te Auaunga reserve~~;⁴⁴ or
 - (k) Pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.
- (5) Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland, including Māori.⁴⁵
- (6) Encourage a mix of residential lifestyles and a variety of housing typologies to cater for a diverse ~~and high density~~⁴⁶ residential community at ~~Wairaka Te Auaunga~~.
- (7) Provide for a mix of residential and business activities which will enable development of a ~~an intensive well functioning urban-environment residential core~~ ~~te~~ within the ~~Wairaka Te Auaunga~~ Precinct.⁴⁷
- (8) Enable a broad range of educational, research, laboratory, office and business uses which meet the needs ~~of~~⁴⁸ and respond to future changes in teaching, learning, and research requirements for a modern campus environment.
- (9) Provide for a broad range of business, office, innovation and research activities which will encourage employment and economic development to locate in ~~Wairaka Te Auaunga~~ the Precinct, including those which benefit from the co-

41 Issue 41. This provision is clearly intended to allow Unitec to provide residential accommodation.

42 Issue 42. Opposed because it prioritises developer's economic outcomes over community outcomes.

43 Issue 43. Needed to address the effects of the Change, particularly the level of intensity enabled

44 Issue 44. Amendments are required as this wording is imprecise as to the location.

45 Issue 45. Initially taking a position, but ultimately not..

46 Issue 46. Proposed addition to encourage a variety of housing typologies.

47 Issue 47. Proposed for alignment purposes.

48 Issue 48. It is important to meet the needs of and respond to future changes in teaching learning and research.

location with a tertiary education institution.

- (10) Enable subdivision and development that is compatible with and sensitive to the ecological qualities of ~~the Oakley Creek~~ Te Auaunga and the Motu Manawa Marine Reserve

(10A) Avoid subdivision and development that is incompatible with:

- (a) The provision of a high quality open space network.
- (b) Maintaining the amenity of the surrounding residential environment.
- (c) Well functioning urban environments⁴⁹

⁴⁹ Issue 49. Proposed (10A) to address the effects of the Change, particularly the level of intensity enabled

Built Form and Character

- (11) ~~Require~~ Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the ~~p~~Precinct.⁵⁰
- (12) Provide for the adaptation of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the Wairaka Te Auaunga Precinct.
- (13) Require new buildings to be designed in a manner that provides for, promotes, and achieves an exemplary high standard of amenity, ~~recognises~~ enhances landscape values and, where appropriate, enhances the streetscape ~~and gateway locations~~ of the Precinct ~~and surrounding streets~~.⁵¹
- (14) Require proposals for all new buildings, structures and infrastructure or additions to existing buildings, ~~structures and infrastructure adjoining or adjacent to the scheduled historic heritage buildings, and/or the significant ecological area of Oakley Creek Te Auaunga within the Precinct to provide appropriate native landscaping and to be sympathetic and provide~~ to be sympathetic and provide contemporary and ~~and high exemplary~~-quality design, which enhances the precinct's built form and natural landscape.⁵²

~~(14A) Provide for taller buildings in the north western part of the precinct in this landmark location with enhanced outlook across the Waitemata Harbour and Waitakere Ranges, but in a location removed from residential neighbourhoods outside the precinct.~~⁵³

~~(14AA) Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.~~⁵⁴

~~(14B) Provide for additional height in the central and northern parts of the precinct, recognising the topographical and locational characteristics of this part of the precinct, and the ability to provide greater housing choice, increase land efficiency, benefit from the significant views and outlook from the precinct, and leverage the proximity and amenity of Te Auaunga.~~⁵⁵

Open Space

- (15) Maximise the provide for public open space in the Precinct, including a neighbourhood park in the northern portion of the precinct and provide for:
- (a) a neighbourhood park in the northern portion of the precinct (North Open Space);⁵⁶

50 Issue 50. Protection of character needs to be strengthened to mitigate the effects of the Change.
 51 Issue 51. The Precinct requires an exemplary or outstanding level of design throughout.
 52 Issue 52. Needed to address the effects of the Change, particularly the level of intensity enabled.
 53 Issue 53. Opposed as it prioritises amenity of new development over that of the existing community.
 54 Issue 54. The Precinct requires an exemplary or outstanding level of design throughout.
 55 Issue 55. Opposed the topography of the Precinct provides an opportunity to better avoid height effects.
 56 Issue 56. Proposed amendments seeking more public open space.

(b) Central Open spaces which include suburb parks at a size required to accommodate sports fields; and⁵⁷

(c) Neighbourhood parks in the southern portion of the Precinct that connect with private open space in the Unitec Campus.⁵⁸

(15A) Provide at least 7.1 ha of key open space (private) within the precinct.⁵⁹

(15AA) Provide at least 25 ha of open space (public) within the precinct in addition to the open space (private) required by policy I334.3.(15A).⁶⁰

(16) Provide public connections to **Oakley Creek** Oakley Creek/**Te Auaunga Waterway** from Carrington Road through public roads, **walkways**,⁶¹ and open space, giving quality public access to this ecological area.

Pedestrian and cycle access, street quality and safety

(17) Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages that are of sufficient width to accommodate separate pedestrian and cycle lanes, amenity planting, stormwater management, and open space and plazas within the precinct.⁶²

(18) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe, and improve connectivity for all users, and are of sufficient width to accommodate separate pedestrian and cycle lanes, amenity planting, and stormwater management.⁶³

(19) Establish a network of roads which give public access through the precinct and **the** pedestrian and cycling connections to **the Oakley Creek Te Auaunga** and Waterview pedestrian/cycle bridge.

Transport Planning

(20) Require subdivision and development to be integrated with transport planning and infrastructure in a way that focuses connectivity on the central transport hub / bus node and underground rail spur linking to the Western Line at Mt Albert and.⁶⁴

(a) Avoids, remedies or mitigates the adverse effects of the development on the transport network;

(b) Integrates with rail, bus, pedestrian and cycle connections and ;

(c) Implements as a minimum the transport elements within ~~the~~ the Precinct **Pplans 1**;⁶⁵

57 Issue 57. Proposed because significantly more open space (and certainty about the locations and functions of open space) is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.
58 Issue 58. Proposed because significantly more open space (and certainty about the locations and functions of open space) is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.
59 Issue 59. The deletion of this provision resulting from PC75 is opposed throughout.
60 Issue 60. This provision is proposed to ensure that there is sufficient open space within the Precinct.
61 Issue 61. Proposed addition addressing the need for walkways.
62 Issue 62. Proposed amendments to ensure sufficient connectivity and appropriate management of open space.
63 Issue 63. Proposed amendments to ensure sufficient connectivity and appropriate management of open space.
64 Issue 64. Proposed amendments to ensure Public Transport is adequately provided for.
65 Issue 65. Proposed amendment as implementation of transport elements with the Precinct Plans not just with Precinct Plan 1 is required.

- (d) Supports the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
- (e) Minimises traffic effects on pedestrian and residents' safety and amenity;
- (f) Minimises overflow parking on roads occurring in the vicinity of the precinct; and
- (g) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated including limiting the construction and occupancy of dwellings until after the Carrington Road upgrade is completed and the Woodward Road railway level crossing is replaced by a grade separated crossing.⁶⁶
- (21) Enable parking areas to service the scheduled heritage building.
- (22) Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times, and make the undergrounding of the Woodward Road rail crossing a trigger point for development⁶⁷. For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the ~~P~~precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road/Mt Albert Road and Carrington Road/Great North Road/Pt Chev intersections, Great North Road, New North Road, Mt Albert Road, Laurel Street, Renton Road, Rhodes Avenue, Mark Road and the other local roads bounded by Carrington Road, New North Road, and ~~Dalkey Creek to Alameda.~~ Segar Ave, Tasman Ave, Rawalpindi St, Fontenoy Street, Fifth Ave, Seaview Terrace, Grant Street, Monaghan Ave, Parkdale Road, Martin Ave, Margaret Ave, Chatman Ave, Norgrove Ave, Verona Ave, Rossgrove Terrace, Linwood Ave, Asquith Ave and St Lukes Road.⁶⁸
- (23) Require an updated integrated transport assessment for the precinct for ~~any~~ new development in the Precinct: greater than 2,500m² gross floor area in the Business—Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an earlier assessment of transportation effects that is no more than two years old 4,000 dwellings in the

⁶⁶ Issue 66. Proposed amendment to mitigate the adverse traffic effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and to provide certainty that the timing of development and to ensure infrastructure delivery will be properly coordinated.

⁶⁷ Issue 67. For the same reason as 64.

⁶⁸ Issue 68. For the same reason as 64. Additionally, detailing affected roads Proposed additions.

precinct, and for any new development greater than 3,000 dwellings in the precinct, where the overall development within the precinct is not consistent with the previously modelled yield of 8,200 people in the fully developed Precinct.⁶⁹

~~(24) Require an integrated transport assessment for the precinct as part of any southern road connection (public or private), the first subdivision in the Business – Mixed Use and residential zones (other than for controlled activities) or for any new development greater than 2,500m² gross floor area in the Business – Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones. [Deleted]~~

(25) Avoid parking buildings within the Special Purpose - Tertiary Education Zone having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads) or the western road shown on ~~the p~~Precinct plan 1.

(26) Avoid direct vehicle access between the Special Purpose - Tertiary Education Zone and Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads).

Integrated development

(27) Manage potential adverse amenity effects from buildings at the precinct boundary by:

PC78 (see modifications)

(a) Establishing a 5m yard and graduated building heights to the southern residential interface.

(b) Establishing a 10m setback from the boundary of land that fronts **Oakley Creek Te Auaunga**.

(c) Require graduated building heights and locate higher buildings only in topographically low areas away from the ~~p~~Precinct boundaries that adjoin Mixed Housing Suburban residential areas to the south of the precinct.⁷⁰

(d) Set back building from Carrington Road and provide for reduced height along the Carrington Road frontage.⁷¹

(e) Provide ample separation distances between buildings on Carrington Road⁷²

(f) Require applicants to provide (or retain existing) tall trees between buildings fronting Carrington Road (including retaining sufficient space and depth for trees to establish).⁷³

⁶⁹ Issue 69. To clarify when an updated ITA is required.

⁷⁰ Issue 70. To better integrate tall buildings into the environment and reduce adverse effects.

⁷¹ Issue 71. To better integrate tall buildings into the environment and reduce adverse effects.

⁷² Issue 72. To better integrate tall buildings into the environment and reduce adverse effects.

⁷³ Issue 73. To better integrate tall buildings into the environment and reduce adverse effects.

- (28) ~~Encourage~~ Require built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis including the requirement to have a comprehensive Master Plan approved prior to the grant of resource consent for residential dwellings.⁷⁴
- (29) Provide for the retail (including food and beverage) and community activities in identified locations of the precinct which:
- (a) meets the needs of the campus;
 - (b) serves local demand within the precinct within the Precinct and are located to minimise the number of vehicle trips outside of the Precinct to access these activities⁷⁵; and
 - (c) creates the opportunity for retail (including food and beverage) activities in the Historic Heritage overlay.
- (30) Limit retail activities (including food and beverage) fronting or accessed directly from Carrington Road, restrict the number and size of supermarkets, preventing the concentration of retail activities at a single location, and placing caps on the size of retail tenancies and the overall gross floor area of retail in order to not

⁷⁴ Issue 74. Needed to address the effects of the Change, particularly the level of intensity enabled.

⁷⁵ Issue 75. Needed because the topography of the Precinct discourages walking outside the Precinct.

adversely affect the role, function and amenity of the Point Chevalier and Mount Albert town centres.

(30A) Encourage the adaptive re-use of the existing buildings with historic value or character value for retail and other activities.⁷⁶

Subdivision

(31) Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the pPrecinct plans and Policy I334-3(15A).⁷⁷

Sub-precinct A

(32) Provide for ~~the a~~ range of healthcare, hospital, community facilities, and related accessory activities ~~of for~~ the Mason Clinic.

(33) Enable detailed site-specific planning for the design and development of the Mason Clinic to reflect how the healthcare/hospital facility sub-precinct will be used ~~and developed~~.

(34) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub-precinct.

(34A) Manage potential adverse effects from buildings at the sub precinct boundary by:

(a) establishing a 5m landscaped yard to the north and south boundaries of the Sub-precinct;

(b) requiring new buildings and significant additions to buildings that adjoin the eastern boundary to be designed to contribute to the maintenance and enhancement of amenity values of the streetscape, while enabling the efficient use of the Sub-precinct for the Mason Clinic;

(c) Encouraging new buildings to be designed to provide a high standard of amenity and safety appropriate to an urban environment of the Precinct and be of a quality design that contributes to the planning outcomes of the Precinct.

(34B) Recognise the functional and operational (including security) requirements of activities and development.

Sub-precinct B

(35) Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.

(36) Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.

⁷⁶ Issue 76. Proposed to preserve character.

⁷⁷ Issue 77. Proposed as there are controls on all plans and consequential amendment to retain policy 15A.

- (37) ~~Limit the scale of accessory activities so they~~ Provide for other activities that do not undermine the role of the precinct, ~~compromise the operation of the laundry service while this facility is in operation,~~ or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub-precinct.
- (38) ~~Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of the Wairaka Precinct would apply.~~ ~~[Deleted]~~

Sub-precinct C

- (39) Provide a broad range of residential activities adjacent to **the Oakley Creek Te Auaunga** and residential neighbourhoods to the south of the precinct.
- (40) Provide quality dwellings which face west across **Oakley Creek Te Auaunga**, providing passive surveillance of the public lands within **Oakley Creek Te Auaunga** Valley.

The zoning, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I334.4. Activity tables

The provisions in the zoning, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

- The activities listed in Table [H13.4.1 Activity table for H13 Business - Mixed Use Zone](#) at line items: (A20), (A21), (A23), (A24), ~~and~~ (A25) ~~and (A45)~~
- The activities listed in Table [H30.4.1 Activity table for Special Purpose – Tertiary Education Zone](#) at line items (A3), (A4) and (A5)
- [The activities listing in Table H25.4.1 Activity table for the Special Purpose – Healthcare Facility and Hospital Zone at line items \(A18\), \(A20\), and \(A21\).](#)

Tables I334.4.1, I334.4.2, ~~and~~ I334.4.3 ~~and~~ I334.4.4 ~~Activity table~~ specify the activity status of land use, development and subdivision activities in the **Wairaka Te Auaunga** Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I334.4.1 **Wairaka Te Auaunga Unitec Precinct (all of precinct except for sub-precinct A B and C)**

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings in the Special Purpose - Tertiary Education Zone up to a maximum gross floor area of 7,500m ²	P

Activity		Activity status
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m ² gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to <u>within 150m of</u> , and accessed from <u>via</u> , Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,200-m ² adjacent to <u>within 150m of</u> , and accessed from <u>via</u> , Farm Road	P
(A9)	One supermarket of up to 1500m ² <u>of retail floor space adjacent to</u> <u>within 150m of</u> , and accessed from <u>via</u> , Farm Road	P
(A10)	Commercial services within 100m of a supermarket	D
(A11)	Retail (including food and beverage) adjoining the southern -Carrington Road bus node between gate access 3 and 4 shown on the -Precinct plan <u>1</u> , up to 500m ² gross floor area or 5 tenancies	P
(A12)	Retail (including food and beverage) within 100 metres of the Carrington Road frontage, not otherwise provided for	D
(A13)	Supermarkets not otherwise provided for	NC
(A14)	Retail (including food and beverage) not otherwise provided for	D
Community facilities		
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
Industry		
(A17)	Light manufacturing and servicing <u>greater than 150m from Carrington Road</u>	D
(A17A)	<u>Light manufacturing and servicing within 150m of Carrington Road</u>	<u>NC</u>
(A18)	Repair and maintenance services <u>greater than 150m from Carrington Road</u>	D
(A18A)	<u>Repair and maintenance services within 150m of Carrington Road</u>	<u>NC</u>

Activity		Activity status
(A19)	Warehousing and storage <u>greater than 150m from Carrington Road</u>	D
<u>(A19A)</u>	<u>Warehousing and storage within 150m of Carrington Road</u>	<u>NC</u>
(A20)	Waste management facilities in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	D
Mana Whenua		
(A21)	Marae	P
<u>(A21A)</u>	<u>Papakāinga</u>	<u>P</u>
<u>(A21B)</u>	<u>Whare Manaaki</u>	<u>P</u>
Development		
<u>(A21C)</u>	<u>New buildings</u>	<u>RD</u>
<u>(A21CA)</u>	<u>New buildings prior to a resource consent application for a comprehensive whole of precinct land use and built form master plan being approved.</u>	<u>NC⁷⁹</u>
<u>(A21D)</u>	<u>Buildings within the Height Areas identified on Precinct plan 3 —Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 —Te Auaunga Additional Height</u>	<u>RD</u> <u>NC⁸⁰</u>
(A21E)	Buildings within Height Area 1 identified on Precinct plan 3 —Te Auaunga Additional Height between 35m and 72m	RD
<u>(A21F)</u>	<u>Buildings that exceed the 18m height control within 20m of the precinct boundary with Carrington Road (including after widening).</u>	<u>NC</u> <u>82</u>
<u>(A21G)</u>	<u>Buildings within 10m of the precinct boundary with Carrington Road (including after widening).</u>	<u>NC</u> <u>83</u>
(A22)	Parking buildings	RD
(A23)	Non-security floodlighting, fittings and supports and towers	P
(A24)	Public amenities	P
(A25)	Sports and recreation structures	P
(A26)	Parking buildings associated with any Special Purpose – Tertiary Education Zone uses with direct vehicle connection to Western Road or to Laurel Street, Renton Road or Rhodes Avenue (or any extension of those roads)	NC
(A27)	Extension of Laurel Street, Renton Road, or Rhodes Avenue, <u>or Mark Road</u> into the <u>P</u> precinct provided that a cul de sac is maintained	P
(A28)	Connection of any southern roads (or extensions to the southern roads that remain cul de sacs) to the <u>P</u> precinct with a private road (non-gated)	C

79 Issue 79. (A21CA) proposed to address the effects of the Change, particularly the level of intensity enabled.

80 Issue 80. Propose make (NC) to provide certainty as to the extent of the built form enabled by the Precinct.

81 Issue 81. Oppose to provide certainty as to the extent of the built form enabled by the Precinct.

82 Issue 82. (A21F) proposed to provide certainty as to the extent of the built form enabled by the Precinct.

83 Issue 83. (A21G) proposed to provide certainty as to the extent of the built form enabled by the Precinct.

(A29)	Connection of any roads to the Precinct with a public road Extension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the western road within the precinct	RD
(A30)	Direct vehicle connection between Laurel Street, Renton Road or Rhodes Avenue or Mark Road, and the Special Purpose – Tertiary Education Zone	NC
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the the p Precinct plans and Policy I334.3(15A) and Policy I334.3(15A)	RD ⁸⁴
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the p Precinct plan and Policy I334.3(15A) and Policy I334.3(15A)	D ⁸⁵
(A33)	Buildings that exceed Standard I334.6.4 Height Buildings that exceed Standard I334.6.4 Height	D ⁸⁶

⁸⁴ Issue 84. All Precinct Plans contain relevant controls.

⁸⁵ Issue 85. All Precinct Plans contain relevant controls / NC to provide certainty as to the form of development.

⁸⁶ Issue 86. Propose retain to provide certainty as to the extent of the built form enabled by the Precinct.

Activity		Activity status
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the the p Precinct plans 4 and Policy I334.3(15A) and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C ⁸⁷
(A34A)	<u>Subdivision of land for the purpose of construction and use of residential units</u>	RD
(A34B)	<u>Subdivision of land for the purpose of construction and for uses other than residential units</u>	RD
(A35)	Any vacant lot subdivision that is not generally in accordance with the the p Precinct plans 4 and Policy I334.3(15A) and Policy I334.3(15A)	D NC ⁸⁸

Table I334.4.2 **Wairaka Te Auaunga Unitec** Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	Buildings that exceed the Standard I334.6.4 Height Buildings that exceed Standard I334.6.4 Height	D ⁸⁹ D

Table I334.4.3 **Wairaka Te Auaunga Unitec** Precinct sub-precinct C

Activity		Activity status
(A38)	Informal recreation	P
(A39)	Public amenity structures	P
(A40)	Student accommodation, boarding houses and visitor accommodation accessory to tertiary education facilities	P
(A41)	Tertiary education and ancillary activities existing in the Mixed Housing Urban and Residential Terrace Housing and Apartment Buildings zones at 1 November 2015	P
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the the p Precinct plans 4 and Policy I334.3(15A) and Policy I334.3(15A)	RD ⁹⁰
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the the p Precinct plans 4 and Policy I334.3(15A) and Policy I334.3(15A)	D ⁹¹

87 Issue 87. All Precinct Plans contain relevant controls.

88 Issue 88. All Precinct Plans contain relevant controls / NC to provide certainty as to the form of development.

89 Issue 89. The Height Control is still required.

90 Issue 90. All Precinct Plans contain relevant controls.

91 Issue 91. All Precinct Plans contain relevant controls.

(A44)	Any vacant lot subdivision proceeding in accordance with the the p Precinct plans and Policy I334.3(15A) and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C ⁹²
(A45)	Any vacant lot subdivision that is not generally in accordance with the the p Precinct plans and Policy I334.3(15A) and Policy I334.3(15A)	D NC ⁹³
(A46)	Parking buildings within the Residential —Mixed Housing Urban Zone	NC
(A47)	Parking buildings within the Residential —Terrace Housing	NC

⁹² Issue 92. All Precinct Plans contain relevant controls.

⁹³ Issue 93. All Precinct Plans contain relevant controls / NC to provide certainty as to the form of development.

	and Apartment Buildings Zone for any uses other than serving the residents of that zone	
(A48)	Buildings that exceed the Standard I334.6.4 Height	<u>D</u> NC ⁹⁴

Table I334.4.4 Wairaka Unitec Precinct sub-precinct A

<u>Activity</u>		<u>Activity status</u>
Development		
<u>(A49)</u>	<u>All new buildings, and additions to existing buildings unless otherwise specified below</u>	<u>C</u>
<u>(A50)</u>	<u>Demolition</u>	<u>P</u>
<u>(A51)</u>	<u>Internal alterations to buildings</u>	<u>P</u>
<u>(A52)</u>	<u>Additions to buildings that are less than:</u> <u>(a) 25 per cent of the existing gross floor area of the building; or</u> <u>(b) 250m² GFA</u> <u>whichever is the lesser</u>	<u>P</u>
<u>(A53)</u>	<u>New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary</u>	<u>RD</u>
<u>(A54)</u>	<u>New buildings or additions to buildings not complying with I334.6.14 (2)</u>	<u>NC</u>
<u>(A55)</u>	<u>Any development not otherwise listed in Table 1334.4.4 that is generally in accordance with the precinct plan and Policy I334.3(15A) and Policy I334.3(15A)</u>	<u>RD</u>
<u>(A56)</u>	<u>Any development not otherwise listed in Table 1334.4.4 that is not generally in accordance with the precinct plan and Policy I334.3(15A) and Policy I334.3(15A)</u>	<u>D</u>
<u>(A57)</u>	<u>Justice Facilities</u>	<u>D</u>
<u>(A58)</u>	<u>Justice Facilities ancillary to forensic psychiatric services provided at the Mason Clinic and Policy I334.3(15A)⁹⁵</u>	<u>P</u>

I334.5. Notification

(1) An application for resource consent for a controlled activity listed in Tables I334.4.1, ~~and I334.4.3~~, ~~and I334.4.4 Activity table~~ above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

(1A) Any application for resource consent for new buildings or additions to existing buildings in Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser) that are located within 10m of the eastern boundary of the Sub-precinct will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

⁹⁴ Issue 94. NC to provide certainty as to the form of development.

⁹⁵ Issue 95. Retaining Policy (15A).

~~(1B) An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.⁹⁶~~

(2) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, and I334.4.3, and I334.4.4 Activity table which is not listed in Standard I334.5(1) and I334.5(1A)⁹⁷ above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I334.6. Standards

The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.

~~The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.~~

~~(1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above.~~

~~(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:~~

~~(a) H13 Business — Mixed Use zone:~~

~~(i) Standards H13.6.0 Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4 Maximum tower dimension and tower separation, H13.6.5 Yards, H13.6.6 Landscaping and H13.6.8 Wind.⁹⁸~~

(3) All activities listed as permitted, controlled or restricted discretionary in Table I334.4.1, I334.4.2 and I334.4.3 Activity tables must comply with the following standards.

I334.6.1. Floodlights

(1) Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:

⁹⁶ Issue 96. Opposed to ensure that there is an appropriate opportunity for the local community be heard.

⁹⁷ Issue 97. Opposed to protect and ensure that policy 15A is given effect to.

⁹⁸ Issue 98. Propose retain first paragraph but delete all subsequent proposed wording at I334.6. to ensure that the Precinct Plans provide and ensure a high level of amenity, a well-functioning urban environment, and exemplary urban design.

- (a) 10pm Monday to Saturday; and
 - (b) 7.30pm Sunday and Public Holidays.
- (2) Floodlights must comply with the lighting standards in [E24.6](#) Auckland-wide Standards – Lighting.

I334.6.2. Retail thresholds

- (1) The following thresholds apply in this precinct:
 - (a) ~~The~~ the total gross floor area of retail (including food and beverage and supermarket) must not exceed ~~6,500m²~~ for the whole precinct;
 - (b) the total gross floor area of retail (including food and beverage) within the Business - Mixed Use Zone must not exceed ~~4500m²~~ 4,700m²; and
 - (c) ~~The~~ the total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed ~~3000m²~~ 1,800m².
- (2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1,000-m² subject to Standard I334.6.2(1)(a) above, provided that any unutilised gross floor area may be used elsewhere within the Business – Mixed Use Zone within the precinct.
- (3) All retail activities adjacent ~~to, or~~ within 100m of ~~to~~ the supermarket must not exceed ~~4200m²~~ 1,700m² gross floor area, provided that:
 - (a) any unutilised gross floor area may be used elsewhere within the Business – Mixed Use Zone within the precinct; and
 - (b) the 1,700m² gross floor area may be increased by any transferred gross floor area under Standard I334.6.2(2).
- (4) Any supermarket within 150m of, ~~adjacent to~~ and accessed ~~from~~ via, Farm Road, must not have vehicle access or parking directly off Carrington Road.

I334.6.3. Stormwater

- (1) All subdivision and development of the land in the precinct must be consistent with ~~the~~ an approved stormwater management plan.

I334.6.4. Height

- (1) ~~Standards in the table below apply rather than underlying zone heights unless specified. Buildings must not exceed the heights set out below: The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the 'Additional Height' control, including the Mixed Use zone and Areas 1 – 4, identified on Precinct plan 3: Te Auaunga Height. except that buildings within 20m of a boundary with Carrington Road (following the completion of the proposed Carrington Road upgrade) must not exceed 18m.~~

99

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones)	18m

Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban, Residential – Terrace Housing and	27m
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PC78 (see modifications)

Apartment Buildings and Special Purpose — Healthcare Facility and Hospital zones)	
Residential — Mixed Housing Urban, Residential — Terrace Housing and Apartment Buildings and Special Purpose — Healthcare Facility and Hospital zones	Specified zone height applies
Buildings within the Residential — Mixed Housing Urban Zone and within 10m of the southern precinct boundary	8m

I334.6.5. Landscaping

(1) At least 20 per cent of a site within the precinct must be landscaped¹⁰⁰ provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions. ~~[Deleted]~~

I334.6.6. Precinct boundary set back

PC78 (see modifications)

- (1) Buildings on land within Sub-precinct C adjoining residential zoned land outside the precinct and to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Standards [H13.6.5 \(Yards\)](#) and [H13.6.6 \(Landscaping\)](#) Business - Mixed Use Zone in Sub precinct C apply.
- (2) Buildings on land adjoining Open Space – Conservation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards [H13.6.5 \(Yards\)](#) and [H13.6.6 \(Landscaping\)](#) Business - Mixed Use Zone apply.
- (3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015 and a minimum width of 10m from Carrington Road following the road widening. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m setback area not used for these activities must be landscaped. ~~This setback does not apply once the road widening affecting the Precinct Carrington Road frontage has been vested in the Auckland Council.~~¹⁰¹

I334.6.7. Tree protection

- (1) In addition to any notable tree, ~~S~~subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – ~~p~~Protected ~~t~~rees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are ~~not~~ subject to this control.¹⁰²
- (2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in [D13 Notable Tree Overlay](#), with the exception that up to 20 per cent of live growth may be removed in any.

100

Issue 100: Retain landscaping requirement to mitigate the effects of more intense development.

¹⁰¹ Issue 101: To retain an adequate set back from Carrington Road.

¹⁰² Issue 102: To mitigate the adverse effects of rezoning.

Table I334.6.7.1 - Identified Trees

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Frangipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

1334.6.8. Access

- (1) The primary traffic access to the precinct must be from Carrington Road with secondary access to the south of the Precinct at locations shown on ~~the~~ Precinct plan 1.¹⁰³

~~(2) Any retail (including food and beverage) fronting the southern bus node, must not have vehicle access directly off Carrington Road.~~

I334.6.9. Parking

(1) No parking is required for activities located within the scheduled heritage building other than for the provision of loading requirements.

~~(2) There must be no parking provided at the bus node for retail activities.~~

I334.6.10. Building to building set back

Purpose: to ensure adequate separation between taller buildings.

~~(1) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height, the minimum separation distance between buildings shall be 30 m. This control shall be measured 8.5m above ground level.¹⁰⁴~~

I334.6.11 – Maximum tower dimension – Height Area 1 and Area 2¹⁰⁵

~~Purpose: to ensure that high-rise buildings in Height Area 1 and Height Area 2 on Precinct plan 3 – Te Auaunga Additional Height~~

- ~~• enable an appropriate scale of building to increase land efficiency in this part of the precinct~~
- ~~• allow adequate sunlight and daylight access to public streets and public open space~~
- ~~• provide adequate sunlight and outlook around and between buildings~~
- ~~• mitigate adverse wind effects~~
- ~~• discourage a high podium base on any one building, in order to positively respond to Area 1’s qualities as a visual gateway and its wider landscape setting, and~~
- ~~• manage any significant visual dominance effects by applying a maximum tower dimension.~~

~~(1) This standard only applies in Height Area 1 and Height Area 2 identified on Precinct plan 3 – Te Auaunga Additional Height.~~

~~(2) The maximum tower dimensions applying in Height Area 1 and Height Area 2 identified on Precinct plan 3 – Te Auaunga Additional Height must not exceed the dimension specified in Table I334.6.11.1 below.~~

Table I334.6.11.1: Maximum tower dimensions

	<u>Maximum Tower Dimension</u>
<u>Buildings up to 35m</u>	<u>No tower dimension applies</u>
<u>Building with height up to 43.5m</u>	<u>50m max. tower dimension</u>

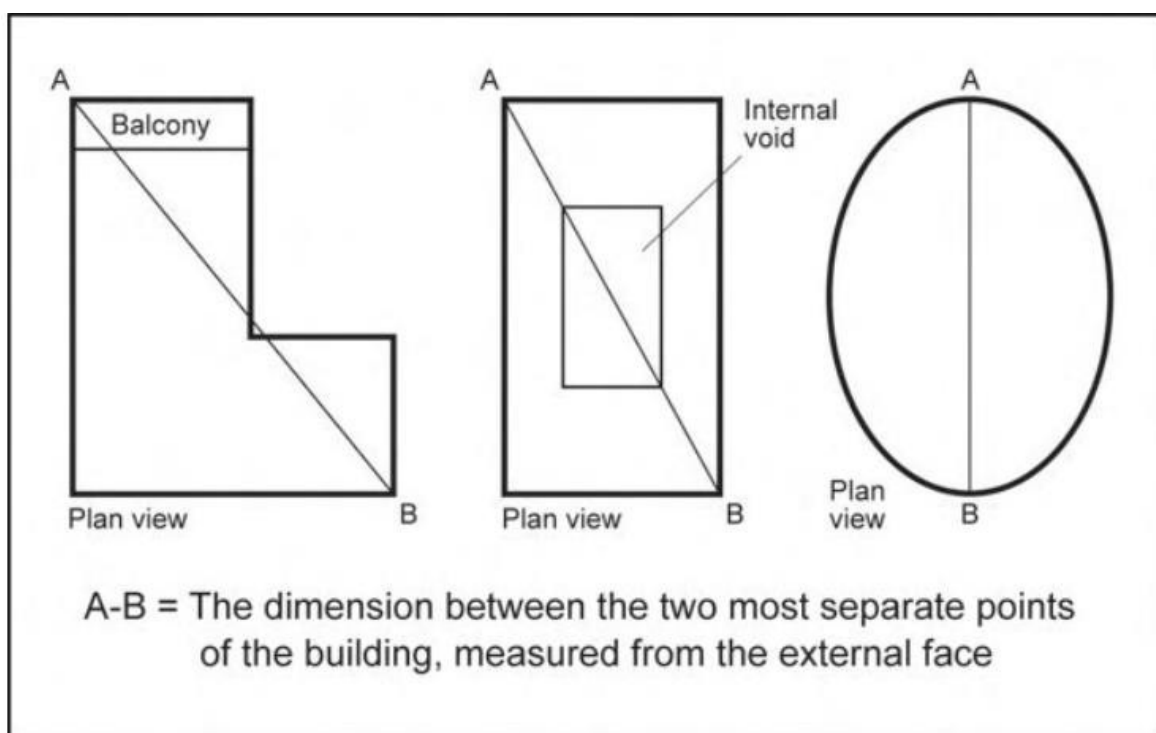
¹⁰⁴ Issue 104. To maintain outlooks through and beyond the precinct and create a separated and slender built form for any taller buildings.

¹⁰⁵ Issue 105. The proposed tower heights are too tall, too dominant of the natural environment and would have significant adverse effects on the environment.

Building with height up to 54m	50m max. tower dimension
Building with height up to 72m	42m max. tower dimension

(3) The maximum tower dimension is the horizontal dimension between the exterior faces of the two most separate points of the building and for the purposes of this standard applies to that part of the building as specified in Figure I334.6.11.2 below. This control shall be measured 8.5m above ground level.

Figure I334.6.11.2 Maximum tower dimension plan view



I334.6.12. Wind

Purpose: to mitigate the adverse wind effects generated by tall buildings.

(1) A new building exceeding 27m in height and additions to existing buildings that increase the building height above 27m must not cause:

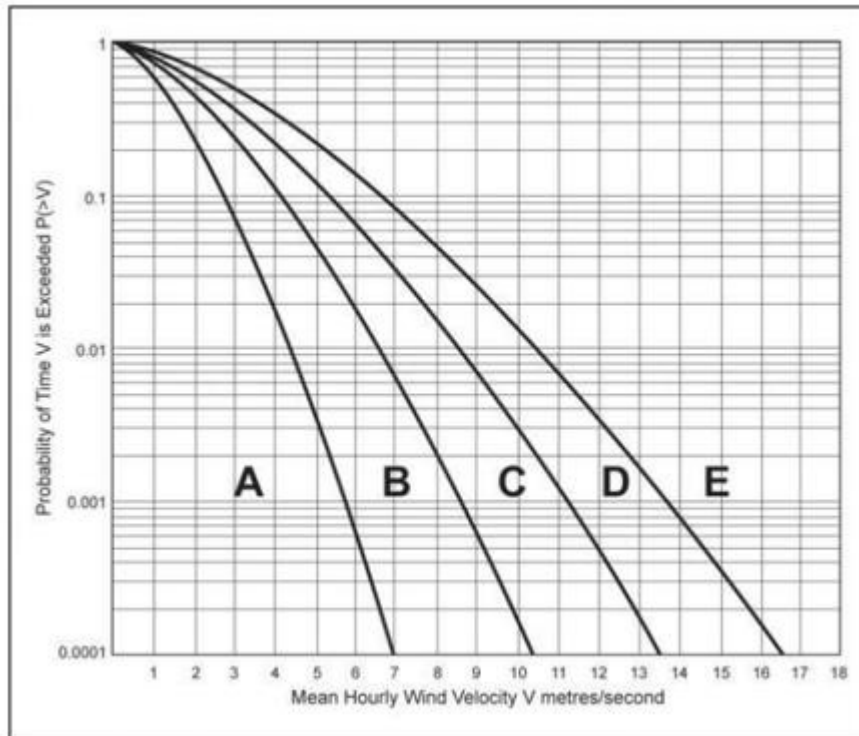
(a) The mean wind speed around it to exceed the category for the intended use of the area as set out in Table I334.6.12.1 and Figure I334.6.12.2 below;

(b) The average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and

- (c) An existing wind speed which exceeds the controls of Standard 1334.6.12.(1)(a) or Standard 1334.6.12.(1)(b) above to increase
- (2) A report and certification from a suitably qualified and experienced person showing that the building complies with Standard 1334.6.12.(1) above, will demonstrate compliance with this standard
- (3) If the information in Standard 1334.6.12.(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table 1334.6.12.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A-C above
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure I334.6.12.2 Wind Environment Control

Derivation of the wind environment control graph:

The curves on the graph delineating the boundaries between the acceptable categories (A-D) and unacceptable (E) categories of wind performance are described by the Weibull expression:

$$P(>V) = e^{-(v/c)^k}$$

where V is a selected value on the horizontal axis, and P is the corresponding value of the vertical axis:

and where:

$P(>V)$ = Probability of a wind speed V being exceeded;

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

I334.6.13. Sub-precinct A Northern Boundary setback

- (1) Buildings on land adjoining the northern boundary of Sub-precinct A must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects.

Standards in Sub Precinct A

All activities listed as permitted, controlled and restricted discretionary in Table I334.4.4 must comply with the following standards.

I334.6.14. Height in relation to Boundary

- (1) Buildings in Sub-precinct A must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the north and south boundaries of the Sub-precinct.

I334.6.15. Height

- (1) I334.6.4 applies.

I334.6.16. Landscaping

- (1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions.

I334.6.17. Tree Protection

- (1) I334.6.7 applies

I334.6.18. Sub-precinct A Boundary setback

- (1) I334.6.6(2) applies.
- (2) Buildings on land within Sub-precinct A adjoining the northern and southern boundaries of the Sub-precinct must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full

extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub- precinct and the adjoining land, to mitigate adverse visual and privacy effects.

- (3) Buildings on land within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct must be set back a minimum width of 5m from the external precinct boundary. This setback shall remain landscaped with mature trees, with the Identified Trees in this location supplemented as necessary to maintain a heavily treed frontage.

I334.6.19. Stormwater

- (1) I334.6.3 applies.

I334.6.20. Parking

- (1) No minimum and no maximum parking is required in Sub-precinct A.

I334.7. Assessment – controlled activities

I334.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

- (1) Connection of **P**precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
- (a) traffic effects on adjoining streets and the transport network;
 - (b) amenity and safety of adjoining streets and those within the precinct;
 - (c) design of road connections;
 - (d) benefits of connections (excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (2) Subdivision:
- (a) **B**oundaries of the precinct and sub-precincts aligning with the proposed site boundaries.
 - (b) Compliance with existing resource consent (if applicable).

(c) The effect of the site design, size, shape, design, contour, and location, including the effects on existing buildings, and the ability to provide adequate maneuvering areas, and outdoor living space, and spaciousness between buildings in the Precinct.¹⁰⁶

(d) The adequate provision of infrastructure provisions.

(e) The effect on historic and cultural heritage items.

(3) All New Buildings, and Additions to Existing Buildings in Sub-precinct A:

(a) high quality design and amenity;

(b) functional and operational (including security) requirements;

(c) the integration of landscaping;

(d) safety;

(e) effects of the location and design of access to the sub-precinct on the safe and efficient operation of the adjacent transport network having regard to:

(i) visibility and safe sight distances;

(ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;

(iii) proximity to and operation of intersections;

(iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Precinct; and

(v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;

(f) The location and capacity of infrastructure servicing:

(i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the Sub-precinct;

(ii) management and mitigation of flood effects, including on buildings and property;

(iii) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;

(iv) location, design and method of the discharge; and

(v) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures.

¹⁰⁶ Issue 106. To mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

I334.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone, Auckland-wide or overlay provisions:

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) the extent to which the design of the road and associated landscaping creates:
 - (i) access consistent with the local road function; and
 - (ii) street trees, planting and other landscaping features that ensure a good standard of amenity;
 - (b) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and to manage speed;
 - (c) the extent to which the management of the private road through such measures as signage, surface treatment, landscaping and speed restrictions does restrict the use of these roads to only those vehicles with authorised access;
 - (d) the extent of any positive benefits arising from the proposed connection (excluding benefits relating to diversion of traffic from Carrington Road);
 - (e) the provision of walkway and cycleway access is not restricted. The extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways; and
 - (f) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (2) Subdivision
 - (a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with ~~the precinct plan shown in~~ Precinct plan 1 ~~and with Policy I334.3(15A)~~ and with Policy I334.3(15A) (or with any approved road network).¹⁰⁷
 - (b) Compliance with an existing resource consent.
 - (c) The effect of the site design, size, shape, design, contour, and location, including the effects on existing buildings, and the ability to provide adequate maneuvering areas, and outdoor living space, and spaciousness between buildings in the Precinct.¹⁰⁸

¹⁰⁷ Issue 107. Consequential amendment to retain Policy 15A.

¹⁰⁸ Issue 108. To mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.

(d) The adequate provision of infrastructure provisions.

(e) The effect on historic heritage and cultural heritage items.

(3) All New Buildings, and Additions to Existing Buildings in Sub-precinct A

(a) The extent to which the building and associated landscaping contributes to a high quality amenity outcome when viewed from neighbouring land and buildings, including the appearance of the roofscape;

(b) Whether the design recognises the functional, operational, and security requirements of the intended use of the building, and addresses the safety of the surrounding residential community and the public realm;

(c) The extent to which effects of the location and design of access to the sub-precinct on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:

(i) visibility and safe sight distances;

(ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;

(iii) proximity to and operation of intersections;

(iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Precinct; and

(v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;

(d) The location and capacity of infrastructure servicing:

(i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and

(ii) The extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.

I334.8. Assessment – restricted discretionary activities

I334.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zones, Auckland-wide, or overlay provisions:

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to within 150m of~~, and accessed ~~from via~~, Farm Road (A6); and ~~or adjacent to the bus hub or Oakley Hospital building~~ Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

- ~~(a) – building interface with any public place~~
- ~~(b) – safety;~~
- ~~(c) – services;~~
- ~~(d) – traffic;~~
- ~~(e) – travel plans and integrated transport assessments;~~
- ~~(f) design of parking and access; and~~
- ~~(a) matters of discretion I334.8.1(1A)(d) - I334.8.1(1A)(h); and~~
- ~~(g)(b) degree of integration with other centres.~~

(1A) New buildings which comply with Standard I334.6.4 Height:

(a) Ground contours:

- (i) whether proposed finished contour levels at a subject site abutting land identified as open space on Precinct plan 1 or vested public roads across the subject land area adequately manages pedestrian access from the ground floor level of buildings to the adjoining identified open space land and public roads variations between the ground floor level of future buildings and adjoining existing and proposed public open space (where information is available and buildings are adjoining); and
- (ii) where ground floor dwellings or visitor accommodation is proposed, whether some minor variations between the ground floor level and the level of adjoining open space or street (where adjoining) may be acceptable to provide for the privacy of residents and occupants/users

(b) Building form and character:

- (i) whether building design and layout achieves:
 - (a) separate pedestrian entrances for residential uses within mixed use buildings;
 - (b) legible entrances and exits from buildings to open spaces and pedestrian linkages;
 - (ba) adequate separation between buildings and the avoidance of large horizontal extents in building form¹⁰⁹
 - (c) avoidance and minimisation of blank walls to the greatest extent possible¹¹⁰ articulation of any building façades which adjoin public roads and identified open space on Precinct plan 1, to manage the extent of large blank and/or flat walls and/or façades;
 - (d) ~~corner sites provide the opportunity for additional building mass and height so as to makes a positive contribution to the streetscape.¹¹¹~~

109 Issue 109. To mitigate effects on the environment.

110 Issue 110. To mitigate effects on the environment.

111 Issue 111. To avoid adverse effects on the environments at corner locations.

- ~~(e) — a high quality, clear and coherent design concept utilises a palette of durable materials to express the building form;¹¹²~~
- ~~(f) high quality visual interest through the use of façade modulation and articulation, and/or the use of materials and finishes and ensures any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi-toi, articulation, modulation and cladding choice to provide architectural relief;¹¹³~~
- (g) rooftop mechanical plant or other equipment is screened or integrated in the building design to ensure that it cannot be seen from other buildings including the tallest buildings enabled in the Precinct;¹¹⁴
- ~~(h) — any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi-toi, articulation, modulation and cladding choice to provide architectural relief;¹¹⁵~~
- (i) parking areas located within or abutting buildings which are visually discreet when viewed from public roads and open space identified on Precinct plan 1;
- ~~(j) — long building frontages are limited and the visual appearance of building frontages is mitigated by ample separation distances between building and tall trees along Carrington Road (including retaining sufficient space and depth for trees to establish) are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours;¹¹⁶~~
- (k) building form is required designed to allow the maximum a reasonable level of daylight into land identified as open space within Precinct plan 1 within the precinct, (but excluding public roads) appropriate to their intended use and minimise shading¹¹⁷;
- (l) Building form is designed to minimize the level of shading onto open space external to the Precinct.¹¹⁸
- (ii) Activities, not including residential accommodation, at ground level engage with and activate existing and/or proposed open spaces, streets and lanes;¹¹⁹
- (iii) outdoor living areas and internal living spaces at ground level achieve privacy from publicly accessible areas while maintaining a reasonable level of passive surveillance, and¹²⁰

112 Issue 112. Opposed because the “pallette” can be a recipe for carte blanche.

113 Issue 113. To remove the passport to blank walls.

114 Issue 114. To adequately address issues with visibility of rooftop plant.

115 Issue 115. To remove the passport to blank walls.

116 Issue 116. To avoid dominance effects of long building frontages.

117 Issue 117. To minimise shading effects on open space.

118 Issue 118. To minimise shading effects on open space.

119 Issue 119. To avoid being outside in a public space and looking directly into someone’s living space.

120 Issue 120. To avoid confused aims, and to avoid seeking directly into people’s living space at ground level.

(iv) whether any proposed publicly accessible spaces within a development, including pedestrian and cycle linkages, are integrated into the existing or planned pedestrian network;

(c) Safety including passive surveillance:

(i) whether new buildings are designed in accordance with Crime Prevention Through Environmental Design principles, including by providing passive surveillance of publicly accessible areas. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within a tertiary education campus(es) will be considered as if they are public open spaces; and

(d) Services including infrastructure and stormwater management:

(i) stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area;

(ii) location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater

management features, which incorporate low impact stormwater design principles and improved water quality systems; and

- (iii) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials.

(e) Traffic:

- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct discourage through traffic from outside the Te Auaunga Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods.

(f) Travel plans and integrated transport assessments:

- (i) proposed developments are consistent with any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and any corresponding travel plans are provided by way of conditions of any consent prior to occupation;
- (ii) whether any development that would bring the total number of dwellings in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and¹²¹
- (iii) whether any development that would bring the total number of dwellings in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.¹²²

(g) Design of parking structures and vehicular access:

- (i) within the Special Purpose - Tertiary Education Zone avoids parking either at grade or within a building at or above ground level, having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on Precinct plan 1;
- (ii) minimises the extent to which parking within a building at or above ground level directly faces Te Auaunga and the Carrington Road frontage;
- (iii) parking areas are screened;
- (iv) parking structures minimise direct venting to pedestrian environments at ground level;

¹²¹ Issue 121. Clarification of ITA trigger.

¹²² Issue 122. Clarification of ITA trigger.

- (v) vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and be separated from pedestrian access, or are designed as a shared space; and
- (vi) design of pedestrian routes between parking areas, building entrances/lobbies and the street ensures that these spaces are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(h) Landscape:

~~(h) A minimum of 20 per cent of each site is to be landscaped landscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment. Additional landscaping may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways provided that 20 per cent of the site Landscaping includes the provision of both soft and hard landscape elements such as trees, shrubs, ground cover plants. paved areas and outdoor seating areas.¹²³~~

(i) Additional Matters applying to the Carrington Road frontage:

- (i) building frontages to Carrington Road are designed to express a scale of development that responds to Policy I334.3(13);
- (ii) the use of architectural treatments and design features, such as façade and roofline design, materials, visual and physical separation and layout to contribute to the amenity of the Carrington Road frontage¹²⁴; and
- (iii) building frontages to Carrington Road are designed to avoid the perception of a solid walled mass.¹²⁵
- (iv) provision or retention of tall trees along Carrington Road and between buildings with frontages to Carrington Road.¹²⁶

~~(1B) Buildings within the Height Areas identified on Precinct plan 3—Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3—Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct plan 3—Te Auaunga Additional Height between 35m and 72m:~~

~~(a) matters of discretion I334.8.1(1A)(a)–I334.8.1(1A)(h);~~

~~(b) building design and location;~~

~~(i) In Height Area 1 on Precinct plan 3—Te Auaunga Additional Height, how the design for any building greater than 35m in height relates to the Tāmaki-Makaurau cityscape and contributes to making a visual~~

¹²³ Issue 123. Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and to achieve consistency with further amendments to Policy I334.6.5. Landscaping

¹²⁴ Issue 124. To better integrate tall buildings into the environment and reduce adverse effects.

¹²⁵ Issue 125. To better integrate tall buildings into the environment and reduce adverse effects.

¹²⁶ Issue 126. To better integrate tall buildings into the environment and reduce adverse effects.

~~landmark, either in isolation or as part of a composition of taller buildings such as through the architectural expression of its upper levels and rooftop.~~

~~(ii) The degree to which buildings provide sympathetic contemporary and high quality design which enhances the precinct's built form.¹²⁷~~

~~(c) shading:~~

~~(i) the extent to which the location and design of buildings ensures a reasonable level of sunlight access (measured at the Equinox) to residential units and open space areas, taking into consideration site and building orientation, and the planned built character of the precinct.~~

(2) Parking buildings/structures:

- (a) ground contours;
- (b) building interface with public places;
- (c) safety;
- (d) services including infrastructure and stormwater management;
- (e) traffic;
- (f) travel plans and integrated transport assessments; and
- (g) design of parking and access.

~~(h) matters of discretion I334.8-1(1A)(a), and I334.8-1(1A)(d) – I334.8-1(1A)(i).¹²⁸~~

(3) Connection of any road to the Precinct with a public road Extension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct (A29):

- (a) traffic;
- (b) amenity and safety;
- (c) design of road connections; and
- (d) benefits of road connections (excluding benefits related to diversion of traffic from Carrington road);
- (e) provision of walkway and cycle access; and
- (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.

(4) Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the pPrecinct plan, Land Policy I334.3(15A):¹²⁹

- (a) Effects of the location and design of the access on the safe and efficient

¹²⁷ Issue 127. The proposed tower heights are too tall, too dominant of the natural environment and would have significant adverse effects on the environment.

¹²⁸ Issue 128. Retain the present considerations.

¹²⁹ Issue 129. Retaining Policy (15A)/reference to Precinct plan.

operation of the adjacent transport network having regard to:

- (i) visibility and safe sight distances;
- (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
- (iii) proximity to and operation of intersections;
- (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
- (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;

(b) The location and capacity of infrastructure servicing:

- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;
- (ii) ~~The~~ effects on receiving environments from the location and design of the Indicative Stormwater Management Area and stormwater devices including the following:
 - ~~(i)~~: management of the adverse effects on receiving environments, including cumulative effects (which may be informed by any publicly available current stormwater and/or catchment management plans and analyses);
 - ~~(ii)~~: BPO for the management of the adverse effects of the stormwater diversion and discharge on receiving environments;
 - ~~(iii)~~: implementation of stormwater management devices and other measures and programmes that give effect to the BPO;
 - ~~(iv)~~: management and mitigation of flood effects, including on buildings and property;
 - ~~(v)~~: methods and measures to minimise land instability, erosion, scour and flood risk to buildings and property;
 - ~~(vi)~~: location, design and method of the discharge; and
 - ~~(vii)~~: management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures;

(c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:

- (i) open spaces which are prominent and accessible by pedestrians;
 - (ia) open spaces that are prominent and accessible from Carrington Road;¹³⁰

- (ii) the number and size of open spaces in proportion to the future intensity of the precinct and future intensity of the surrounding area;¹³¹ ~~and~~
 - (iii) effective and safe pedestrian and/or cycle linkages;
 - (ad) ~~T~~he location, physical extent and design of open space;
 - (be) ~~T~~he location of anticipated land use activities within the development;
 - (ef) ~~T~~he location and physical extent of parking areas; ~~and~~
 - (eg) ~~T~~he staging of development and the associated resource consent lapse period;
 - (eh) ~~T~~he location and form of building footprints and envelopes; ~~and~~
 - (fi) ~~B~~uilding scale and dominance (bulk and location).
- (5) For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; ~~I334.6.5 Landscaping~~;¹³² I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.13 Height in relation to Boundary; I334.6.17(3) Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) the matters of discretion in Rule C1.9(3) of the general provisions apply; ~~and~~
 - (b) any special or unusual characteristic of the site which is relevant to the standard;¹³³
 - (c) where more than one standard will be infringed, the effects of all infringements considered together; and¹³⁴
 - (d) the effects on the following relevant matters:
 - (i) floodlights – the effects on the amenity values of adjoining residential areas;
 - (ii) retail thresholds – the needs of the campus and serving the local demand within the precinct, the role function and amenity of the Point Chevalier and Mt Albert town centres;
 - (iii) stormwater – ~~S~~see Matter I334.8.1(4)(c) above;
 - (iv) height – the effects on the amenity values of open spaces and adjoining residential areas;
 - (v) landscaping – the street edge, the delineation of pedestrian routes, the

¹³¹ Issue 131. To achieve exemplary urban design, well-functioning urban environments and high levels of amenity within and around the precinct.

¹³² Issue 132. Required to ensure that landscaping is used to mitigate the adverse effects of the taller buildings and increased intensity proposed by the Change.

¹³³ Issue 133. Required to ensure that there is appropriate consideration given.

¹³⁴ Issue 134. The cumulative effects of multiple infringements need to be considered.

~~visual and pedestrian amenity effects caused by access ways, parking and service areas; [deleted]~~¹³⁵

- (vi) precinct boundary set back - ~~H~~interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and ~~O~~outlook and privacy;
 - (vii) trees – ~~S~~see restricted discretionary activity matters of discretion in Matters [D13.8.1 Notable Trees Overlay](#);
 - (viii) access – the primary access to the precinct being on Carrington Road, the amenity values of existing residents as a result of the southern connections becoming a direct vehicle entrance to the precinct;
 - (ix) parking – the heritage values of the Oakley Hospital ~~main building, the efficiency of operation of the bus hub~~;
 - (x) [Boundary setback in respect of buildings within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct – landscape amenity](#);
 - (xi) [Height in relation to boundary – visual dominance, overlooking, shading and privacy](#).
- (6) [New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA \(whichever is the lesser\), that are located within 10m of the eastern boundary:](#)
- [Where buildings do not abut the street frontage](#)*
- (a) [the effectiveness of screening and/or landscaping on the amenity of the streetscape](#);
 - (b) [safety](#);
 - (c) [functional and operational \(including security\) requirements](#);
- [Where buildings do abut the street frontage](#)*
- (d) [the effectiveness of screening and/or landscaping \(if any\)](#);
 - (e) [the maintenance or enhancement of amenity for pedestrians using the adjoining street](#);
 - (f) [measures adopted for limiting the adverse visual effects of any blank walls along the street frontage](#);
 - (g) [measures adopted to provide for the visual interest at the street frontage, while ensuring the security, and functional and operational requirements of the Mason Clinic](#);
 - (h) [safety](#)
- [Matters applying to all buildings](#)*
- (i) [Those matters contained in I334.7.1.\(3\)](#).

1334.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zones, Auckland-wide or overlay provisions:

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to within 150m of~~, and accessed ~~from via~~, Farm Road ~~and or adjacent to the bus hub or Oakley Hospital building(A6); and Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):~~

(a) ■ Building interface with any public places;¹³⁶

- ~~(i)~~ the extent to which buildings have clearly defined public fronts that ~~address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;~~
- ~~(ii)~~ the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
- ~~(iii)~~ the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
- ~~(iv)~~ the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
- ~~(v)~~ the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
- ~~(vi)~~ the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- ~~(vii)~~ the extent to which building heights and form are designed to allow a ~~reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use and whether they may require building form to be modified to the north of such spaces;~~
- ~~(viii)~~ the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses; and
- ~~(ix)~~ the extent to which through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and whether they are:
 - publicly accessible and attractive; and
 - designed to provide a high level of pedestrian safety.

(b) Safety:

¹³⁶

Issue 136. There are multiple deletions proposed by the Change at 1334.2(1)(a)-(f) but these need to be retained in full to ensure that the adverse effects of development enabled by the Precinct Plan are properly assessed and mitigated.

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
 - (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
 - (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, while meeting security requirements.
- (c) Services:
- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to ~~adequately service the nature and staging of anticipated development~~ within the subject land area; and
 - (ii) the extent to which the location of built form, public open space and ~~stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.~~
- (d) Traffic:
- (i) whether traffic calming measures on internal roads and those roads ~~connecting to the south of the precinct, discourage through traffic from~~ outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose – Tertiary Education Zone or southern neighbourhoods; and
 - (ii) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed ~~development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application.~~
- (e) Traffic plans and integrated transport assessments:
- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed ~~development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.~~
- (f) Design of parking and access:
- (i) the extent to which parking buildings avoid fronting Carrington Road or ~~Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;~~
 - (ii) the extent to which parking is screened from public open spaces and streets;
 - (iii) the extent to which ventilation and fumes from parking structures or
-

other uses do not vent into the adjacent pedestrian environment at ground level;

- ~~(iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and~~
- ~~(v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.~~

~~(g)(b) Degree of integration with other centres:~~

- ~~(i) the extent to which the location, scale and staging of anticipated activity types in the precinct mitigates potential conflicts with activities within neighbouring centres; and~~
- ~~(ii) the extent to which the location, scale and staging of officesretail does not have adverse effects on the role of other centres, beyond those effects ordinarily associated with trade effects or trade competition.~~

(1A) New buildings under I334.4.1(A21C) that comply with Standard I334.6.4 Height:

(a) Ground contours:

- (i) Refer to Policies I334.3.(13) and (27).

(b) Building form and character:

- (i) Refer to Policies I334.3.(13), (14) and (27).

(c) Safety including passive surveillance:

- (i) Refer to Policies I334.3.(13), (14) and (27).

(d) Services including infrastructure and stormwater management:

- (i) Refer to Policies I334.3.(27).

(e) Traffic:

- (i) Refer to Policies I334.3.(20) and (22).

(f) Travel plans and integrated transport assessments:

- (i) Refer to Policies I334.3. (4)(g), (20), (23), and (27).

(g) Design of parking structures and vehicle access:

- (i) Refer to Policies I334.3.(13), (14), (14A), (14B), (24) and (25).

(h) Landscape:

- (i) Refer to Policy I334.3.(13).

(i) Additional criteria applying to building frontage to Carrington Road:

- (i) Refer to Policies I334.3.(13) and (14).

(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga
Additional Height that exceed the heights specified on Precinct plan 3 – Te

~~Auaunga Additional Height, and Buildings within Height Area 1 identified on
Precinct plan 3 — Te Auaunga Additional Height between 35m and 72m;~~

~~(a) Refer to Policies I334.3(13), (14), (14A), (14AA) and (14B).¹³⁷~~

(2) Parking buildings and structures:¹³⁸

(a) Ground contours:

- (+) the extent to which the proposed finished contour levels across the subject land area avoid variations between the ground floor level of

¹³⁷ Issue 137. The proposed tower heights are too tall, too dominant of the natural environment and would have significant adverse effects on the environment.

¹³⁸ Issue 138. There are multiple deletions proposed by the Change at I334.8.2 but these provisions need to be retained in full to ensure that the adverse effects of development enabled by the Precinct Plan are properly assessed and mitigated.

~~future buildings and adjoining existing and proposed public open space (where information is available); and~~

- ~~(ii) The extent to which where ground floor dwellings or visit accommodation is proposed, some minor variations between the ground floor level and the level of adjoining open space or street may be acceptable to provide for the privacy of residents and occupants/users.~~

(b) Building interface with public spaces:

- ~~(i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;~~
- ~~(ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;~~
- ~~(iii) the extent to which buildings provide legible entrances and exists to covered plazas, open spaces and pedestrian linkages;~~
- ~~(iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;~~
- ~~(v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;~~
- ~~(vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;~~
- ~~(vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use. This may require building form to be modified to the north of such spaces;~~
- ~~(viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses;~~
- ~~(ix) whether through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and are publicly accessible, attractive and designed to provide a high level of pedestrian safety.~~

(c) Safety:

- ~~(i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;~~
- ~~(ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and~~

~~(iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, while meeting security requirements.~~

(d) Services including infrastructure and stormwater management:

- ~~(i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and~~
- ~~(ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.~~

(e) Traffic:

- ~~(i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose – Tertiary Education Zone or southern neighbourhoods; and~~

(f) Travel plans and integrated transport assessments:

- ~~(i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.~~

(g) Design of parking and access

- ~~(i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;~~
- ~~(ii) the extent to which parking is screened from public open spaces and streets;~~
- ~~(iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;~~
- ~~(iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and~~
- ~~(v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by~~

people of all ages and physical abilities and provide a high level of pedestrian safety.

(a) ~~Assessment criteria I334.8.2(1A)(a) and I334.8.2(1A)(d) – I334.8.2(1A)(b).~~¹³⁹

(3) Connection of any road to the Precinct with a public road Extension of Laurel Street, Renton Road, or Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct (A30):

(a) Traffic:

- (+) the extent to which traffic management measures on roads which connect to the south of the Precinct are designed to avoid the southern connection becoming the primary entrance for tertiary education uses or becoming a faster alternative to Carrington Road for non-local traffic;

(b) Amenity and safety:

- (+) whether the design of the road and associated landscaping creates:
 - access consistent with the local road function;
 - street trees, planting and other landscaping features that ensure a good standard of amenity; and

- (+) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and manages speed. Methods could include, but are not limited to, one lane sections, narrow carriageways, intersections designed to slow traffic and interrupt flow, avoidance of roundabouts which facilitate speedy movement through the precinct, and designing the carriageway as shared space with a meandering route.

(c) benefits of road connections (excluding benefits related to diversion of traffic from Carrington Road):

- (+) the extent of any positive benefits arising from the proposed connection (excluding benefits related to diversion of traffic from Carrington Road) and ensure the provision of walkway and cycleway access is not restricted.

(d) provision of walkway and cycle access:

- (+) the extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways.

(e) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone:

- (+) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern

roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.

- (4) Any development not otherwise listed in Tables I334.4.1, ~~and~~ I334.4.3, ~~and~~ I334.4.4 that is generally in accordance with ~~the the p~~ Precinct plan ~~1~~ and Policy I334.3(15A):¹⁴⁰
- (a) The extent to which effects of the location and design of the access on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
- (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (b) The location and capacity of infrastructure servicing:
- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.
- (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of and pedestrian and/or cycle connections:
- ~~(i) —~~ The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including:
 - the layout and design of open space and connections with neighbouring streets and open spaces;
 - integration with cultural landmarks, scheduled buildings, ~~scheduled~~ identified trees and historic heritage in and adjacent to the precinct; and
 - ~~(d)~~(ii) the extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.

~~(e)~~(d) The location of land use activities within the development:

- (i) the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area; and
- (ii) opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development.

~~(f)~~(e) The location and physical extent of parking areas and vehicle access:

- (i) ~~F~~the extent to which parking, loading and servicing areas are integrated within the application area taking account of location and staging of anticipated activity types.

~~(g)~~(f) The staging of development and the associated resource consent lapse period:

- (i) ~~W~~hether the proposal adequately details the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.

~~(h)~~(g) The location and form of building footprints and envelopes:

- (i) the assessment criteria of the zone standards for new buildings and/or alterations and additions to buildings apply; ~~and~~
- (ii) the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of ~~the the p~~Precinct plan ~~and~~ [Policy I334.3\(15A\)](#):¹⁴¹ including the location of the transport network, open spaces and infrastructure.; ~~and~~
- (iii) the extent to which buildings that do not comply with the bulk and location and amenity controls demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
- (iv) Whether buildings activate the adjoining street or public open space by:
 - being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
 - having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;
 - providing a level of glazing that allows a reasonable degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;

- avoiding **minimising**¹⁴² blank walls at ground level; and
 - providing convenient and direct entry between the street and the building for people of all ages and abilities.
- (v) Whether dwellings located on the ground floor of a building adjoining a street or public open space positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:
- providing balconies over-looking the street or public open space;
 - providing a planted and/or fenced setback to the street or public open space. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front of a balcony; and
 - raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to overlook the street or public open space.
- (vi) The extent to which development that does not comply with the amenity controls demonstrates that:
- landscaping, including structural tree planting and shrubs, defines the street edge, delineates pedestrian routes and mitigates adverse visual and pedestrian amenity effects caused by access ways, parking and service areas. Whether landscaping is planted to ensure sight lines to or from site entrances are not obscured; and
 - where the side or rear yard controls are infringed, any adverse visual amenity and nuisance effects on neighbouring sites are mitigated with screening and landscaping.
- (i) Building scale and dominance (bulk and location):
- (i) the extent to which buildings that exceed the building height, **height in relation to boundary, and maximum building coverage**¹⁴³ demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - streets and public open spaces;
 - adjoining sites, particularly those with residential uses; and
 - the proposed building;
 - (ii) the extent to which such buildings meet policies in the Special Purpose - Tertiary Education Zone and **Wairaka Te Auaunga** Precinct;
 - (iii) the extent to which the building is not visually dominating when viewed from the street, neighbouring sites, public open spaces and from

¹⁴² Issue 142. Blank walls at ground level can be avoided with moderately good (or less) urban design.

¹⁴³ Issue 143. These factors should be retained (not deleted as proposed) and form a part of the assessment.

- distant locations;
- (iv) ~~F~~the extent to which buildings on corner sites demonstrate that additional building mass and height is appropriate in that location and makes a positive contribution to the streetscape;
- (v) whether activities and buildings that do not comply with the outlook control demonstrate that:
 - (vi) occupants are provided with a good standard of outlook and privacy between useable/occupied spaces on the same and adjacent sites;
 - (vii) the building positively contributes to passive surveillance of the street, rear/sides of site and streetscape amenity; and
 - ~~(vii)~~(vi) where the requirements of the outlook control are met, whether such buildings adversely affect the amenity of any complying new/ existing development on an adjoining site.

(5) For development that does not comply with Standard I334.6.14 (3): Boundary setback in respect of buildings within Sub-precinct A or Standard I334.6.10: Height in relation to boundary.

For buildings which infringe Standard I334.6.14(3) Boundary Setback

- (a) the extent to which a landscaped buffer between buildings and activities and adjoining land is maintained to mitigate adverse visual effects;
- (b) landscaping that is maintained is of sufficient quality as to make a positive contribution to the amenity of the outlook to the site from neighbouring land;
- (c) whether the design recognises the functional and operational requirements of the intended use of the building, including providing for security.

For buildings which infringe Standard I334.6.10 Height in relation to boundary

- (d) the extent to which buildings that exceed the height in relation to boundary standard demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to adjoining sites, particularly those with residential uses;
- (e) the extent to which such buildings are consistent with the policies in the Special Purpose – Healthcare Facility and Hospital Zone, the Wairaka Precinct – General, and the Wairaka Precinct – Sub-precinct A; and
- (f) the extent to which buildings as viewed from adjoining sites are designed to reduce visual dominance effects, overlooking and shadowing and to maintain privacy.

(6) New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary.

Where buildings do not abut the street frontage

- (a) the extent to which the visual effects of the building are screened by landscaping, comprising the planting of a mixture of closely spaced trees, shrubbery and ground cover;

(b) the extent to which the design of the building and the design of the interface between the building and the adjacent street contributes to a high quality visual amenity (including safety) outcome when viewed from the street while meeting the operational and functional requirements (including security) of the use of the building.

Where buildings do abut the street

(c) the extent to which the visual effects of the building are screened by landscaping;

(d) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features to achieve a high quality outcome, without compromising the functional requirements of the use of the building;

(e) the extent to which the design of safety measures together with the design of the interface between the building and the adjacent street provide for sensitive design in a high quality urban environment, while meeting the security requirements for the Mason Clinic;

(f) the extent to which the ground floor of the building (where fronting a street) provides interest for pedestrians and opportunities for passive surveillance (including safety) of the public realm while ensuring the functional and operational requirements (including security) of the Mason Clinic;

(g) the extent to which buildings respond to the policies contained in the Special Purpose - Healthcare Facility and Hospital zone, policies the Wairaka Precinct-General, and the Wairaka Precinct – Sub-precinct A;

All buildings

(h) Those criteria contained in I33.7.2(3)(c) and (d).

I334.9. Special information requirements

An application for any subdivision or development must be accompanied by:

Integrated Transport Assessment

- (1) Prior to any developments which would result in more than 3,000 dwellings within the precinct, an assessment of the then actual transport characteristics compared to the ITA assumptions shall be provided. If the transport network and generation is not consistent with the assumptions within the precinct ITA, then an updated ITA is required prior to residential development in excess of 3,000 dwellings.
- (2) As part of any ~~southern road connection (public or private), the first subdivision resource consent application in the Business—Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business—Mixed Use Zone or greater than 1,000m² in the residential zones, development that will result in the precinct exceeding 4,000 dwellings,~~ the applicant is required to

produce an integrated transport assessment for the precinct. ~~An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business—Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.~~

Stormwater Management Plan

- ~~(1) The following applies to land use consent applications for the land in the precinct:~~
- ~~(a) as part of the first land use consent application (excluding developments of less than 1,000m² gross floor area in the Special Purpose—Tertiary Education Zone; and developments less than 2,500m² in the Business—Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.~~
 - ~~(b) the comprehensive stormwater management plan must be prepared in accordance with the information requirements in Requirement I334.9(3) below.~~
 - ~~(c) this standard does not apply where the land use application is in accordance with a subdivision consent previously approved on the basis of a previously approved comprehensive stormwater management plan~~
- ~~(2) A stormwater management plan that:~~
- ~~(a) demonstrates how stormwater management will be managed across the precinct or development to avoid, remedy or mitigate adverse effects;~~
 - ~~(b) applies an integrated stormwater management approach, consistent with Policy E1.3.(10);~~
 - ~~(c) identifies any areas of on-site stormwater management and provides for these in development and subdivision;~~
 - ~~(d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;~~
 - ~~(e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and~~
 - ~~(f) demonstrates compliance with the Council's relevant codes of practise and infrastructure standards; OR~~

~~(3) Demonstrate how stormwater will be managed in accordance with the stormwater management plan prepared for the precinct.~~

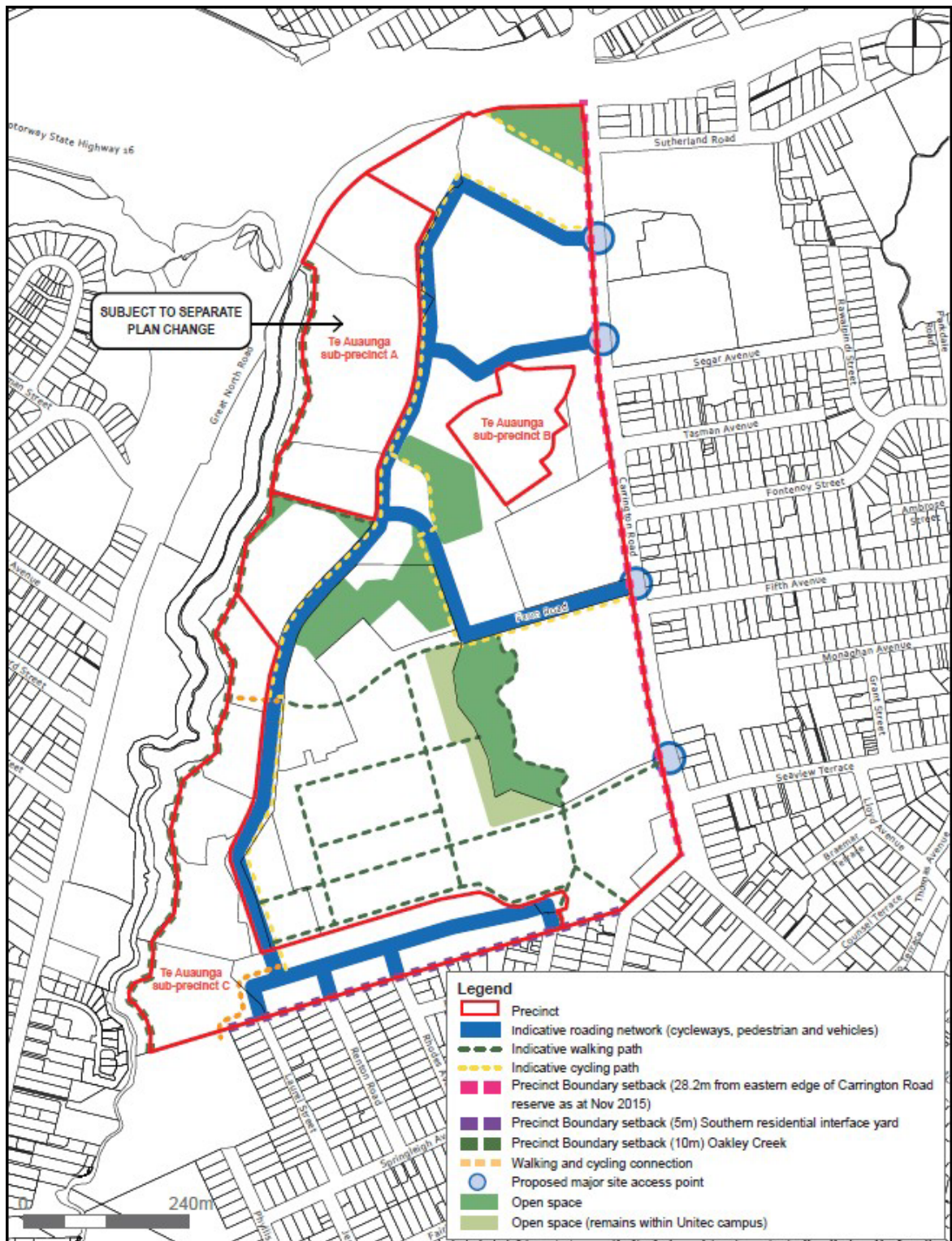
An application for development ~~that is or is not generally in accordance with the precinct plan and Policy 1334.3(15A).~~ must include the following:

- (1) Plans showing:
 - (a) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;
 - (b) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;
 - (c) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
 - (d) the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscap~~ing~~ areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
 - (e) the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas;
 - (f) the location and layout of services and infrastructure;
 - (g) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;
 - (h) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
 - (i) indicative location and layout of proposed sites, including their site areas and buildings types.
- (2) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two--dimensional and three--dimensional building block elevations and building cross- sections showing:
 - (a) overall building form and height (as opposed to detailed design);
 - (b) indicative proposed floor to ceiling heights of each building storey;
 - (c) areas at ground level adjoining public open space intended to be available for active uses; and

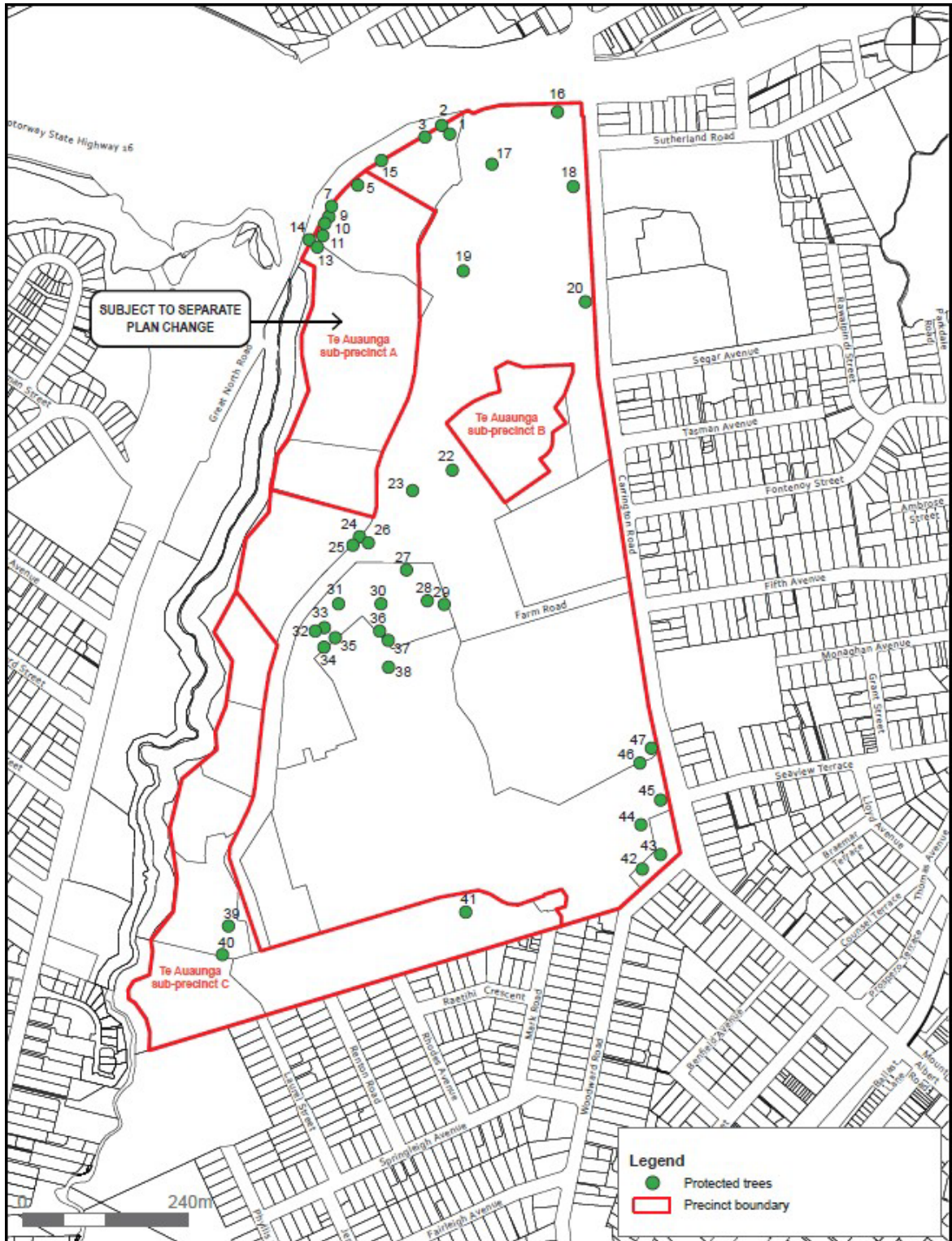
- (d) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (3) A landscape management plan for any landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- (a) range of appropriate plant species ~~schedules~~;
- ~~(b)~~ planting specifications including individual tree planting locations;
- ¹⁴⁴~~(e)~~(b) weed control and management;
- ~~(d)~~(c) implementation; and
- ~~(e)~~(d) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- ~~(4) An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:~~
- ~~(a) location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;~~
- ~~(b) any proposed new or upgrade to infrastructure;~~
- ~~(c) staging of development; and~~
- ~~(d) compliance with the Council's relevant codes of practise and infrastructure standards.~~
- ~~(5) A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:~~
- ~~(a) a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct; and~~
- ~~(b) be prepared in accordance with current best practise guidelines adopted by Auckland Transport.~~
- ~~(6)~~(4) The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (a) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities); and
- (b) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

1334.10. Precinct plans

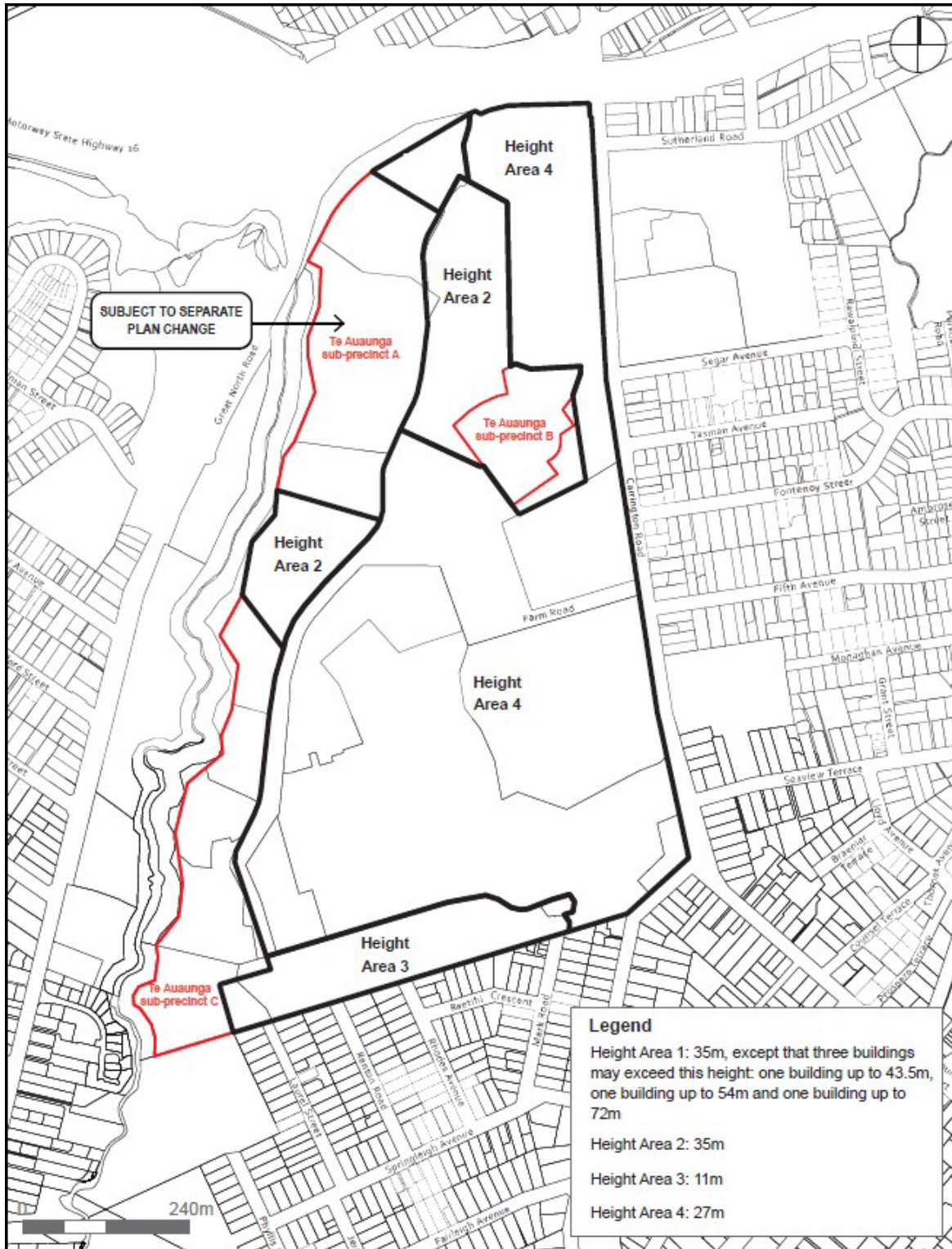
1334.10.1 WairakaTe Auaunga: Precinct plan 1



1334.10.2 **WairakaTe Auaunga**: Precinct plan 2 – Protected Trees



1334.10.3 Te Auaunga: Precinct plan 3 – Te Auaunga Additional Height



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Helen Gilligan-Reid
Date: Friday, 2 February 2024 12:45:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen Gilligan-Reid

Organisation name:

Agent's full name:

Email address: helenoftroyis@hotmail.com

Contact phone number:

Postal address:

24 Buxton street

Pt chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Pc94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It is taking away precious green space and includes more high rise too close to Oakley creek

125.1
125.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Portia Lawre
Date: Friday, 2 February 2024 1:15:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Portia Lawre

Organisation name:

Agent's full name: Portia Dawn Lawrence

Email address: portialawrence@signature.co.nz

Contact phone number: 0278803803

Postal address:
19 Springleigh Ave
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Density
Building heights
Open Space
Education facilities
Zoning
Traffic changes
Name change for the precinct

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:

Density - While I am supportive of the Unitec area being developed I am very concerned about 11,000-12,000 new residents in a relatively confined area for which all public utilities are already constrained.

Building heights - up to 25 stories is too high. Buildings should be no higher than, for example, the Occam apartment building on nearby New North Rd.

Open Space - I'm concerned that there may not be enough open space to provide quality of life and outdoor options for such a large number of people.

126.1

126.2

Education facilities - There is no allowance for schooling in the plan at all which is a serious mistake. ALL local schools are bursting at the seams currently, there are safety (busy roadways), parking, spatial (physical size of schools), resource (including teachers) and classroom size (just talk to the schools, teachers and students about this!) already - the schools are already struggling to cope with organic growth let alone the additional strain this number of new residents will cause.

126.3

Zoning - while I understand that having shops within the development will help everyone, I am concerned at the possibility for poorer outcomes for residents with a Business-Mixed Use zoning.

126.4

Traffic changes - how many more cars will this add and what is the impact on safety (pedestrian & vehicular), traffic & parking.

126.5

Name change for the precinct - Te Auaunga carries no meaning for the local community however many are familiar with Wairaka. Could the name not be something that has meaning for the local population?

126.6

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Please see above

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? 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 94 - Colin Robert Symonds
Date: Friday, 2 February 2024 1:15:28 pm
Attachments: [PC94 Submission of C R Symonds re WAIRAKA PRECINCT.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Colin Robert Symonds

Organisation name:

Agent's full name: Colin Robert Symonds

Email address: im.c.snz@gmail.com

Contact phone number:

Postal address:
8A Lynch Street
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Consultation; Community/public service and Infrastructure provision

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:
Concern that the application fails to identify the impact of the proposal on demand for various services. Consequently it appears the relevant service providers have not been consulted on the proposal.

127.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Amend to address unidentified social, education and other community requirements.

Submission date: 2 February 2024

Supporting documents

PC94 Submission of C R Symonds re WAIRAKA PRECINCT.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

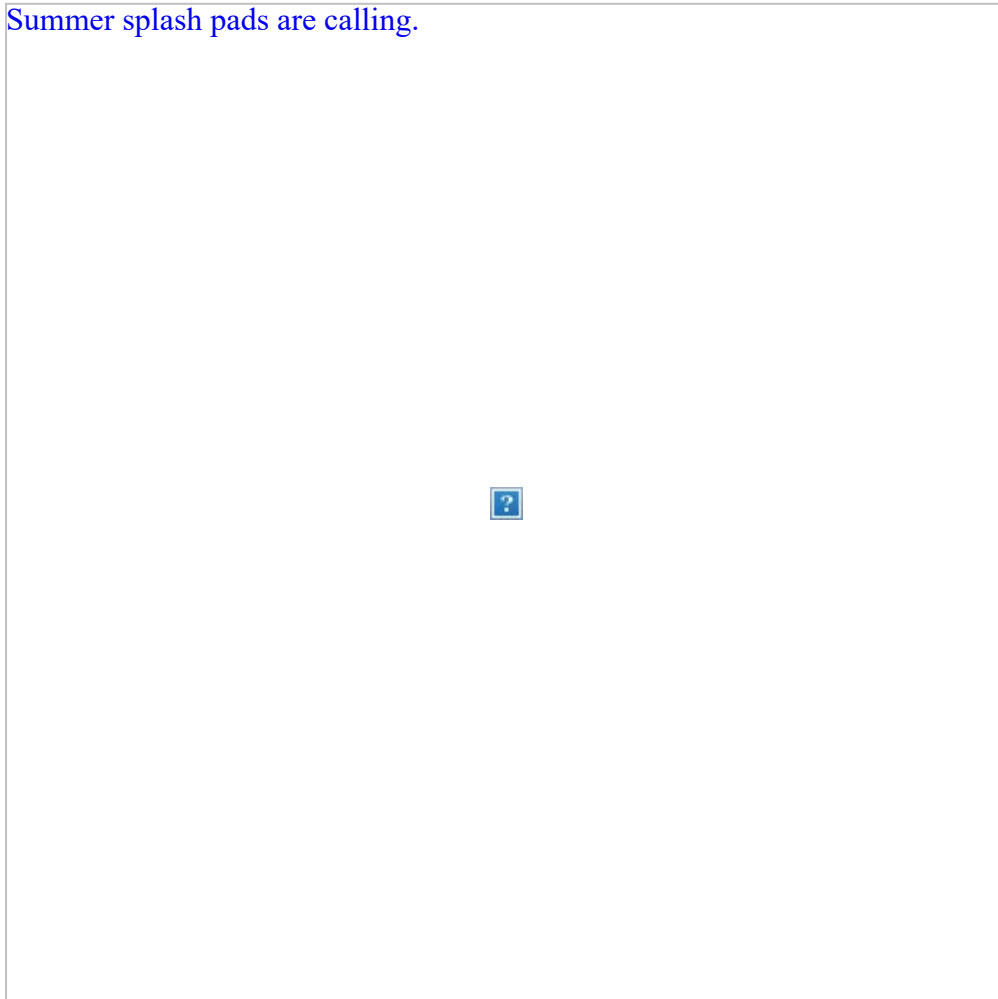
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Submission of Colin Robert Symonds, dated 2 February 2024 RE: Wairaka Precinct.

PC 94 – Attachment 01 - Planning Report and S32 Analysis

There appears to have been no consultation with the following sectors and no attempt to allow for the increased demands on them, that the proposal will generate:

EDUCATION: increased demand in an area where schools are operating at capacity

HEALTH: increased demand for GP services where practices are not enrolling new clients

MINISTRY OF SOCIAL DEVELOPMENT: increased demand for access to advisory and front office services

POLICE: increased need for liaison, visibility and enforcement in an area of proposed high population density

OTHER SOCIAL SUPPORT:

A proposed increase of 12,000 population with the intent that a significant proportion will be tenants of MSD or Rōpū, and accordingly have proportionally higher needs for health, remedial education and living support, MUST include consideration of how and where they will gain access to these services and associated advice.

PC94 Attachment 05: Open Space

" 2.7 The open space provision proposed represents a ratio of approximately 1ha per 1,000 dwellings."

What is Council's current service provision of open space area and quality of infrastructure provided within it per number of dwellings? This should also be expressed in terms of area per head of population.

PC94 Attachment 07: ITA

School

"Not in Traffic Model"

This is naive. Unless a future school on the development site limits its enrolments to within the development, there will be significant traffic impacts from parents dropping off and picking up students. The growth in low-rise developments elsewhere in Pt Chevalier will generate higher demand for schools and the current schools are approaching capacity limit considering their land area.

Per-Dwelling Car-parking Rate

"1,000 dwellings with no car parking, with the remaining 3,000 dwellings with an average of 0.7 or less parking spaces per dwelling, averaged across the Precinct"

Has the consultant carried out any empirical surveys of existing, fully-occupied intensive developments to establish the number of cars per dwelling that such developments actually generate? Has Council carried out any surveys? How does Council know that these assumptions are in fact reasonable?

Signalised Access

"Gate 1 and Gate 3, with Gate 2 a LILO, once fully implemented"

The proposal will result in FOUR signalised intersections, averaging one per 250 metres, between Carrington/Gt North Rd and Unitec Gate 4; if Woodward/Carrington is also to be signalised this becomes five sets of signals. The additional infrastructure has to be maintained and operated at significant cost to the ratepayer.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Judy Dale
Date: Friday, 2 February 2024 1:30:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Judy Dale

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

79 Huia Road

Pt Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

PC94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose PC94 because local schools can't cope, local traffic can't cope, infrastructure can't cope, and I oppose the plan to significantly reduce gardens and green space in this area.

128.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Paul Tudor
Date: Friday, 2 February 2024 1:45:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Tudor
Organisation name:
Agent's full name: Paul Tudor
Email address: ptudor@tonkintaylor.co.nz
Contact phone number:
Postal address:
22 Grove Road
Sandringham
Auckland 1025

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address:
Map or maps:

Other provisions:
The new plan reneges on the promises in the original Unitec proposal to preserve community gardens and mature trees. In addition, the amount of public green spaces has been reduced even further, to below optimal percentages. This is unacceptable to both the existing residents in the surrounding area, and will be extremely unpleasant for the future residents that will be housed by these developments. The result will be a more unhealthy environment for all residents, and further desecration of our city's diverse history. Community value will be damaged, irreparably. This plan change needs to be redrafted to allow for greater green spaces, and those spaces should be protected into the future, for the generations to come.

129.1

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Private property rights (the creation of extra wealth by increasing the number of housing units on this site, at the expense of the environment and the comfort of the community) should not trump collective rights to a healthy, happy, enjoyable city. While we need more houses, at more affordable prices, there is every reason to believe that the increased dwellings in this proposal will NOT be significantly cheaper because of the greater intensification. And yet the reduction in green spaces will make the precinct less pleasant for those people who will be moving in. Greed is not good.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Increase the green spaces - both in number and in area. Retain community gardens and mature trees.

129.2

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

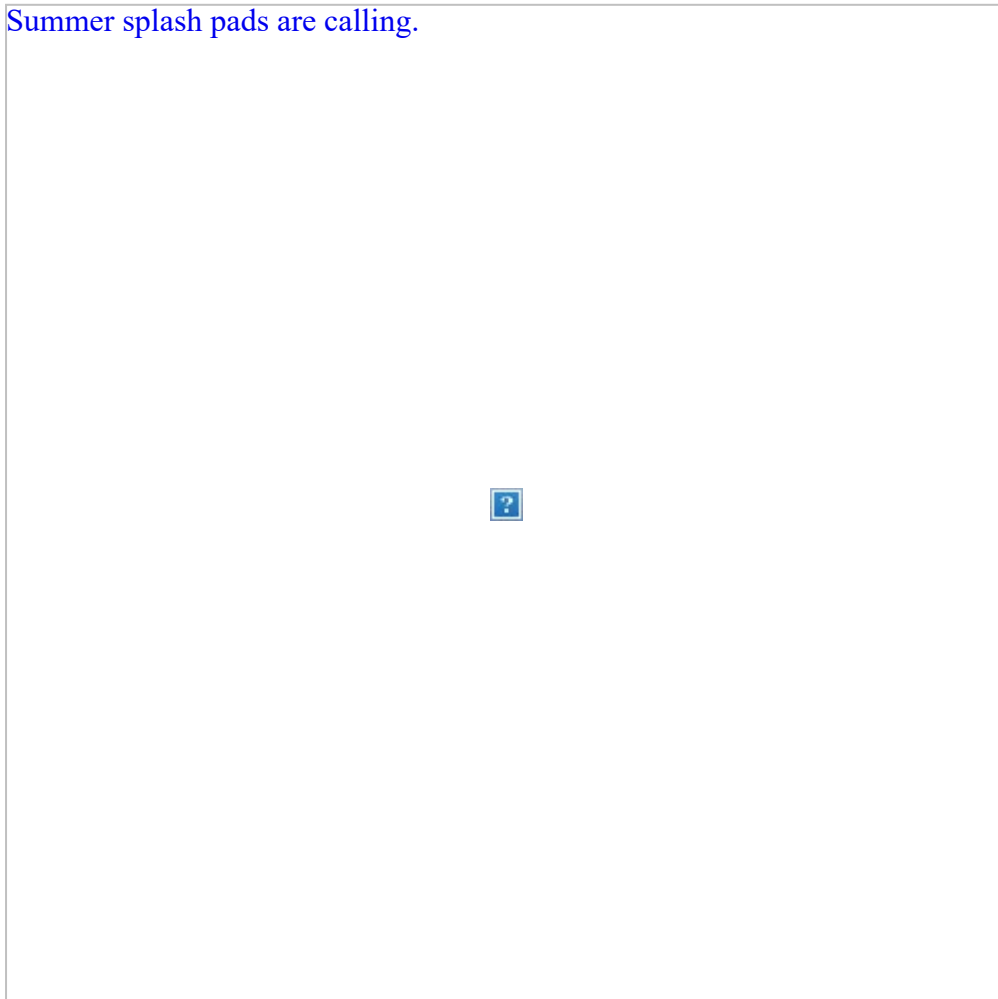
Are you directly affected by an effect of the subject matter of this submission that:

- 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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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Carol Gunn
Date: Friday, 2 February 2024 1:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carol Gunn
Organisation name: Grey Lynn Farmers Market
Agent's full name: Carol Gunn
Email address: manager@greylynnfarmersmarket.co.nz
Contact phone number:
Postal address:
510 Richmond Road
Auckland
Auckland 1021

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
not applicable
Property address: 1-139 Carrington Road
Map or maps: not applicable
Other provisions:
not applicable
Do you support or oppose the provisions you have specified? I or we support the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
I am concerned that this plan change directly contradicts the commitment that was given to the community when the sale of purchase agreement was signed. This suggests that community consultation is a mere, temporary inconvenience to our civic leaders. Can we trust our civic leaders to honour the commitments that they make to our community?

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

130.1

At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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From: [katian23](#)
To: [Unitary Plan](#)
Subject: United development
Date: Friday, 2 February 2024 1:46:21 pm

I would like to express my concern for the organic gardens and food forest at the unitec site which have been nurtured for many years and have provided food and educational opportunities for many people.
I hope these valuable gardens can be retained as part of the green space because I believe they will be useful and beneficial for future residents at this site.
So much good has been achieved here and I would be very upset to see these gardens destroyed.
Yours sincerely
Katrina Smith

131.1

Sent from my Galaxy

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kate Rensen
Date: Friday, 2 February 2024 2:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Rensen

Organisation name:

Agent's full name: kate rensen

Email address: katerensen@xtra.co.nz

Contact phone number:

Postal address:

21

Point Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Density: The plan change could deliver up to 6,000 new homes. The documents state 4,000-4,500 homes in the Te Auaunga Precinct have been assessed at 2.8 people per dwelling. The 1,000 Unitec related accommodation units for students, staff and post graduate members have been assessed at 1.2 people per dwelling. As a result, the area is predicted to have a population of 11,200-12,600.

132.1

Building heights: changes across the site but apartments could be as high as 72m (about 25 stories) in the north-west, some at 54m, some at 43.5m, some at 35m in the centre and 27m on Carrington Rd.

Open Space (parks etc): Will the amount of proposed public open space (4.5ha) which is in 5 separate parcels be enough for the new community (by comparison Gribblehirst Park is 5.6ha so larger and only 1 parcel). From the report: "The provision of public open space for the intended population is appropriate to service the needs of the new community. The range of open space areas is intentionally diverse, i.e. to provide for recreational choice for the differing needs of the community. The proposed open space areas have the potential to provide for formal playgrounds for different age groups, informal play areas, passive and informal active recreation (kick-a-ball), picnicking and the like, as well as amenity planting, and access to an extensive public walkway network". There is a request to set back the development 10m from the boundary with Te Auaunga-Oakley Creek Reserve but is that enough?

132.2

Education facilities: There is no land zoned for a school however there will be thousands living on the site and local schools are nearing full capacity.

132.3

Zoning: Usually homes are zoned residential but much of the request is for Business-Mixed Use which can deliver poorer outcomes for future residents eg no requirement for outlook, balconies and your apartment can be right on the road instead of set back a bit.

132.4

Traffic changes: Mark Road will be connected into the southern end of the development increasing vehicle traffic through the local streets.

132.5

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:

Schools, public transport, roading and general infrastructure within the community cannot cope.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: More planning and consultation by the developers and council is required to satisfactorily address these concerns.

132.6

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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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Samantha Smith
Date: Friday, 2 February 2024 2:00:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Samantha Smith

Organisation name:

Agent's full name:

Email address: samlewis6@gmail.com

Contact phone number:

Postal address:
412 point chevalier rd
Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Raising height of buildings to 72m

No allocation for more schools - current schools and preschools are at capacity | 133.1

Removal of community gardens | 133.2

Traffic and community spaces at maximum |

No allowance for medical, community and social support | 133.3

Infrastructure is insufficient for current communities

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:
Stated as above - community infrastructure and social / community support currently not sufficient.

No allocation for more schools - they are currently at capacity

Removing community gardens and spaces

Traffic and infrastructure currently can't cope

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

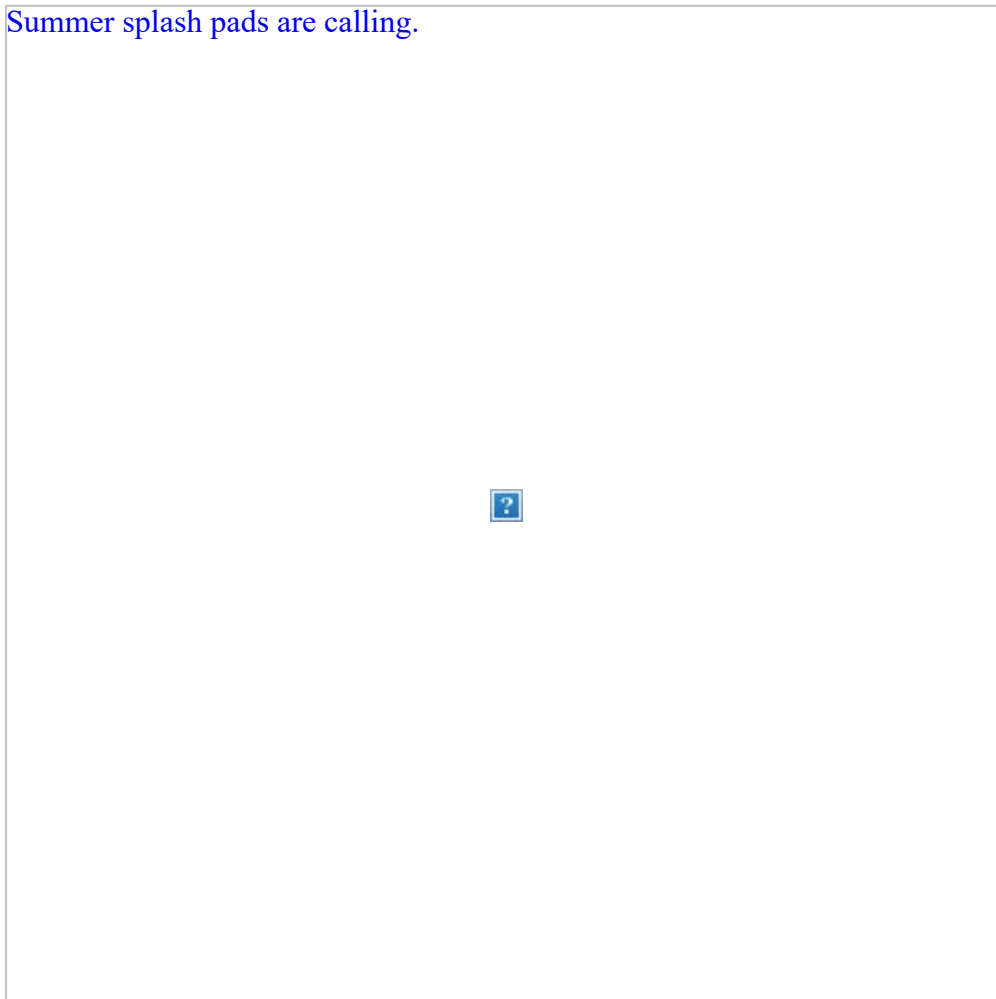
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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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 94 - Jennifer Gibbs
Date: Friday, 2 February 2024 2:30:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Gibbs

Organisation name:

Agent's full name:

Email address: jenandtim@mac.com

Contact phone number:

Postal address:
7 harbour view road
Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

A revised precinct plan and revised precinct provisions are proposed, including to allow for greater height for residential 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:

This is such a large and impactful development on a key urban site. There is opportunity to make it an excellent example of urban development. Fundamental to this is ensuring extensive green space. I understand that some of the green space provisions are being compromised and Garden areas are being removed. I object to this given the density of housing being developed here. I also understand that there is a proposed revision of height to 25 stories. I also object to this proposal. Given the lack of services already in the area where existing services are already being stretched to accommodate residents, along with the streetscape visual impact of 25 stories of (largely) tiny homes, and the fact that it is already a MASSIVE development, the additional height would be an imposition. The buildings as they have been proposed are already unsightly and not a good example of Ockham's usually high standards. The space COULD be amazing but it is heavily reliant on stringent design rules supported by clever and vast plantings and green space. I would support council insisting on such provisions for residents' quality of living in these towers.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Green space provisions protected and no extension to the height of the tower blocks.

134.1
134.2

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - ronald philip tapply
Date: Friday, 2 February 2024 2:45:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: ronald philip tapply

Organisation name:

Agent's full name: ronald philip tapply

Email address: tapron@xtra.co.nz

Contact phone number:

Postal address:

23 willcott st.
mt albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

plan change 94

Property address: Carrington road Mark road.

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	135.1
---	-------

The reason for my or our views are:	135.2
-------------------------------------	-------

Sanctuary gardens needs to be saved, More parking is needed. Area needs to be residential,	135.3
--	-------

provision for a school needs to be considered. More open space is needed for future population	135.4
--	-------

growth. Height restrictions need to be put in place	135.5
---	-------

I or we seek the following decision by council: Decline the plan change	135.6
---	-------

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jade Harris
Date: Friday, 2 February 2024 2:45:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jade Harris
Organisation name:
Agent's full name:
Email address: jadesharris@gmail.com
Contact phone number:
Postal address:
7 Mark Road Mt Albert
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Roading and opening Mark Road
Property address: 7 Mark Road, Mt Albert
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
I went to a meeting last year and was told that Mark Road would not become a thoroughfare. Our street is completely full of cars as Unitec students/staff now park on this road. It would be even worse if the road was opened up. This area of Mt Albert is a lovely quiet area and while I'm happy for the new precinct they will have their own entrances up on Carrington road. Please do not make this street or surrounding streets a thoroughfare.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Do not open Mark Road

Submission date: 2 February 2024

136.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rachel Neal
Date: Friday, 2 February 2024 2:45:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rachel Neal
Organisation name:
Agent's full name:
Email address: rachsimpson74@gmail.com
Contact phone number:
Postal address:
11 Dignan St
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
I Oppose PC94 because schools can't cope, - existing schools stretched to the limit already. The traffic can't cope, no infrastructure

Property address: Wairaka Precent - formally unitec land

Map or maps: Wairaka precent - formally unitec / Barrington hospital

Other provisions:
Too many extra apartments added
Not enough infrastructure
Needs its own school.

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 PC94 because too many apartments schools can't cope, - existing schools stretched to the limit already. It needs its own school. The traffic can't cope, no infrastructure

137.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

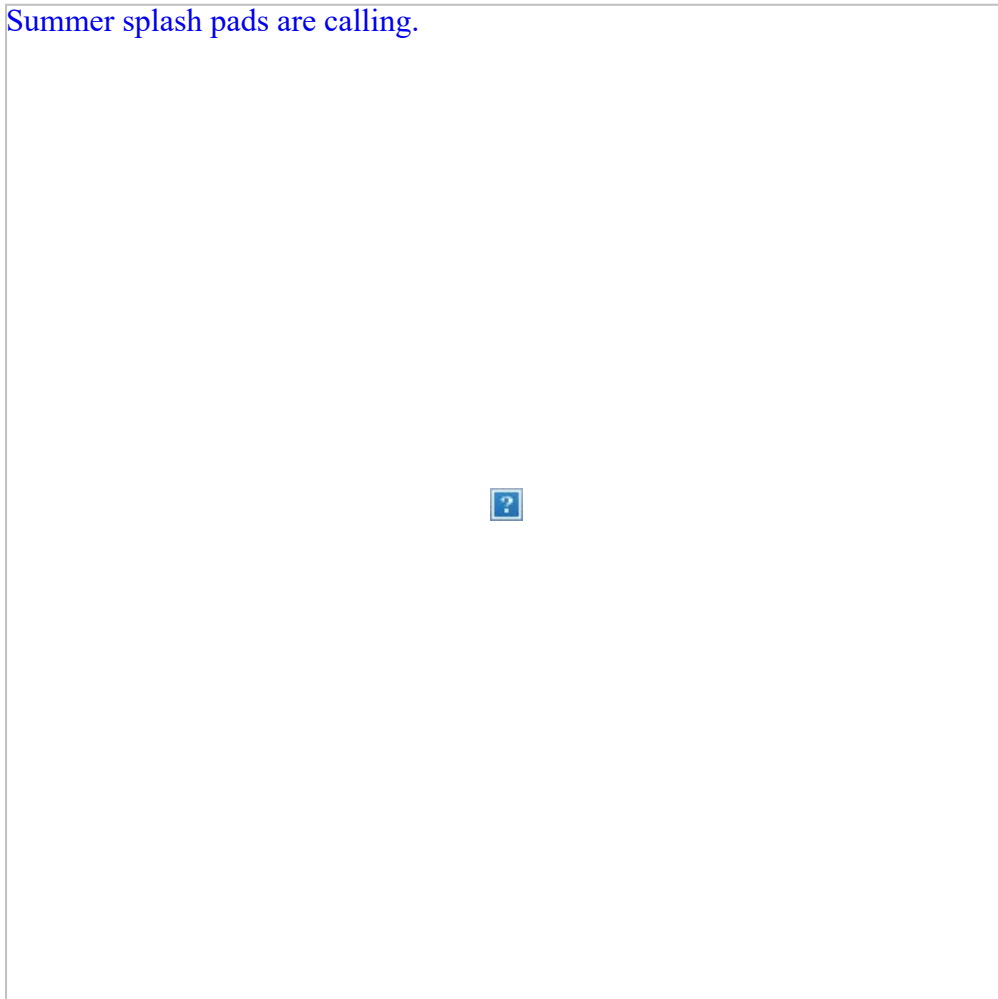
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Penelope Hansen](#)
To: [Unitary Plan](#)
Subject: Submission to Proposed Plan Change 94
Date: Friday, 2 February 2024 3:01:48 pm

Submission to :

Proposed Plan Change 94, Auckland Unitary Plan (Operative in Part) under Schedule 1 to the Resource Management Act 1991 (RMA), from that originally notified.

From:
Penelope Jane Hansen
10 Ada St,
Remuera,
Auckland, 1050

Email
pjhansen48@gmail.com
Mobile
021585078

2nd Feb 2024

I wish to support the development of the Unitec site for families in need of housing.

138.1

However I am unhappy with the tree protection on the site which I regard as totally inadequate. Historically these trees have had protection due to the site’s zoning for education. With the change to zoning for development, the trees on this site now need their legal protection transferred. Otherwise what will happen? Any development should be guided by a legal masterplan working around notable trees and the 1000 remaining trees on the site. Since the Morpheme Ecological Assessment currently provided for the development lacks a qualified arborist's report there is no legal protection for the 1000 trees that remain. This is very concerning because already 1000 other trees on the site have been destroyed without public submissions or reports from properly qualified people. Qualified arborists must identify the remaining trees, their species, sizes and condition, determining those which are to be protected. Covenants and notable tree listings should then be applied to protect them in the longterm for the following reasons:

138.2

1 In a world where trees reduce our carbon emissions, why would we destroy long-lived trees for developments? Proposed 'landscaping' without tree protection means little. These are just comforting words with no legal teeth. 'Landscaping' could mean replacement of trees by grasses. We have all experienced this kind of misleading talk in Auckland over the past few years. However, it is possible to build without damaging trees. It requires imagination and expertise - on the part of both developers and arborists. And rigour on the part of our Council.

2 Trees prevent runoff to local creeks and mudflats which surround this urban peninsula. They protect the longterm wellbeing of our freshwater and saltwater environments.

3 The trees at Unitec are an important part of a corridor of trees which support birds in Auckland.

4 Trees in the city provide an urban oasis. The connection they provide with nature, the awe we feel for towering trees that have lived longer than we have, maintains and improves mental health of city dwellers.

6 Physical health is improved by the ability to walk, run or cycle, in and out of open spaces, through stands of trees, thus causing less strain on the health system. City dwellers need not be deprived of this opportunity. Any city is enhanced by the ability of its inhabitants to walk from their home straight to open spaces and awesome tree stands. Auckland has examples : residents from Epsom, One Tree Hill, Remuera all have the privilege of being able to walk to Cornwall Park/One Tree Hill thanks to Sir John Logan Campbell and to previous Councils who have enabled his dream to live. There are other such examples in Auckland, such as Monte Cecelia Park, where grand trees have been protected and provide an oasis to the neighbourhood. Are not the residents of the new development on the Unitec site entitled to the same benefits?

7 The community gardens at Mahi Whenua Sanctuary must be retained for the same reasons - to protect the mental and physical health of the people who will move into this new development. Since this is also an archaeological/cultural site, its protection is doubly important. Communities need to know their history to retain their good health.

138.3

8 Finally, trees visually enhance any built environment and to sacrifice them for short-term financial gain is short-sighted.

Our city needs trees to be the kind of city we can be proud of.

Thank you for the opportunity to make this submission.

Penelope Hansen

Penelope Hansen
10 Ada St,
Remuera,
Auckland, 1050.
New Zealand.

T 09 630 0335
M 021 585 078

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Ann McShane
Date: Friday, 2 February 2024 3:15:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ann McShane

Organisation name: n/a

Agent's full name:

Email address: cushlam4@gmail.com

Contact phone number:

Postal address:

3 Cox Street

Ponsonby

Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Increase in height of dwellings

Removal of protection of Sanctuary Community Garden within the proposed site

139.1

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I believe that the site will be over developed and have too many residents with too little land set aside for recreation and for residents to enjoy the benefit of growing their own food.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Bryce Long](#)
To: [Unitary Plan](#)
Subject: PC 94 (Private): Wairaka Precinct
Date: Friday, 2 February 2024 3:19:06 pm

To Auckland Council,

I am writing to express my strong opposition to the proposed Plan Change 94 – Wairaka Precinct, which will significantly alter the site of the former Unitec land, Carrington Hospital, and surrounding areas. I urge you to reject this plan change and preserve more character, heritage, and environment in this area.

The plan change supports urban intensification at the expense of the quality of life, well-being, and amenity of the current and future residents. It seeks to change the heights and density of buildings, the location and amount of open space, the type of development rules, and the transport routes. These changes will have adverse impacts on the following aspects:

Density: The plan change could deliver up to 6,000 new homes, resulting in a population of 11,200-12,600. This is an excessive and unsustainable level of density, which will create overcrowding, noise, pollution, and social problems. The area does not have the infrastructure, services, or facilities to support such a large influx of people.

140.1

Building heights: The plan change allows for buildings as high as 72m (about 25 stories) in some parts of the site, which is completely out of scale and character with the surrounding low-rise residential and heritage buildings. These tall buildings will block the sunlight, views, and privacy of the existing and future residents, as well as create wind tunnels and shadow effects. They will also detract from the visual and historical significance of the Carrington Hospital and other heritage buildings on the site.

Open space: The plan change proposes only 4.5ha of public open space, which is insufficient and inadequate for the needs of the new community. The open space is fragmented into five separate parcels, which reduces the accessibility, connectivity, and usability of the spaces. The open space is also compromised by the proximity and dominance of the high-rise buildings, which will limit the natural light, ventilation, and greenery. The plan change does not respect the ecological and cultural values of the Te Auaunga-Oakley Creek Reserve, which is a taonga for the local iwi and a habitat for native flora and fauna. The plan change should provide a larger and more continuous buffer zone between the development and the reserve, as well as enhance the restoration and protection of the stream and its margins.

140.2

Education facilities: The plan change does not provide any land zoned for a school, despite the fact that there will be thousands of new residents, many of whom will have children. The local schools are already nearing full capacity and will not be able to cope with the additional demand. The plan change should allocate a suitable site for a new school, or contribute to the expansion and improvement of the existing schools in the area.

140.3

Zoning: The plan change requests for much of the site to be zoned as Business-Mixed Use, which is inappropriate and incompatible with the residential and heritage nature of the area. This zoning allows for a wide range of commercial and industrial activities, which could generate noise, traffic, and other negative externalities for the community.

140.4

It also allows for lower standards of design and amenity for the residential units, such as no requirement for outlook, balconies, or setbacks. The plan change should retain the

residential zoning for the majority of the site, or apply a more sensitive and restrictive mixed-use zoning that ensures a high quality of living environment for the residents. As an alternative, there are numerous commercial sites on New North Road and Great North Road that would benefit from investment and uplift within adequate proximity to the site.

Traffic changes: The plan change proposes to connect Mark Road to the southern end of the development, which will increase the vehicle traffic through the local streets. This will create congestion, safety, and environmental issues for the residents and pedestrians, especially during peak hours. The plan change does not provide sufficient measures to mitigate the traffic impacts, such as traffic calming, pedestrian crossings, cycle lanes, or public transport options. The plan change should reconsider the need and feasibility of the Mark Road connection, or provide adequate infrastructure and services to support the increased traffic.

140.5

In conclusion, I strongly oppose the Plan Change 94 – Wairaka Precinct, as it will have negative and irreversible effects on the area and its community. I request that you reject this plan change and uphold the existing planning framework that protects and enhances the values and features of this area. I also request that you consult with the affected parties, including the local residents, iwi, heritage groups, and environmental organisations, before making any decisions on the future of this site.

Thank you for your consideration.

Sincerely,

Bryce Long

Auckland 1022

From: [Sarah Harris](#)
To: [Unitary Plan](#)
Subject: PC 94: Wairaka Precinct submission
Date: Friday, 2 February 2024 3:25:00 pm

Good afternoon,

I'm a local resident of waterview and want to submit my views on this plan.

From what I've seen leaving no provisions for at least a primary school are shortsighted. With up to 12000 new residents at least a few hundred will be children. Waterview primary has no room to expand and has a good reputation as a medium sized local school. I don't want it to be bursting at the seams, over run and lose the sense of community with the scale of it.

141.1

Additionally I'm concerned with the loss of any mature tree and the effect it will have on flooding in the future.

141.2

I would also like to see oakly creek protected and even improved against pollution with this major development.

141.3

Thank you for taking my submission.

Warmest,
Sarah Harris
3/59 Alford St, Waterview
0272033884

Sent from my HUAWEI P30

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 94 – WAIRAKA PRECINCT TO THE AUCKLAND UNITARY
PLAN (OPERATIVE IN PART)

To: Auckland Council
Name: Ngāi Tai ki Tāmaki
Date: 01st February 2024

Submitter Details

1. This is a submission on Proposed Private Plan Change 94 (**PC94**) to the Auckland Unitary Plan – Operative in Part.
2. Ngāi Tai ki Tāmaki is an iwi authority who is collaborating with the Crown over the development of housing and associated activities within the Te Auaunga Precinct (currently called Wairaka Precinct).
3. Ngāi Tai ki Tāmaki could not gain an advantage in trade competition through this submission.
4. Ngāi Tai ki Tāmaki is directly affected by the cultural, social, economic and environmental effects of the proposed plan change.

Scope of Submission

5. This submission is in support of PC94 in its entirety.

Reasons for Submission

6. Ngāi Tai ki Tāmaki are mana whenua for this land. Our people have been on and have used this land since mai rānō. There is a strong cultural significance of this land to our people.
7. There is significant opportunity for redevelopment of this land which will achieve both cultural, social and economic objectives for Ngāi Tai ki Tāmaki. This can be done in a manner which contributes to managing Auckland’s growth and does this in a manner which respects the history, heritage and environmental aspects of this land.
8. Ngāi Tai ki Tāmaki is part of the Land for Housing Programme and is working with the Crown to develop this land for a variety of housing including affordable and market housing.
9. This plan change is necessary to rezone surplus tertiary education land to mixed use so that land can be developed for residential activity.
10. The plan change encourages Māori economic development and the cultural aspects of this precinct, recognising its cultural history and the importance of development proceeding in a culturally appropriate manner.

142.1

- 11. The changes to the objectives and policies appropriately set the planning framework for development of this precinct.
- 12. The proposed rezoning of this land ensures the land is available for appropriate residential and mixed-use development.
- 13. The changes to the activities and standards including changes to height, provide for quality development at an appropriate scale and intensity given the unique location of this precinct.
- 14. The changes to the assessment criteria appropriately encourage a high quality of development.
- 15. The changes to the precinct plan provisions are necessary to set a planning framework for the physical development of this place.

Decision Sought

- 16. Ngāi Tai ki Tāmaki seeks approval of PC94 in full.
- 17. Approve the name change of the Wairaka Precinct to Te Auaunga. 142.2
- 18. Approve the objectives and policies as proposed by PC94.
- 19. Approve the rezoning of land as set out in PC94. 142.3
- 20. Approve the changes to the activities, standards, and assessment criteria as proposed by PC94.
- 21. Approve the modifications to the precinct plans and the introduction of the new precinct plan as set out in PC94.

Hearing

- 22. Ngāi Tai ki Tāmaki wishes to be heard in support of its submission.
- 23. Ngāi Tai ki Tāmaki will consider presenting a joint case with others making a similar submission.



.....

Rewa Billy Brown

2 February 2024

Date

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Christopher Judd
Date: Friday, 2 February 2024 3:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christopher Judd
Organisation name: Mt Albert Residents Association
Agent's full name: CHRIS JUDD
Email address: ecojudd@outlook.com
Contact phone number:
Postal address:
6 Rhodes Avenue
Auckland
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
No through road running into the southern suburbs from the northern part of the precinct

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
A through will likely bring an excessive amount of traffic onto the roads around Springleigh Ave and make it very difficult for residents to get in and out especially on Metro Football days

143.1

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Summer splash pads are calling.



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Timothy James Gibbs
Date: Friday, 2 February 2024 3:30:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Timothy James Gibbs

Organisation name:

Agent's full name:

Email address: gibbs.t@mac.com

Contact phone number:

Postal address:
7 Harbour View Road
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Removal of green space and increase in height

Property address: Unitec Development

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This is such a key urban development and will be home to a whole community of people who need the best of what a modern development should provide. A key to this will be ensuring green space for people to play and be healthy. I understand that some of the green space areas are being considered for minimising. I object to this given the density of housing being developed here. I also understand that there is a proposed revision of height to 25 stories. I also object to this proposal. The area is already at capacity for schools, public transport and services, further increasing the capacity of the site will only increase the strain. There will also be impact on streetscape, peoples ready access to outside areas and the feeling of community. The additional height would be disproportionate to anything outside of the CBD and out of keeping with the neighbourhood. I am a fan of Ockham's design skills, but this proposal is well below their usual standard and making it even bigger feels like a an eyesore. I am in favour of higher density housing, but I am aware that NZ does things cheaply and without much thought for the future... we need to change this and this site is critical to how we think about our future and for the people who will inhabit this space. We need

144.1

144.2

the people who live there and around it to love it not endure it.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

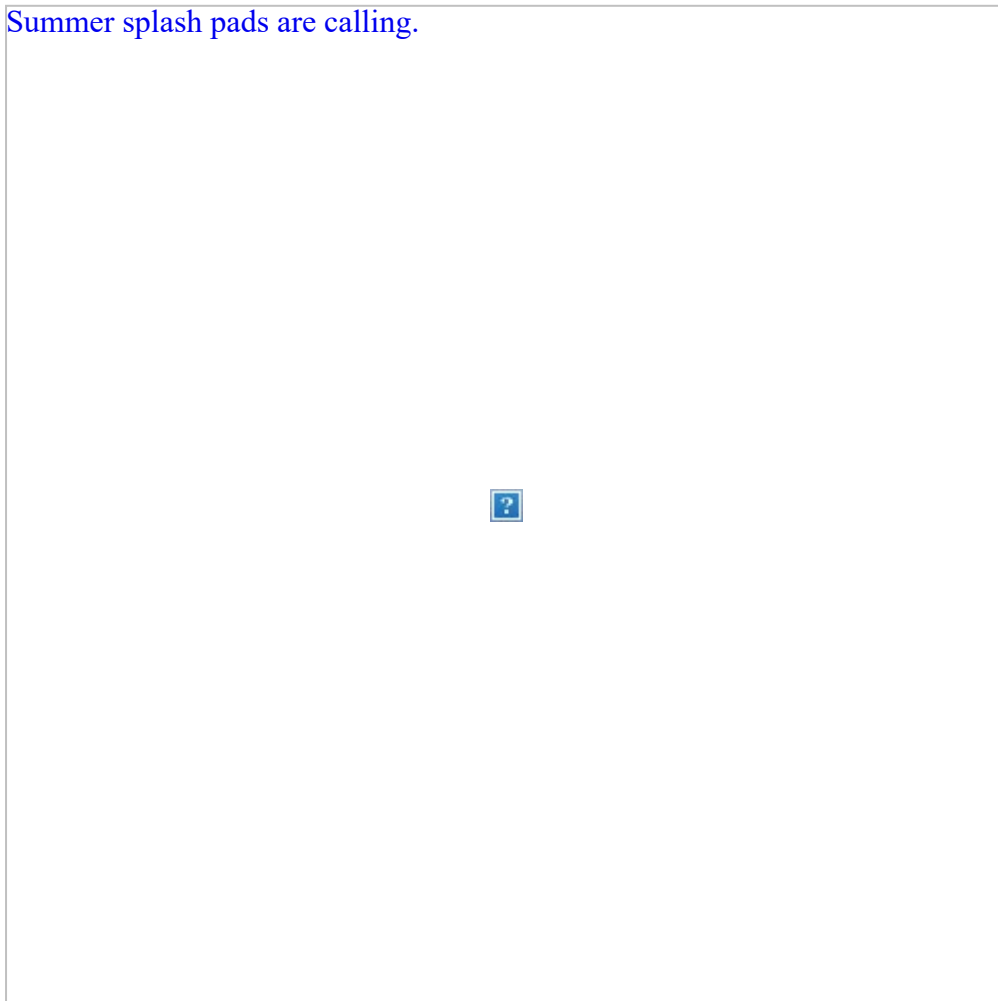
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tim Buchanan
Date: Friday, 2 February 2024 4:15:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Buchanan
Organisation name:
Agent's full name:
Email address: timothyandrewbuchanan@gmail.com
Contact phone number:
Postal address:
46 Alberta Street
Point Chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Population that can be supported from the site, overall density
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:
Lower overall density to support less impacts on the environment and wider catchment

145.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Doris Fryer
Date: Friday, 2 February 2024 4:15:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Doris Fryer

Organisation name:

Agent's full name:

Email address: dorant@xtra.co.nz

Contact phone number:

Postal address:
27 Riro Street
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Wairaka Precinct - Carrington, Auckland

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 planning or infrastructure that supports an increase in the density and heights of the buildings planned for the Wairaka Project. There is not sufficient planning and infrastructure to support the current project let alone an increase in density and population within this area.

146.1

There is no provision for schools in this project and local schools are already at capacity. The stormwater and sewerage system do not cope with the current high level of density within the area.

There is limited parking provisioned for the current occupancy, and despite the desire for residents to not use vehicles, that is not a reality and will put additional pressure on local streets and the community car parks at the Pt Chevalier shops.

146.2

Pt Chevalier and Mt Albert are already experiencing the negative social and community impacts of high density mixed residential housing and this plan will continue to exacerbate the issues, putting more pressure on council and police as well as the negative impact on the safety and security of the more vulnerable members of our community, in particular the young and elderly.

146.3

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Alice wong
Date: Friday, 2 February 2024 4:30:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alice wong
Organisation name:
Agent's full name:
Email address: alicewong172@gmail.com
Contact phone number:
Postal address:
5 Fontenoy st
Mt albertt

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Wairaka
Property address: Unitec
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

- 1. There is no school zones. Big concern as Gladstone Primary is already a large school and oversubscribed. There needs to be a primary and intermediate zones for the increase in population. | 147.1
- 2. The height is the building allowed is too high (up to 72m is detrimental to the view of the landscape and unreasonable.). I propose a maximum 3 stories for all areas. | 147.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Inclusion of school zone is a must.

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

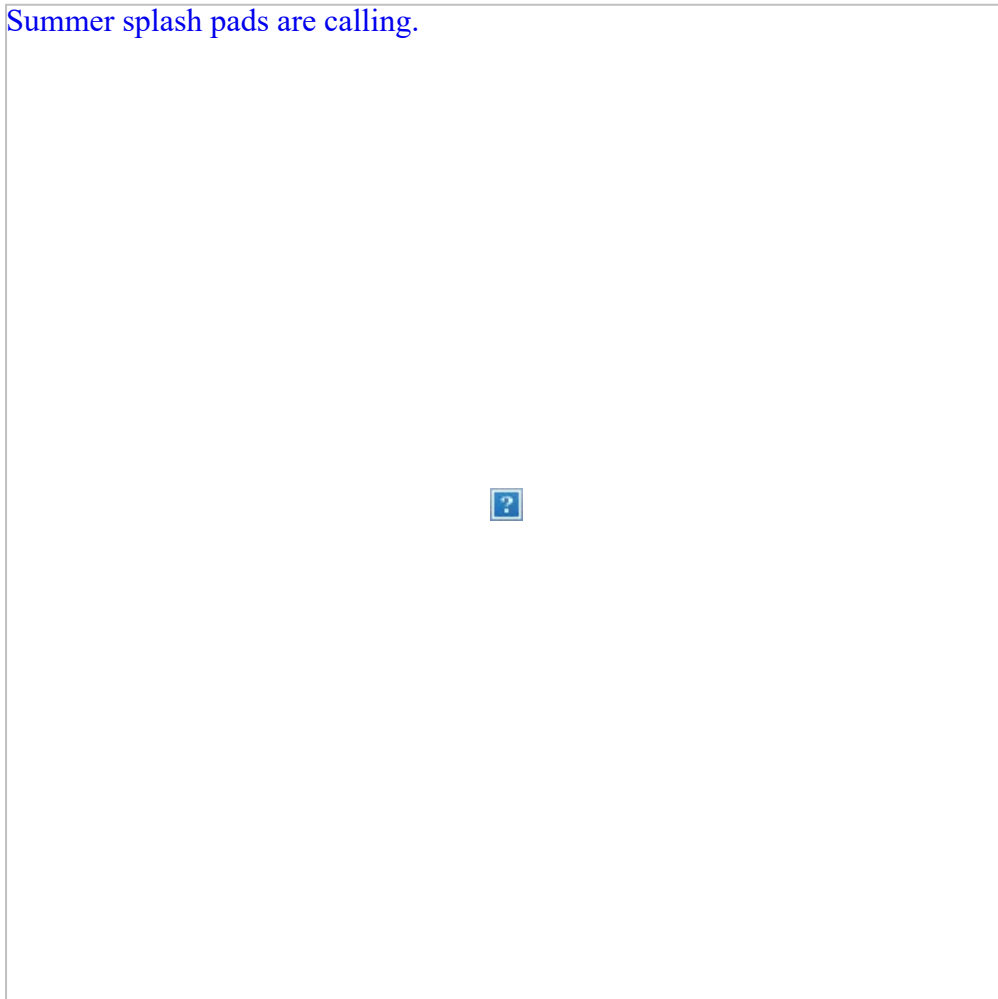
Are you directly affected by an effect of the subject matter of this submission that:

- 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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Marnie Patten
Date: Friday, 2 February 2024 4:45:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Marnie Patten

Organisation name:

Agent's full name:

Email address: marniecox@gmail.com

Contact phone number:

Postal address:

Mount Albert
1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Plan change:

Reduction in green space

Removal of Maui Whenua Sanctuary and destruction of mature trees

No planning for new school

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 applaud the plan to build new houses for Aucklanders- but in the new plan there is not enough green space. The Mahi Whenua Sanctuary and mature trees need to be incorporated into the urban design.

148.1
148.2
148.3
148.4

It is obvious that a new school will need to be planned with the amount of proposed residents

148.5

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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From: [Scott Whitten](#)
To: [Unitary Plan](#)
Subject: PC 94 submission
Date: Friday, 2 February 2024 4:46:15 pm
Attachments: [pc94-form-5.pdf](#)
[Submission continued.pdf](#)

Hi,

Please find my submission and additional sheet with further information attached as requested. In addition is a photograph taken from within the property of the current 3m high fence for reference.

Kind Regards,
Scott Whitten



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Temporary Noise Control Barriers

- Waterproof
- Velcro Connected
- Quick Installation
- Fire Resistant
- Non-Irritant

PHONE 0800 160 101

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Temporary Noise Barriers
B1/2 Performance series

- Waterproof
- Velcro Connected
- Quick Installation
- Fire Resistant
- Non-Irritant

PHONE 0800 160 101

SOUNDBUFFER.CO.NZ

Temporary Noise Control Barriers

- Waterproof
- Velcro Connected
- Quick Installation
- Fire Resistant
- Non-Irritant

PHONE 0800 160 101

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)

Scott Whitten

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

24 Rhodes Avenue, Mt Albert

Telephone:

21685063

Email:

scottwhitten@rocketmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 94 (Private)

Plan Change/Variation Name

Wairaka Precinct

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Increased height limits southern boundary

Or

Property Address

Rhodes Avenue

Or

Map

Wairaka sub precinct C

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

I object to the proposed increased height limits on the southern boundary of the Unitec land. 11m with a short setback from the boundary is inconsistent with the existing residential area which is generally 6m or less. This will have major implications for daylight and shading to both 13 and 24 Rhodes Avenue. The Shadow maps forming part of the submission show significant shading from as early as 1pm over the properties (cont.)
(continue on a separate sheet if necessary)

149.1

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

No increased height limit at southern boundary interface, only within the southern area, that is across the internal roads with no change to the interface at all.

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

Scott Whitten
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.

Continued

Which will lead to less solar gain/warmth, increased dampness and reduced health outcomes associated with this.

At more than double the surrounding area residential housing height, it will also lead to a significant loss of privacy and is totally at odds with the original proposal which was to concentrate the more elevated buildings to the north of the site to alleviate the issues the plan change will cause.

A more equitable outcome would be to apply the increased height across (on the northern side) the proposed new roads only, away from the boundary to the existing residential housing.

As part of the developments ongoing works, there is already a 3 metre high fence erected at a 2m set back from the boundary. This already significantly limits daylight and eradicates view lines to the north. It is unimaginable that it would be perceived as acceptable to apply for or even consider an 11 metre height limit immediately to the north of the existing residential properties along Mark Rd, Raetihi Crescent, Rhodes Avenue and Renton Road.

I believe the proposed plan change has little to do with increasing housing outcomes and more to do with increasing the land value through increased intensification.

I have attached a photo with my submission of the current 3m high fence for reference.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Patricia Allen
Date: Friday, 2 February 2024 5:00:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Patricia Allen

Organisation name:

Agent's full name:

Email address: trishallengz@gmail.com

Contact phone number:

Postal address:

P.O. Box 173

Matakana

Matakana 0948

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

25.4

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am concerned that the Sanctuary Community garden (Sanctuary Mahi Whenua) be preserved as an open space. At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.

I believe it is vital that food growing and teaching spaces in the city be preserved. This is particularly important as a climate change remediation strategy.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Preserve Sanctuary Community Garden as an open space area.

150.1

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.

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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By email: unitaryplan@aucklandcouncil.govt.nz

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

FORM 5: SUBMISSION ON A NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN CHANGE OR VARIATION UNDER CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

TO: Auckland Council ("**the Council**")

NAME: Aktive

SUBMISSION ON: Plan Change 94 Wairaka Precinct ("**PC94**")

Submitter details

Simon Tattersfield, Spaces and Places Manager
On behalf of **Aktive**
L2 AUT Millenium
17 Antares Place
Rosedale
Auckland 0632

027 229 8850 simon.tattersfield@aktive.org.nz

Scope of submission

Plan Change 94 (private)
Plan Change Name Wairaka Precinct

The specific provisions that my submission relates to are:

1. The provision and function of the proposed open space.

Background information about the submitter

2. Aktive provides leadership to the Auckland region that encourages, enables and inspires Aucklanders to lead more active lives through play, sport and active recreation. We invest in organisations and projects that will get more people active, with focuses on tamariki, rangatahi, and identified communities.
3. We are a strategic partner of Sport NZ and Auckland Council and we work with and through a number of national, regional and local partners to support community sport, recreation and play in Auckland.
4. As detailed in our Strategic Plan, Aktive's mahi prioritises tamariki (5 to 11 years) and rangatahi (12 to 18 years) and takes an equity focus with investment to strengthen Tāmaki Makaurau's play, sport, active recreation and physical education systems and increase our reach into underactive ethnicities, low socio-economic communities and women and girls.

Submission

My submission is that Aktive wishes to have the provisions identified above amended to include playing fields as part of the proposed open space network.

151.1

The reasons for Aktive's views are:

5. While we support the provision of open space we are concerned that the nature of the open space does not lend itself to organised sport and lacks provision for sports fields.
6. We agree with the Boffa Miskell open space assessment that Council's policy and overall sports field analysis identifies a shortage of formal/dedicated sports fields within the region generally, including the western isthmus.
7. The Albert Eden Local Board area specifically was identified as having a shortfall of full-sized sports fields. The Albert-Eden Open Space Network Plan indicates a shortage of sports fields and on page 15 notes "*depending on the sporting code, Albert-Eden has capacity to meet 52 to 90 per cent of community expected field provision targets to 2028.*"
8. Page 41 of the Albert-Eden Sport and Active Recreation Facility Plan noted the following action as a high priority:
"Engage with Unitec and investigate options to secure indoor courts, National Squash Centre and potential for sports field provision/ acquisition as part of the new housing development."
9. We do not agree with the assertions at paragraph 6.34 that "*dedicated sports fields, for obvious reasons, need to be restricted in terms of casual use by the community so that they are available for organised sports. They are also often access restricted outside these hours, to provide for grounds maintenance or protection and for safety reasons*".
10. Across the Auckland region a significant proportion of our open space network includes sports fields. Open spaces used by grass-based sports such as football, rugby and cricket are fully accessible and available to the public except when practices and games are being played. In that case the non-sports field areas of open space can still be accessed and used for less formal recreation activities.
11. We do not agree that providing sports fields in this location would have poor community outcomes. Sport and active recreation provide significant community benefits.
12. Active NZ Data shows that even with the existing shortage in sports fields in the Mt Albert area 12 per cent of the total population participated in a field-based sport in last seven days, including 41 per cent of 5–12-year-olds and 44per cent of 13–17-year-olds. These numbers are generally at, or below national averages and additional sports fields would help provide equal opportunities to local residents.
13. We do not agree with the statement in paragraph 6.35 that provision of sports fields "*do not meet a community's broader multi-functional open space needs*", as identified above, sports fields are open, multi-use facilities, used by a high proportion of the population.
14. We agree the provision of sports fields needs to be resolved in terms of a regional network, however, not all sports fields need to be regional facilities. There are many sports fields across the region that primarily serve local populations.
15. We believe that sports fields at this location will provide an important overflow to local clubs which will include members of the future community. There is no requirement for a club to be based in this location.
16. We believe the development proposed at the former Unitec Site provides a rare and valuable opportunity to provide sports fields in a highly urban area where there is an identified shortage.
17. Given the density of the proposed development there can be little doubt that many future residents would highly value the opportunity to access sports fields in their

immediate location. This helps to reduce the need to travel by private motor vehicle to access organised sport.

Decision sought

- 18. An amendment to the open space provision to include sports fields.
- 19. The submitter does **not** wish to be heard in support of this submission.
- 20. I cannot gain an advantage in trade competition through this submission.



Signature:

Simon Tattersfield
Spaces and Places Manager
Aktive

Date:

2 February 2024

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Penelope Savidan
Date: Friday, 2 February 2024 5:15:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Penelope Savidan
Organisation name:
Agent's full name:
Email address: penelope.savidan@gmail.com
Contact phone number:
Postal address:
19b Wainui Avenue
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
Green space / open spaces / park 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 need more green spaces, not less, particularly with such an increase in population due to the development

152.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: More green / open spaces / park area

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Summer splash pads are calling.



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Bojan Jovanovic
Date: Friday, 2 February 2024 5:15:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bojan Jovanovic
Organisation name:
Agent's full name:
Email address: bojan.jovanovic.nz@icloud.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
Documents:
1. pc94-attachment-01-planning-report-and-s32-analysis-final(updated).pdf
Section 4.4 Transport network & Diagram 4: Road network
2. pc94-attachment-07.1-transport-additional-information.pdf
Specific Request T3 (page 9-12)

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 appear to be inconsistencies between the proposed plan to connect the road network from the proposed precinct to the existing roads in the south. The report (Section 4.4 and Diagram 4) propose a full (including vehicles) connection, whereas the supporting documents (Transport Additional Info) suggest there is a "clear cut".
A clear cut is requested to ensure the existing streets are not used for rat running, which they are currently not designed for.

153.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Confirm, clarify and update plans to show a proposed "clear cut" in the road network between the exiting road network south of the precinct and the proposed precinct.

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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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Helen Ruth Scott
Date: Friday, 2 February 2024 5:15:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen Ruth Scott

Organisation name:

Agent's full name:

Email address: helenruthscott@hotmail.com

Contact phone number: 0274333339

Postal address:
23 Rossgrove Terrace
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Te Auaunga

Map or maps: (Unitec reintensified site)

Other provisions:
The change of the plan to the further densification sought.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The proposed extent of height, density of population from 1.2 to 2.8 people per dwelling will have a deleterious and undesirable impact on existing resources and existing communities. For example, a 12,000 increased population with no further schooling, no further green zoning, no further roading will dramatically change the nature of our previously calm community. Already, with the extra traffic in Martin Ave and Fontenoy, getting around in my area is often congested, loud, and unpleasant. Mt Albert suffers from a lack of green space, of wide roads, and highly popular schools - already at full capacity. The traffic will dramatically harm the Intermediate.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

154.1

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Josephine Williams
Date: Friday, 2 February 2024 5:30:21 pm
Attachments: [Submission_TTC_Plan_Change_94_dec23_20240202172335.982.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Josephine Williams

Organisation name:

Agent's full name: Jo Williams

Email address: jowilliams111@gmail.com

Contact phone number:

Postal address:
35 Te Ra Rd,
Point Chevalier
Point Chevalier 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: Property address: 1-139 Carrington Rd

Map or maps: all

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: see attached

Submission date: 2 February 2024

Supporting documents

Submission TTC Plan Change 94 dec23_20240202172335.982.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

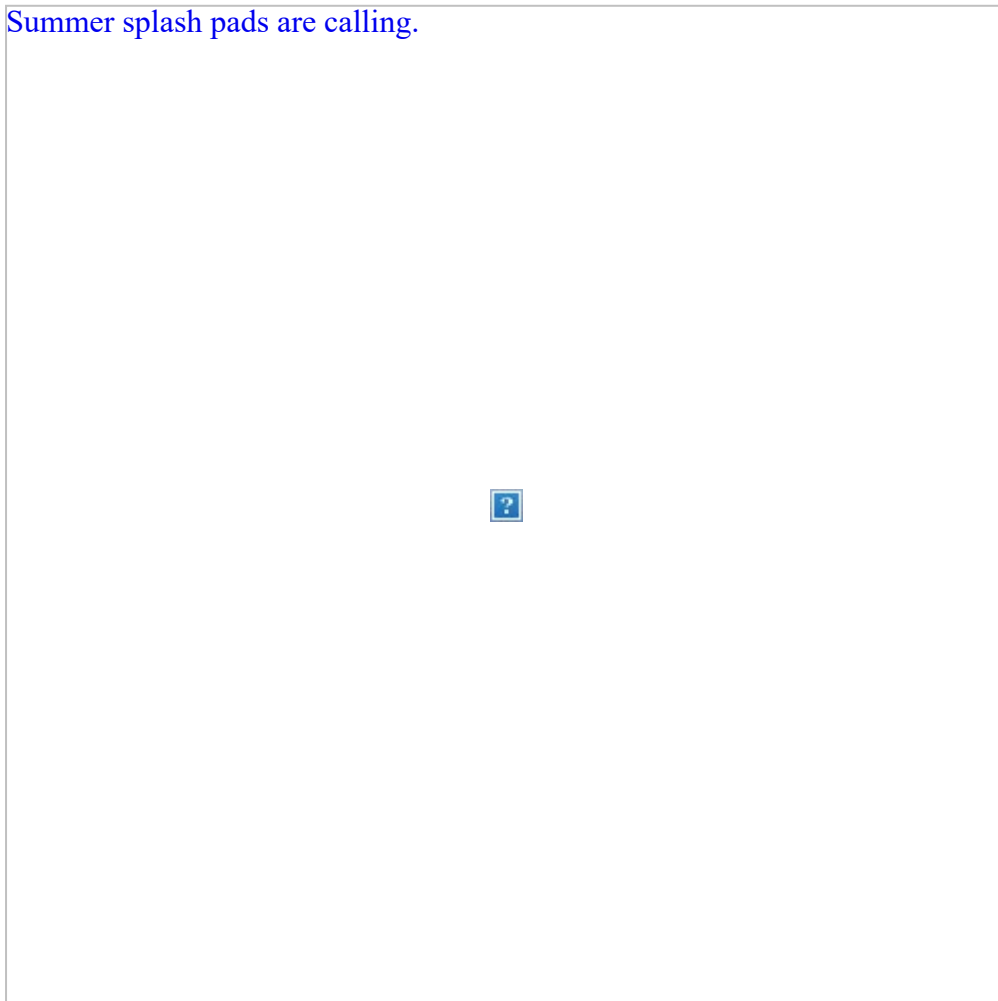
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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The Tree Council
Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

12 December 2023

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetrecouncil.org.nz

Preamble

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

We wish to speak to our submission if that opportunity is provided.

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua

Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission by The Tree Council is to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site, to safeguard their botanical, historic and ecological values and ensure future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist's report evaluating the remaining trees and inadequate identification of trees in the Morphem Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained and a Landscape & Visual Effects Assessment which ignores the role of trees in the internal landscape and amenity of the site.

1. Lack of Arborist's Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided.

The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

155.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

The documentation provided should include an arborist’s report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

155.1

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework, Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

155.2

4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Pukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

155.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

155.4

Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that “Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space.” AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

155.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist.

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence “There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it would be appropriate to know what the character and location of the proposed planting would be like.

155.6

Recommendation: That the applicant be required to provide a landscape plan for this open space area as part of the plan change documentation.

Te Auaunga Access Park

3.28 Visibility. No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These highly valued community gardens are utilised by multiple families in the surrounding community and archaeological evidence (see above) suggests that it has been continuously gardened since pre-European times.

155.7

The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed with Auckland Council?

155.7

Knoll Open Space

3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

155.8

South Open Space

3.47 This clause states that the open space area has no stormwater function.

3.48 This clause states that about a third of the land comprises an artificial high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area does render parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

155.9

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

155.10

6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

155.11

Recommendation:

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their *raison d'être*. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

155.11

Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

7. Masterplan and Landscape & Visual Effects Assessment

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained.

155.12

The Landscape and Visual Effects Assessment prepared by Boffa Miskell, focused almost exclusively on the visual effects of the proposed development from public viewing positions looking into the site. There is very little comment on the amenity provided by the existing mature trees, most of which are not protected. Instead, the Landscape and Visual Effects Assessment relies on new planting and urban design to provide landscape amenity. The report acknowledges that there are Notable Trees on site, but it is not made clear whether the bulk and location drawings have included these trees in the concept plans. In the earlier master planning documents prepared by Boffa Miskell, "high amenity trees" and existing urban ngahere is identified, but the more recent Landscape and Visual Effects Assessment hardly mentions existing trees apart from Scheduled/Notable Trees and the cluster of trees around Building 48 that fall into a green space. They mention that "some trees will be removed" but this is as far as the report goes.

Whilst we acknowledge that most of the mature trees on site no longer have legal protection, from a landscape planning and visual effects perspective, integration of at least some of these trees into the urban design should be considered.

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with generous open space and large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the thousands of people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and

staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided is totally inadequate in even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates

The Tree Council considers it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present.

PC 94 (Private): Wairaka Precinct

I do not support the increase in population density in this area, with the now expected population of the area predicted to be around 11,200-12,600 persons, as the infrastructure of the surrounding areas cannot support this amount, nor do I feel there is enough green space. Points to note:

156.1
156.2

- Existing roads will become very clogged with cars, as many of these new persons will bring private motor vehicles. Carrington Rd is already busy during peak periods, especially during University and School Terms, and the only other proposed exits put vehicles onto quiet residential roads that are not made for large volumes of traffic. Having large amounts of extra traffic on these residential roads will also make it less safe for local children who would use them to get to their residences and school.
- Some public transport exists, but the bus routes currently don't provide a direct link to the city and trains, while direct, are a 15min walk away which may deter some from using it.
- Green space: the proposed area of public green space is to be 4.5ha – and this is spread across multiple parcels. This is a relatively small area, and even if the number of persons on the site is reduced, this green space is likely to be insufficient. Also, while there is a request to set back the development 10m from Oakley Creek, this is not very much and there is the potential that the increase in water flowing into the creek and the reduced permeable space will see a rise in creek levels that could impact on properties. It could also impact on the local wildlife in a negative way.
- Education: There is no land zoned for a school in the development, and with hundreds more children likely to be living in the area this will put a huge strain on local school who are already close to full capacity before all the other local housing developments are completed. With no school capacity, this then leads to children missing out on an education and negative social outcomes.

156.3

Phillip Anderson

phillip.brass@gmail.com

From: [Brigitte Lambert](#)
To: [Unitary Plan](#)
Subject: Auckland Unitary Plan submission form - PC 94 (Private): Wairaka Precinct
Date: Friday, 2 February 2024 5:35:10 pm

Hi

The online submission form is too complicated - provisions and rules and dozens of attachments to read!

If the old Unitec site is going to be developed, consideration needs to be given to the effects on the local community given the potential for thousands of dwellings and thousands of people to move into the area. May also be some opportunities to better the area and community:

- Effect on school - will a new school be built? Currently local primary school won't cope with additional pupils. | 157.1
- Water capacity - will sewerage, drainage capacity be upgraded to cope with thousands of people? | 157.2
- Oakleigh Creek - development should not effect the water way and should be set back. Is there an opportunity to better the area? | 157.3
- Traffic congestion getting into and out of the property. Developer should shoulder the cost of any additional road upgrades that may be required (i.e. traffic lights, though no one wants more traffic light on Carrington Road) | 157.4
- Parking needs to be enough to cater for demand | 157.5
- Green spaces - the road running through is actually a beautiful road surrounded by green spaces and big trees (well, in the middle part). Keep the ambience and be mindful that cyclists use that road! | 157.6
- Don't chop down the mature trees
- Will high building have an effect on established Properties or environment in the area?
- What effect will thousands of people have on local infrastructure and amenities?

- I oppose any plan change for high density development - will be too many people, and I doubt accommodating up to 12 thousand people can be done proeptly | 157.7
- I oppose any plan changes that allow for buildings over 27 metres - se above reasoning
- I oppose any plan change that is for Business-Mixed Use - can deliver poor outcomes for future residents | 157.8
- I oppose any plan change that does not include a school - local school won't cope

- I would support a plan change for low density development - opportunity to make it a really awesome new suburb, and not over crowded
- I would support a plan change for residential zoning
- I would support a plan change that includes a school

Thank you!
Brigitte Lambert
021 682 652
226 Meola Road, Pt Cheavlier

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Cameron Michael Owens
Date: Friday, 2 February 2024 5:45:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cameron Michael Owens

Organisation name:

Agent's full name:

Email address: camowens@gmail.com

Contact phone number:

Postal address:
64 wainui ave
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

.

Property address: .

Map or maps: .

Other provisions:

.

Do 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:
Insufficient infrastructure. Schools will not cope, roads will not cope, public resources already completely stretched.

158.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rachel Mulhern
Date: Friday, 2 February 2024 5:45:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rachel Mulhern

Organisation name:

Agent's full name:

Email address: rach.mulhern@gmail.com

Contact phone number:

Postal address:
59 Wainui Avenue
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

.

Property address: Unitec development

Map or maps: .

Other provisions:

.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Insufficient infrastructure, schooling and public resources

159.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jill chestnut
Date: Friday, 2 February 2024 5:45:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jill chestnut
 Organisation name:
 Agent's full name:
 Email address: chestnut.jill@gmail.com
 Contact phone number:
 Postal address:
 13 springleigh Avenue
 Mount Albert
 Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
 Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Pc94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
 Infrastructure cannot cope, nor can schools.
 25 stories will impact ecology and environment nearby. Further exacerbated by the removal of green spaces.
 We all have a responsibility to create sustainable environments and concreting the entire place does not support this.
 Wildlife and water already suffers at Oakley Creek. This will make it worse

160.1
 160.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Dominik Elsen
Date: Friday, 2 February 2024 5:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dominik Elsen

Organisation name: Te Auaunga Precinct Residents and Apartment Dwellers Association (TAPRADA)

Agent's full name:

Email address: dominik.peter.elsen@gmail.com

Contact phone number: 0278998542

Postal address:
104/1c Oakley Ave
Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

- (a) Rezoning of land acquired by HUD from Unitec from 'Special Purpose: Tertiary Education' to BMU with the land primarily intended for residential development, but enabling a mix of ancillary - Strongly Support activities to create an integrated community. | 161.1
- (b) Proposed amendments to the precinct provisions to promote Māori economic development as a key objective for the precinct. - Strongly Support | 161.2
- (c) Identification of areas within the precinct where additional height can be accommodated. This will enable the precinct to deliver a higher yield than might otherwise occur in the underlying zone, therefore contributing to the Council's growth strategy, as well as more variety in urban form. - Strongly Support | 161.3
- (d) In areas where higher buildings are allowed, additional development controls around wind, separation of buildings, and the maximum dimension of floor plates are introduced. - Strongly Support | 161.4
- (e) Detailed design criteria to ensure all buildings, and particularly the higher buildings, achieve a high quality of design and functionality. - Strongly Support | 161.5
- (f) Proposed amendments to the precinct provisions to equitably redistribute retail provision within the precinct (excluding Sub-Precinct A – the Mason Clinic) due to the redistribution of land from Special Purpose: Tertiary Education to zoning that enables housing development. The same overall retail cap is maintained - Strongly Support | 161.6

Property address: Wairaka Precinct (Te Auaunga Precinct)

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:

Te Auaunga Precinct Residents and Apartment Dwellers Association strongly supports the proposed plan change. Our motto is "neighbours for more neighbours". The reason for our support is three fold:

1. We support more high quality homes, apartments and associated amenities in the area where we currently live. The increase in height limits and associated housing yield is a great thing for our community because it will allow more people to live sustainable and affordable lifestyles in close proximity to the Te Auaunga River, Point Chev, Mount Albert and with great access to the public transport system .

2. We support the provision of new streets, cycle and walkways and open spaces as set out in the precinct mapping. The provision of new open space and street connections is a great thing for our community as it improves our access to nature and green space.

3. We support the leadership and partnership of mana whenua in the precinct particularly the 13 iwi that make up the Rōpū across the three groupings of Marutūāhu, Ngāti Whātua and Waiohūa-Tāmaki. We strongly support the name change to Te Auaunga Precinct.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Heritage New Zealand Pouhere Taonga
Date: Friday, 2 February 2024 5:45:25 pm
Attachments: [PC94 - Wairaka Precinct - HNZPT Submission - 2 Feb 2024.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Heritage New Zealand Pouhere Taonga

Organisation name:

Agent's full name: Alice Morris

Email address: amorris@heritage.org.nz

Contact phone number: 0276840833

Postal address:
Private Box 105 291

Auckland City 1143

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Please refer to the attached document

Property address:

Map or maps:

Other provisions:
Please refer to the attached document

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Please refer to the attached document

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Please refer to the attached document, in particular Attachment A

Submission date: 2 February 2024

Supporting documents
PC94 - Wairaka Precinct - HNZPT Submission - 2 Feb 2024.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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2 February 2024

File ref: PC94 AC

Planning Technician, Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO PROPOSED PLAN CHANGE 94 –
WAIRAKA PRECINCT (PRIVATE) AT CARRINGTON ROAD, MOUNT ALBERT, AUCKLAND**

To: Auckland Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead agency for heritage protection.
2. The focus for HNZPT is for the identification, protection, preservation, and conservation of historic heritage (section 3, HNZPTA) and advocate that historic heritage is fully considered in accordance with section 6(f) of the Resource Management Act 1991 (RMA).
3. HNZPT notes as part of PC94 the Precinct name is proposed to be changed, from Wairaka to Te Auaunga. Accordingly, this submission references the existing Wairaka Precinct as Te Auaunga Precinct (the Precinct).

This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (AUP):

4. Proposed Private Plan Change 94 (PC94), from Ministry of Housing and Urban Development. PC94 relates to the Wairaka Precinct in Carrington Road, Mount Albert, seeking to change the Auckland Unitary Plan (AUP) as follows, to:
 - rezone a portion of the current Special Purpose - Tertiary Education Zone to Business - Mixed Use Zone.
 - rezone a portion of the current Special Purpose -Tertiary Education to Residential - Mixed Housing Urban.
 - Introduce a revised precinct plan and revised precinct provisions, with the principal change sought being to allow for greater height for residential buildings.



- Rename Wairaka Precinct, to be called Te Auaunga Precinct

5. HNZPT could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that HNZPT's submission relates to:

- Proposed Policy 30A *Encourage the adaptive re-use of the existing buildings with historic value for retain and other activities*

- I334.1 Precinct Description, proposed paragraph:

A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.

- Activity Status Table I334.4.1 (A21D) and (A21E)
- Standard I334.6.4 Height
- Standard I334.6.11 Maximum tower dimension – height Area 1 and Area 2
- I334.8.1 and I334.8.2 Assessment – restricted discretionary activities
- I334.10.3 Te Auaunga: Precinct Plan 3 - Te Auaunga Additional Height

The reasons for HNZPT's position are as follows:

6. As a result of the engagement opportunities with the Ministry for Housing and Urban Development (MHUD), Marutuahu Ropu, Ngati Whatua Ropu and Waiphua-Tamaki Ropu and HNZPT's participation with the numerous applications since 2022, HNZPT has advocated for the importance of the historic heritage, cultural and archaeological values of the whole Precinct area; and that these values should inform future incremental development of the complex and the Precinct.¹
7. HNZPT's focus is on the entire site's significant pre-1900 historic landscape, recorded archaeological sites, and the pre & post 1900 buildings/structures associated with the 1865 Oakley (as known as Carrington) Hospital complex. In particular, the New Zealand Heritage List / Rārangī Kōrero List No.96, former Carrington Hospital or Oakley Hospital Main Building (Oakley Hospital) - a Category 1 historic place, and a Category A scheduled historic heritage place in Schedule 14.1 Historic Heritage

¹ 2022 resource consent: Carrington Backbone Works (BUN60386270; LUC60386272), 2023 Fast Tracks: Maungarongo RC2 and RC2, Wairaka Precinct Stage 1 and Carrington Megalot Subdivision; Granting of Archaeological Authority 2002-378.



Schedule of the AUP (ID# 01618). a historic place of outstanding heritage significance whose main building was one of the largest public edifices in the country when erected.²

8. HNZPT has assessed the PC94 relevant documents pertaining to application, with input from specialist regional heritage staff, as well as previous commentary HNZPT has provided pertaining to the 2022-2023 proposed developments within the Precinct area. Through PC94, HNZPT continues to seek that the importance of the Precinct's historic heritage and cultural values are recognised and provided for through the proposed changes to the Precinct's planning provisions.

The historic heritage protection of the Oakley Hospital

9. HNZPT supports the retention of the historic heritage scheduling or the extent of place for the Oakley Hospital as shown on the AUP planning maps. However, it is unclear whether the extent of place is actually fully within the proposed Height Area 4 or whether the proposed Height Areas 1, 2 and 4 all come together within Oakley Hospital's extent of place.
10. HNZPT also supports the inclusion of proposed policy 30A to encourage the re-use and adaptation of the Oakley Hospital building.
11. HNZPT supports the provision of the Open Space zoning identified as the 'Northern Park' within the Oakley Hospital's extent of place and encompassing the formal garden setting of Oakley Hospital.

The effects on and mitigation of the proposed heights in Areas 1 and 2

12. Although it is noted that the historic heritage scheduled extent of place is not proposed to be changed, and the planning provisions under Chapter D17 will apply to the use, development and subdivision within the extent of place and Oakley Hospital building, the proposed increases in building heights in Height Areas 1, 2 and 4 do not adequately consider the potential impact on the visual effects to the setting of a Category 1 Listed and Category A Scheduled place.
13. HNZPT is concerned with the proposed height extents adjacent to Oakley Hospital. The proposed heights in the Height Areas adjoining Oakley Hospital need to be considerate of their relationship and interface with the heritage values of this Listed/Scheduled place.
14. HNZPT disagrees with the technical assessments'³ conclusions informing the planning and s.32 evaluation, that there will be no impact on Oakley Hospital because of the retention of the Oakley Hospital's extent of place; and that the effects of the proposed height range from 27, 35 to 72 metres (Height Areas 4, 2 and 1 respectively) will be mitigated through building design as presently set out in proposed Policy 14AA:

Require proposals for new high-rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.

15. It is also unclear how, with the proposed planning provisions, the visual dominance and the intended prominence of the tower buildings will not detract from the primacy of the heritage building.

² New Zealand Historic Places Trust, *Historic Buildings of Northland and Auckland*, Wellington, 1989, p.51

³ Historic Heritage; Urban Design and Open Space assessments; and clause 23 responses.



The decisions HNZPT seek Council to make are set out in Attachment A below.

HNZPT wishes to be heard in support of our submission.

If others make a similar submission, HNZPT will consider presenting a joint case with them at a hearing.

Yours sincerely

BHParslow

Director Northern Region

Address for service:

Alice Morris
amorris@heritage.org.nz
PO Box 105 291
Auckland City 1143



Attachment A:

Heritage New Zealand Pouhere Taonga Submission Table to PC94 – Wairaka Precinct (Private)				
Sub point	PC94 Proposed Plan Provision	Support or Oppose	Reason for Submission	Relief Sought
I334. Te Auaunga Precinct				
1	I334.1.1 Precinct Description	Oppose	<p>The wider historic heritage of the Te Auaunga Precinct has not been fully described.</p> <p>Historic Heritage, a matter of national importance (s.6(f), RMA) needs to be recognised within the Precinct. Particularly when the development intent for increased heights and intensification of development the scheduled heritage place.</p> <p>Making a statement within the description ensures clear linkage through into the objective, policies and standards proposed to address the impacts and protection requirements of the Precinct’s historic heritage from inappropriate use, development, and subdivision.</p>	<p>Amend the proposed fourth paragraph in the Precinct Description to include references to the historic heritage values of the site (amendments shown by <u>underlining</u>):</p> <p><i>A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential adverse effects can be managed within the precinct. <u>The building heights within the Height Areas adjoining and overlaid with the Scheduled Historic Heritage Place - #01618 Oakley Hospital Main Building apply design concepts to provide sympathetic contemporary and high quality design to enhance the Precinct’s built form while mitigating any visual dominance close to the Oakley Hospital Main Building.</u> In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.</i></p>
I334.2 Objectives				
2	I334.2(10)	Support in part	<p>Greater clarity is required through the objectives to identify all of the Precinct’s environmental attributes.</p>	<p>Amend Objective I334.2(10)(b) to incorporate the natural and built, that includes its historic heritage and cultural values, environmental attributes of the Precinct.</p>

162.1

162.2



				Amendments shown by <u>underlining</u> and <u>strike through</u>): (10) An integrated urban environment is created, which: (b) Recognises, protects and enhances the <u>natural and physical</u> environmental attributes of the precinct in its planning and development;	
3	New objective	Support	There are no objectives relating to provide direction for the protection of the historic heritage landscape of the Precinct.	Insert a new objective to provide direction for the protection of the historic heritage landscape of the Precinct to ensure these values are recognised, protected and enhanced.	162.3
I334.3. Policies					
5	I334.3(14AA)	Oppose	Policy 14AA does not provide adequate direction to manage the visual dominance effects from proposed taller buildings on the historic heritage values of the Oakley Hospital; and the increased height will have adverse effects on the heritage place and detract from the primacy of the Oakley Hospital building.	Amend Policy (14AA) to (amendments shown by <u>underlining</u> and <u>strike through</u>): <i>Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the <u>precinct's built form the primacy of the historic heritage building.</u></i>	162.4
6	Policy 30A	Support	Proposed Policy 30A Encourage the adaptive re-use of the existing buildings with historic value for retain and other activities. This policy provides guidance on the protection of Mana Whenua's cultural, spiritual, and historic values are protected and enhanced.	Retain	162.5
I334.4. Activity tables					
7	I334.4.1 (A21D)	Support in Part	The increased heights proposed to be applied throughout the Precinct will impact on the natural and	Retain the activity status Restricted Discretionary Activity.	162.6



			<p>physical environment of the Precinct. Accordingly, it is important to ensure the most appropriate level of assessment is applied and that the decision makers have the adequate discretion.</p> <p>The increased heights proposed to be applied through PC94 within proximity to the scheduled historic heritage place (Oakley Hospital) potentially will impact of the visual primacy of the heritage place. Accordingly, it is important to ensure the most appropriate level of assessment is applied at these interfaces, and that the decision makers have the adequate discretion.</p> <p>While the proposed increase heights in Height Areas 2 and 4 are to provide for greater housing density for the Precinct, HNZPT is concerned that the impacts of those height increases, and the urban design focus does not provide adequate focus on the existing heritage values of Oakley Hospital building and how those values should also be protected.</p>	
8	1334.4.1 (A21E)	Support in Part	<p>The increased heights proposed to be applied through PC94 within Height Area 1 will impact on the natural and physical environment of the Precinct and it is important to ensure the most appropriate level of assessment is applied and that the decision makers have the adequate discretion.</p> <p>While the proposed increase</p>	<p>Amend the activity status from a Restricted Discretionary to a Discretionary Activity.</p>

162.7



			heights in Height Area 1 is to provide for greater housing density and as a 'landmark' for the Precinct, HNZPT is concerned that the impacts of those height increases, and the urban design focus on being a 'landmark' does not provide adequate focus on the existing heritage values of Oakley Hospital building and how those values should also be protected.	
I334.5 Notification				
9	I334.5(1B)	Oppose	Due to the heritage importance of the Oakley Hospital, and HNZPT's concerns with how mitigation of the visual dominance from proposed tower buildings in close proximity to the historic heritage place, HNZPT should be consulted through the design stage of the buildings for Height Areas adjoining with the Hospital's extent of place.	Delete I334.5(1B)
I334.6 Standards				
10	I334.6.4 Height	Oppose	There will be visual dominance adverse effects on the heritage place, and the intended prominence of the towers will detract from the primacy of the heritage building. Standard I334.6.4 does not adequately provide for the direction set through Policy 14AA to manage the visual dominance effects from proposed taller buildings in proximity to the Oakley Hospital.	Further analysis undertaken to ensure greater appropriate standards are formulated to specifically manage the height interface between Oakley Hospital, its extent of place and Height Areas 1, 2, and 4. This may be through the introduction of standards requiring graduated heights and separation distances within Areas 1, 2 and 4 specifically to mitigate the impact the visual dominance of the tower buildings to the western, eastern, and southern area adjoining the extent of place of Oakley Hospital.
11	I334.6.11 Maximum tower	Oppose	There will be visual dominance adverse effects on the heritage place, and	Further analysis undertaken to ensure greater appropriate standards are formulated to

162.8

162.9

162.10



	dimension – height Area 1 and Area 2 and Table I334.6.11.1		the intended prominence of the towers will detract from the primacy of the heritage building. Standard I334.6.4 does not adequately provide for the direction set through Policy 14AA to manage the visual dominance effects from proposed taller buildings in proximity to the Oakley Hospital.	specifically manage the height interface between Oakley Hospital, its extent of place and Height Areas 1 and 2. This may be through the introduction of standards requiring graduated heights and separation distances within Areas 1 and 2 specifically to mitigate the impact the visual dominance of the tower buildings to the western, eastern, and southern area adjoining the extent of place of Oakley Hospital.	
I334.8 Assessment – Restricted Discretionary Activity					
12	I334.8.1 (1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height	Support in Part	The assessment criteria standards need to also reference the matters of discretion pertaining to the mitigation of effects of the increase in height on the Oakley Hospital’s historic heritage values.	Amend I334.8(1B)(b)(ii) to read: (amendments shown by <u>underlining</u> and strike through) <i>The degree to which buildings provide sympathetic contemporary and high quality design which enhances the precinct’s built form <u>the primacy of the historic heritage building.</u></i>	162.11
13	I334.4.1(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height	Support in Part		There will need to be consequential changes to the assessment criteria standards if a Discretionary Activity status was applied to 1334.4.1 (A21E).	162.12
Precinct Plan 3 – Te Auaunga Additional Height					
14	I334.10.3 Te Auaunga: Precinct Plan 3 - Te Auaunga Additional Height	Oppose	It is unclear how the Height Areas shown on the Precinct Plan relate to the Oakley Hospital’s historic heritage extent of place. The provision of further detail, through overlaying the extent of place onto the Precinct Plan would assist in articulating the direction being set through proposed Policy 14AA	Amend the Precinct Plan 3 to indicate the Scheduled historic heritage extent of place of Oakley Hospital (Schedule 14.1 ID# 01618).	162.13
Historic Heritage Protection					
15	Schedule 14.1	support	HNZPT supports the full	Retain	162.14



	Schedule of Historic Heritage		retention of the historic heritage provisions for the scheduled Oakley Hospital and its extent of place.	
16	D17 Historic Heritage Overlay	Support	HNZPT supports the full retention of the historic heritage provisions for the scheduled Oakley Hospital and its extent of place.	Retain

162.15

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rochelle Taylor
Date: Friday, 2 February 2024 5:45:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rochelle Taylor

Organisation name:

Agent's full name:

Email address: rochellednz@gmail.com

Contact phone number:

Postal address:

67 Wainui Ave

Pt Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

All PC94

Property address: All PC94

Map or maps: All PC94

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 level of development will have a direct impact to all infrastructure, green spaces, carparks. Not to mention traffic. The list goes on. This level of development can not occur. It will impact council, residents and visitors. All council required provision/responsibilities: infrastructure, green spaces carparks, transport traffic etc can not cope already. Any development of this nature in this location can not occur BEFORE the provisions are in place. Not planned. But in place.

163.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

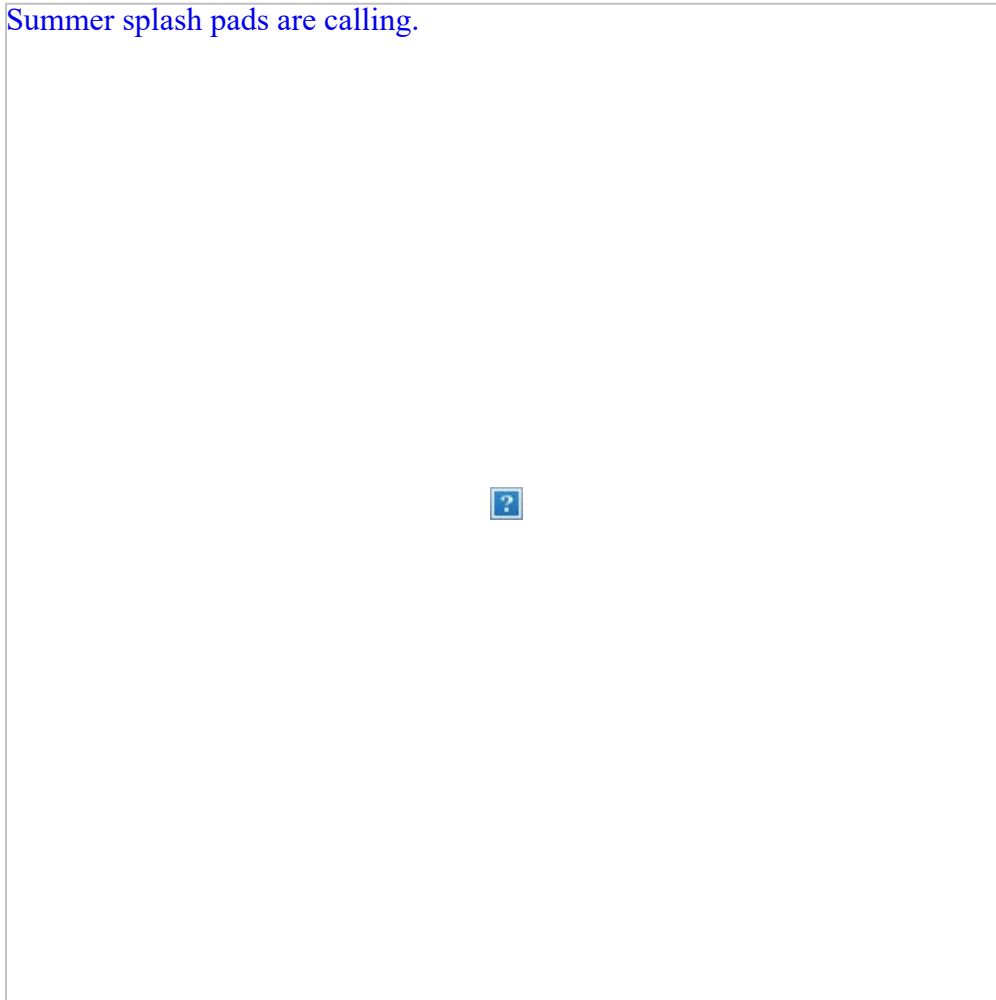
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rochelle Sewell
Date: Friday, 2 February 2024 5:45:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rochelle Sewell

Organisation name:

Agent's full name:

Email address: Rochelle.Sewell@xtra.co.nz

Contact phone number: 021476243

Postal address:
14 Harbour View Road
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
The entire plan change - PC 94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The s32 report does not adequately address the impact that the projected population will have on infrastructure within and adjoining the precinct.

I am primarily concerned about the provision of social infrastructure within the precinct and in the adjoining suburbs. The Council is unable to fund a replacement for the Point Chevalier library at the present time, and yet there do not appear to be any initiatives to provide for much needed community infrastructure in a community that will more than double the resident population in Point Chevalier. The application is being put forward by the Ministry for Housing & Urban Development and yet there is no evidence of collaboration with the Ministry of Education to designate land for new schools, despite existing schools in the surrounding catchment being at or beyond capacity. I believe the applicant / Ministry should be following a similar model to that used at Hobsonville Point where there has been clear collaboration between Crown agencies.

164.1

The community were invited to engage in consultation about the Chamberlain Golf Course over two years ago, with the Council saying at the time that one of the reasons for reducing the current golf course was to accommodate much needed sports fields and recreational space. I would like to see the proposals in the plan change for green space to better align with Council's broader open space strategy.

164.2

I am also concerned about physical infrastructure - the provision of green solutions to absorb stormwater. This includes adequately considered flexible solutions - i.e. "sponge cities" where areas of stormwater overflow can be combined with recreational areas. I'm concerned that there is not a sufficient setback from the river and believe that the Friends of Oakley Creek should be engaged as a strategic partner with Council in determining the setback from the awa.

164.3

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Reporting on consultation with crown agencies - specifically the Ministry of Education. Provision for social infrastructure in a zoning overlay or similar. A greater setback from Oakley Creek.

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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Linda Martin
Date: Friday, 2 February 2024 6:30:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Linda Martin
Organisation name:
Agent's full name:
Email address: linda@indietravelmedia.com
Contact phone number:
Postal address:
PO Box 5531
Victoria St
Auckland 1126

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
- height of buildings
- green spaces
- school provision
- distance from Oakley creek reserve

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
I believe that the area should have building heights limited to six stories, in line with the area. This will allow many new dwellings to be built without creating overly tall structures.

- the provision of green space is not sufficient for the number of new residents. | 165.1
- no schools are planned to cater to the needs of the many new residents. | 165.2
- it would be preferable to have more than 10m between the boundary with Oakley Creek Reserve | 165.3
- less important, but I prefer the name Wairaka. | 165.4

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

165.5

Details of amendments: -limit buildings to six stories | add significantly more green space, add a school, shift boundary to 25m from Oakley Creek reserve, maintain name.

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Brett Colliver
Date: Friday, 2 February 2024 6:30:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brett Colliver

Organisation name:

Agent's full name:

Email address: brettcolliver@gmail.com

Contact phone number:

Postal address:
59 Wainui Avenue
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

.

Property address: Wairaka Precinct

Map or maps: .

Other provisions:

.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Infrastructure is not in place to deal with intensified living

| 166.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Stuart Duncan
Date: Friday, 2 February 2024 6:30:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stuart Duncan

Organisation name:

Agent's full name:

Email address: swduncan78@gmail.com

Contact phone number:

Postal address:
20 Johnstone St
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

.

Property address: .

Map or maps: .

Other provisions:

.

Do 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:
Insufficient infrastructure, schools, roads public services

167.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tim Strawbridge
Date: Friday, 2 February 2024 7:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Strawbridge
Organisation name:
Agent's full name:
Email address: tstrawbridge@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address: Property address: 1-139 Carrington Road
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:

Education Facilities:

No plans or new school zones are in place to enhance or establish additional local educational institutions and services that can support the increasing population. The existing schools lack the capacity to accommodate the influx of new students.

168.1

Density & building heights:

The magnitude of this development is comparable to that of a small New Zealand town but with the density typical of a Central Business District (CBD). This development is inconsistent with the proposed area, which is ill-equipped to handle such a substantial increase in population. The proposed height increase to 72 meters is incongruous when compared to any area outside the CBD.

168.2

Open Spaces:

There seems to be five open spaces, totaling 5.1 hectares, for potential vesting to Auckland Council. However, this falls short of the 7.7 hectares specified in the 2019 Reference Plan, which

168.3

was based on the 26.6 hectares of the area. Additionally, the 2019 document designates an extra 3.56 hectares as road reserve.

Subsequently, an additional 10.6 hectares were acquired in the precinct. Nevertheless, there is a lack of clarity on how much of this new space will contribute to the overall open space. Currently, 5.1 hectares have been designated as potential public open space, but the locations of other open spaces, whether public or private, remain uncertain. Notably, the region housing the Sanctuary community gardens and food forest is not among the identified open space areas. I expected its inclusion as open space, given my understanding that this area was intended to be preserved according to the sale and purchase agreement between Unitec and the Crown in 2018.

168.4

Zoning:

If these are intended as homes, then they should be zoned Residential. The proposal to rezone large areas to Business-Mixed seems like a strategy to increase density in the development without delivering a well-designed urban residential environment. This also encompasses setbacks from roads and streams, we do not want very large buildings built hard up to roads and streams.

168.5

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Michael Tilley
Date: Friday, 2 February 2024 7:00:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Tilley
Organisation name:
Agent's full name:
Email address: michaelrobtalley@gmail.com
Contact phone number:
Postal address:
106a Moa Road
Point Chevalier
AUCKLAND 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
The re-zoning to add more townhouses and increase the height of 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? No

The reason for my or our views are:
The surrounding infrastructure will not cope with even more houses. Between the KO building next to Saint Francis School and this there will be massive stress on the roads and other infrastructure.

169.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

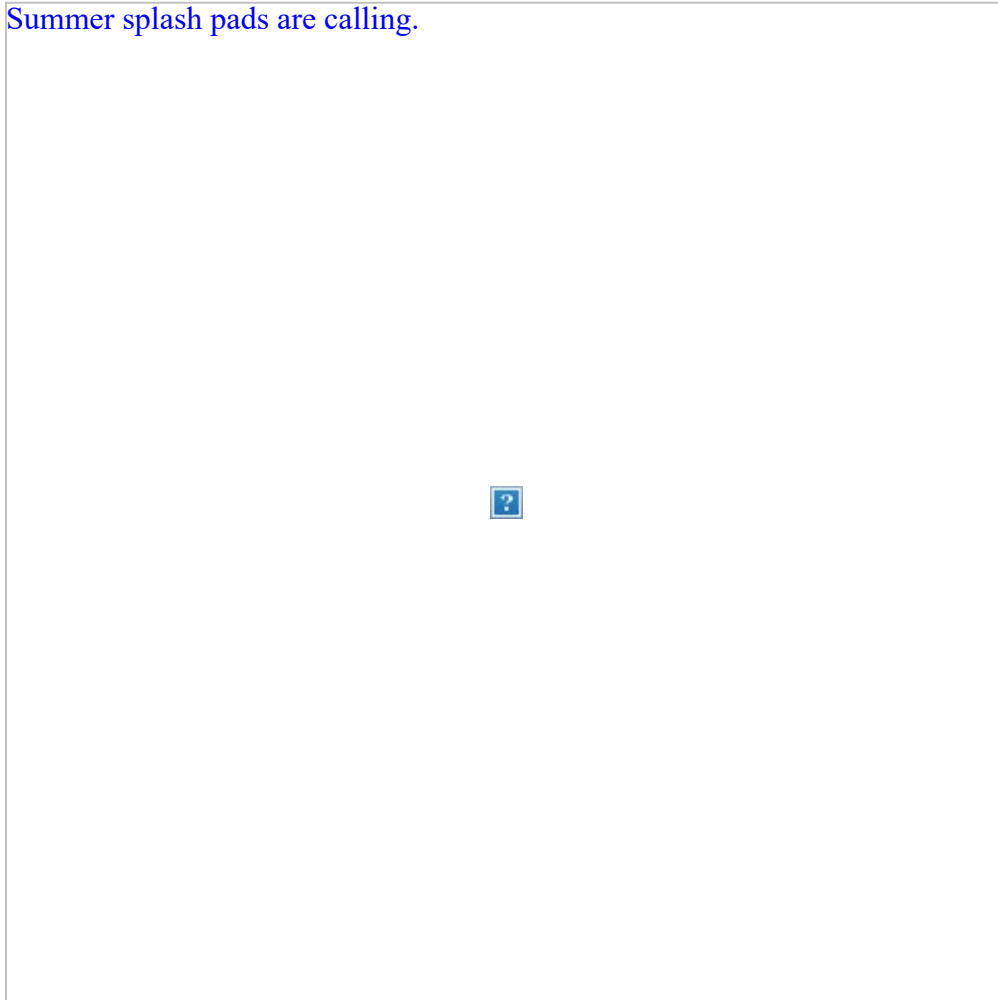
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Plan Change Number: Plan Change 94 (private)

Plan change name: Wairaka Precinct

To: unitaryplan@aucklandcouncil.govt.nz

Attn: Planning Technician

Submitter Details: - John Stevenson

Address : 48 Fife Street, Westmere, Auckland

Phone : 09 3787991

Email : john.stevenson@outlook.com

Submission

Name Change

This private plan change request applies to the existing Wairaka Precinct. This plan change seeks to rename this precinct the Te Auaunga Precinct.

I oppose this proposal to change the name of the Wairaka Precinct

170.1

The name 'Wairaka has historically important connections to this site, particularly to Maori but also to pakeha. Wairaka was a female ancestor, with links to numerous iwi, who lived here and is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. It should be retained for the precinct because of its historical and cultural significance, and because it is a significant feature of the area.

It should be noted that a large part of the water flow in the Wairaka stream is contributed by sizable springs, located in the area near the community gardens, that have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream. They were undoubtedly an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens, and by legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the Pumphouse, built in the early 1900's would confirm this.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original Maori name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Nga Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, which was gifted to them by iwi, and which they hold

as a taonga, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.

The applicant has given no reason for the name change proposal.

Open Space allocation and Master plan

170.2

We submit that planning for the precinct must include a requirement for a comprehensive Master Plan which details public open space, with specifics of location, area, intended use, facilities to be included, accessibility by the public, etc. Currently existing plans are unclear on the amount and location of open space, and it is feared that it is inadequate for the intended population of the precinct and insufficient to meet the planning requirements for projected 12,000 residents. Additional open space should have been allocated after the area of the precinct was enlarged by the purchase of additional land from UNITEC, but it appears that there is now less rather than more.

It should also be noted that the Crown has a signed agreement in the original sale and purchase document transferring the land from Unitec (section 26.4 Sale and purchase agreement 2018) that safeguards the Community Gardens as open space. This legal document appears to have been ignored in current indicative plans. The crown has an obligation to retain the Mahi Whenua Sanctuary Gardens and Food Forest as open space, functioning as they currently do for the benefit of the community.

170.3

Stormwater Management and Stream protection

170.4

I submit that stormwater management plans to manage the stormwater and potential flooding in the precinct must specifically protect the Wairaka springs/puna, the Wairaka Stream/awa, and the water quality and aquatic life of these waters. The ‘daylighting’ work should be completed and should ensure that the springs in the vicinity of the pumphouse and community gardens are returned to a natural state, are not re-buried and that the clear natural spring waters are not contaminated by other sources. These springs and streams can again become a significant, attractive feature of the precinct that highlights both the human and natural history of the site and contribute to the quality of life of residents. Stormwater management must also protect the waterways of Te Auaunga awa and the Motu Manawa Marine reserve which receive water from the precinct.

Protection of Significant Ecological Areas and Te Auaunga/Oakley Creek

170.5

Setbacks and overshadowing

We submit that the ‘setbacks from the natural and sensitive environment’ apply to all SEA land, both within the precinct and on Te Auaunga (the awa / valley) to ensure the protection of the SEA’s and the potential for greater restoration and ecological enhancement of these valuable areas.

We submit that the protection of Te Auaunga (the awa / valley) from the impact of overshadowing, light spill and passive surveillance from tall buildings is essential – We request that buildings on the border with Te Auaunga (the valley) conform with 27 (c) ‘graduated building heights’ ... with ‘higher buildings away from the precinct boundary’ to ensure the ‘valley’ is maintained as a quiet, restful and healing natural environment that the public can continue to enjoy, and to protect the native fauna.

Tall buildings intruding into the landscape of the Te Auaunga stream reserve land degrades its natural character, interferes with the environmental ecology, flora, and fauna of the reserve. It puts

particular pressure on the birdlife of the creek, on both the birds that nest here and the birds that migrate through. The creek is an important part of the wildlife corridors of the isthmus. The greatly increased housing density inevitably brings great pressure on the ecology, with destruction of habitat and food sources, introduction of alien predators such as cats and disturbance of the natural balance and lifecycles of the native species that live here

Protection of Natural Heritage and Geological Features

170.6

Springs and waterways

We request that the plan ensure full protection and enhancement of the awa, aquifers and puna / springs, and other geological features. This includes the sensitive and culturally appropriate treatment of Te Wai Unuroa o Wairaka, and the two spring / puna that were uncovered as part of the daylighting works of the Wairaka Stream. The source of these springs should be further investigated and further daylighting of them undertaken as part of the 'daylighting' of the stream. They must not be covered up again. As referred to above when discussing stormwater management, and the name change they are a significant historic and cultural feature of the precinct.

Basalt outcrops

The Basalt outcrops found within the precinct are important remnant of the deep geological and volcanic history of the site and should be protected as important landforms characteristic of the volcanic origins of the Auckland isthmus. In addition to their geological significance, they are also the type location of rare native lichens identified by UNITEC botanists. Destruction of these outcrops may result in the extinction of these rare native organisms.

Trees and vegetation

The grounds of the former UNITEC campus contained an arboretum of numerous significant trees, both native and exotic. Many of these trees were unfortunately destroyed under the fast-track provisions of the legislation that facilitated the enabling works currently proceeding in the precinct. Some however remain and include the important collection of trees at the Mahi Whenua Sanctuary Gardens and Food Forest. The preliminary plans and reports seem to dismiss the remaining trees as of no importance as they are either not native or of little value. Most of the trees are mature specimens and provide real amenity value, shade shelter and food, for human residents and food and habitat for birds and other wildlife. Exotic trees cannot be dismissed as of no value merely because they are not native. It would take many years for any new planting to reach a similar size so as to be able to provide such valuable tree assets to the precinct

Thank you for the opportunity to submit on this proposed plan change.

John Stevenson

1 February 2024

Other submissions:

I support the submissions of:

- Sanctuary Mahi Whenua
- The Tree Council
- Birds New Zealand
- Nga Ringa o te Auaunga – Friends of Oakley Creek

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Philippa Martin
Date: Friday, 2 February 2024 7:15:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philippa Martin

Organisation name:

Agent's full name:

Email address: philippamartin@xtra.co.nz

Contact phone number:

Postal address:

1022

Pt chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Opposing PC94

Property address: Unitec carrington rd

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Infrastructure of local area cannot cope with services and schooling and shops - transport and cars | 171.1
will not be able to carry this loading if additional housing and we need more green spaces. In an | 171.2
area with a lot of unfill housing

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Diana McKergow](#)
To: [Unitary Plan](#)
Subject: Wairaka Precinct
Date: Friday, 2 February 2024 7:35:19 pm

Kia ora

I would love to see the Mahi Whenua Sanctuary Gardens being incorporated into the design. | 172.1

As this is a wonderful space for the community to grow Kia and it provides a holistic space for many people.

Also to insure that cycle paths are included in the plan. | 172.2

Diana McKergow

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Alexandra
Date: Friday, 2 February 2024 7:45:29 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alexandra
Organisation name:
Agent's full name: Alexandra
Email address: alexandravfarrell@gmail.com
Contact phone number:
Postal address:
90 walker road
Point Chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
We don't have the infrastructure in or Chev to cope with this!

173.1

Property address: Walker road

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:
Safety of the community and our children with an already dire hub

173.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Evie Mackay
Date: Friday, 2 February 2024 7:45:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Evie Mackay

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
10 Boscawen street
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Oppose PC94 because schools can't cope traffic can't cope, no. Infrastructure.

| 174.1

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Oppose PC94 because schools can't cope traffic can't cope, no. Infrastructure.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Morgan O'Hanlon
Date: Friday, 2 February 2024 7:45:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Morgan O'Hanlon

Organisation name:

Agent's full name: Morgan O'Hanlon

Email address: morganbatty@gmail.com

Contact phone number:

Postal address:
2/105 Moa Rd
Point Chev
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

I oppose the submission PC94 because the roads, traffic, infustructure and schools can not cope.
We need more green spaces not less.

175.1
175.2

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose the submission PC94 because the roads, traffic, infustructure and schools can not cope.
We need more green spaces not less.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

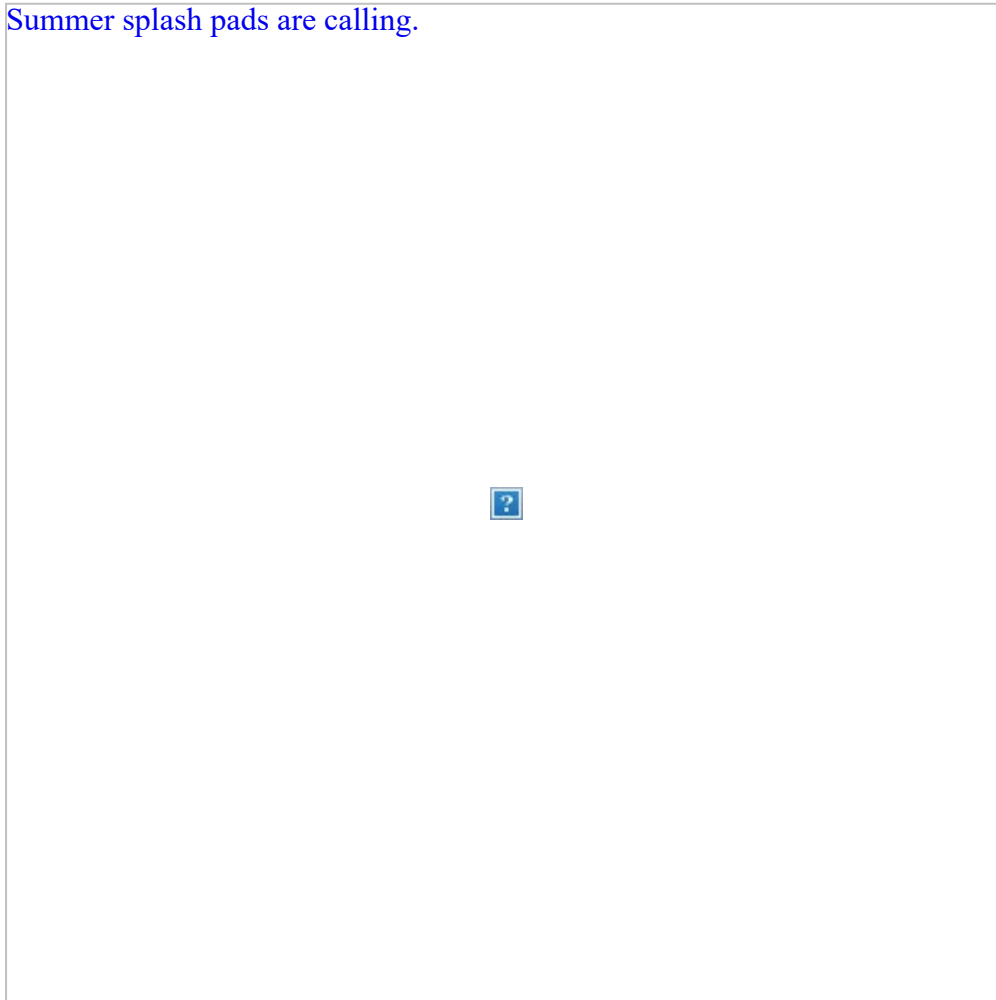
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Matt
Date: Friday, 2 February 2024 7:45:33 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matt
Organisation name:
Agent's full name:
Email address: mattfarrell86@me.com
Contact phone number: 021340999
Postal address:
90 Walker rd
Pt Chev
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
PC94
Property address: 90 walker rd, pt Chev
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:
Do not go ahead with the United development.
The council is approving and ruining the city.
Absolute butchers

176.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: As above

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
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.

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From: [Kerrin Brown](#)
To: [Unitary Plan](#)
Subject: Carrington Road development
Date: Friday, 2 February 2024 7:58:20 pm

Hello,

I would like to make a submission around the proposed changes to the planned development.

It now appears that the development has increased to 6000 homes/apartments. The development height has been adjusted and little if any consideration has been given to the surrounding suburbs, infrastructure, transport, schooling, flood protection, and crime.

Let's start with Infrastructure. Will 6000 new home effectively end up using the already at capacity waste water pipes? What plans are in place to ensure the old system is up to handling the flow of waste water from all the new homes and be able to handle rain water that will no longer have green space to absorb it. This seems to be an ongoing issue within Auckland where we are replacing green space with concrete and wonder why we flood.

177.1

Transport.....where will residents park. NZ has a geography where we need cars to get around to live the outdoors life that we do. Whether it be the beach/mountains or forest. We all need cars to access that. We can't change the outdoors lifestyle of new Zealanders and we certainly don't have a public transport system to allow such adventures. So assume each home has at least 1 car what provision has been made for parking. How will electric vehicles be charged...extention cord out a window and across the road. How will Carrington road and the surrounding streets cope with the traffic flow? An additional 6000 cars at least using those roads.

177.2

Schooling...where are all the kids meant to go to school. All schools in the area are already close to capacity and considering AT sold the land adjacent to waterview primary to okham, that school is now land locked from expansion. An example of short sightedness. If waterview is the zoned school how will it accommodate such an influx. How will the streets of waterview and the proposed changes to Great North Road and the restriction of access to the suburb impact. Why has the proposed school been removed from the plans?

177.3

Flood protection...with the removal of beautiful mature trees, removal of the community gardens what plan is in place for flood protection. Removing the community garden is destroying to those that have vested so much into it and what it provides for the community. It is a place for mental revitalization where those who don't have a garden can grow their own produce for themselves and the community. It has a sense of belonging and contributing with is viral for mental health.

177.4

Crime....as the community of point chev and waterview has experienced, a lack of lockable parking increases crime. Daily break ins of cars parked on streets. Not only is this inconvenient but is also an invasion of peoples lives. Anyone who has been a victim knows the feeling of invasion. Much like waterview it will become an outlet for unregistered vehicles to hoon around which nothing is done about.

177.5

Where will rubbish bins go and how will the trucks navigate round the development.

177.6

The height of the build is unprecedented in the community. As with Okham Avondale

177.7

many get no natural light, they look into neighboring apartments and become depressive. How has the impact of this on mental health been addressed.

I appreciate your time reading this submission. All I hope for is that all aspects of this is communicated across all of council and CCO's before decisions are made so that the end product is well thought through and an asset to the community rather than a headache.

Kerrin Brown
Oakley Ave
Waterview

Sent from my Galaxy

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Malcolm Lay
Date: Friday, 2 February 2024 8:00:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Malcolm Lay
Organisation name:
Agent's full name:
Email address: malcolmr.lay@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Additional Height
Property address: Carrington Rd
Map or maps: All
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Infrastructure will not cope | 178.1
Traffic will not cope | 178.2
Green spaces will be lost | 178.3
No parking

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Phil Chase
Date: Friday, 2 February 2024 8:00:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Phil Chase

Organisation name: Liveable Communities Inc

Agent's full name: -

Email address: liveablecommunities@gmail.com

Contact phone number: +644210530004

Postal address:
PO Box 15605 New Lynn
New Lynn
Auckland 0640

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
All the lack of Planning, recreation, tree protection, notable trees, open spaces, archaeological / cultural site protection, historical Council undertakings, and lack of an effective Landscape & Visual Effects Assessment

Property address: Unitec site, Carrington Road, Mount Albert.

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:
LiveableCommunities Inc
PO Box 15605, New Lynn, Auckland 0640.
Liveablecommunities@gmail.com

LiveableCommunities is an inter-neighbourhood community organisation based in central-western Auckland. We advocate on matters of community concern encompassing liveability, sustainable transport, safety, recreation, natural environments and amenity values.
Submission on:

Auckland Council : Plan Change 94 Te Auaunga Precinct Proposals.

1. Introduction

Thank you for this opportunity to submit on this plan change.

2. Historical significance of the site

Many of our members are familiar with the Unitec site in Mount Albert. Some have worked there in the past and a large proportion of the community use the site for recreation, walking, enjoying the bird life and mature trees – a natural haven away from the urban jungle.

When the extension of State Highway 20 (SH20) from Mount Roskill was mooted and planned (2004-2009), the Unitec site was outlined by NZTA/Waka Kotahi and Auckland City as an alternative site for Owairaka/ Mount Albert/Waterview communities to use for recreation and open space. It was a sizeable open area and park-like environment with many mature trees, birds, and a good measure of tranquility.

This 'parkland exchange' happened because we were losing (and have now lost) most of the extensive Alan Wood Park along Oakley Stream in Owairaka, which has become the SH20 motorway.

Now in 2023-4 our communities face the loss of much of the Unitec open space to housing and development, as well. Auckland Council seems to have no historical understanding of the events surrounding the construction of SH20 and the effects on people of the steady, consistent erosion of urban parkland and natural areas.

At a time when Auckland City's population is increasing by tens of thousands every year, we are losing open spaces and parks. And we are not gaining new ones. Where is the visionary urban planning for a liveable Auckland?

3. Permanent open space and tree protection

The work that has been carried out on the Unitec site to date has resulted in trees and open areas being lost. This has been done without any serious consultation with the local communities or interested parties. Why has Auckland Council allowed this to happen?

The open space that now remains in Unitec should be fully protected and all the remaining trees included. Open space must be protected and enhanced in order to conserve the ecological and nature values of the land, for its own intrinsic worth, along with recreational use by the communities. Native forested areas play such an important role in protecting our indigenous flora and fauna. We oppose the establishment of open spaces for any more sports fields on the site, as there are many local playing fields in the surrounding areas. It is the passive open space and the protection and regeneration of natural native forest sites that we desperately need amid our urban landscapes.

179.1

Full open space protection should be by covenant or similar to be placed on the LIM of every site property before it is sold to any private owners. We need to ensure that the remaining trees are not able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community are not slowly lost. A zoning of Open Space must be implemented on the site areas.

It is our understanding that with Plan Changes there is a legal requirement for the evaluation of the trees by a qualified arborist, in conjunction with the scheduling of the Notable Trees listing. Why has this not been completed?

179.2

4. Archaeological sites protection

At least one significant archaeological and cultural site has been identified. This needs to be kept and given full protection with an open space zoning.

179.3

5. Overall plan

The development documentation needs to have an overall plan for the site, and include established trees and areas to be open space, and needs to incorporate community input in this regard.

179.4

The Landscape and Visual Effects Assessment prepared by Boffa Miskell, barely commented on the amenity provided by the existing mature trees, most of which are not protected. Instead, their Assessment relies on new planting and urban design to provide landscape amenity values. This is a serious failing. There needs to be a comprehensive plan which focusses on the protection of the existing trees and the protection of open spaces for the purpose of conserving and enhancing our native flora and fauna.

6. Support

Our organisation fully supports the Tree Council submission on Plan Change 94.

Thank you for this opportunity to submit on this important local issue. We would like the opportunity to present our submission at the hearing.

Phil Chase
Spokesperson
0210530004
Liveablecommunities@gmail.com

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: As above

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
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 94 - Jo tilley
Date: Friday, 2 February 2024 8:15:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jo tilley

Organisation name:

Agent's full name:

Email address: joeliason@gmail.com

Contact phone number:

Postal address:

106a Moa road

Point Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

PC94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Schools can't cope, traffic can't cope, and there is no infrastructure to support this!

180.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Marcus Cameron
Date: Friday, 2 February 2024 8:15:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Marcus Cameron

Organisation name:

Agent's full name:

Email address: marcusmc74@gmail.com

Contact phone number: 0212979025

Postal address:
12 Raetihi Crescent
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Activity Table Development (A27), (A28) and (A29) and associated Assessment criteria regarding the extension of the existing southern roads into the precinct
Public Open Space

Property address:

Map or maps: I334.10.1 Te Auaunga: Precinct plan 1

Other provisions:
Southern roading Connections
Integrated Transport Assessment
Public open space

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

There is a Lack of clarity about whether the development still has the potential to create a through road from the southern streets around the back of the Unitec campus which could then join onto Carrington Road and create a rat run. Neither the existing precinct objectives and rules, nor those proposed in the plan change, specifically prohibit vehicular connectivity from the southern existing residential roads into the northern part of the precinct and this creates significant uncertainty and angst for the local community. The precinct provisions should therefore explicitly rule out any connection between the northern and central areas of the precinct (in this regard including the Unitec tertiary education area) and the southern

181.1

residential zones within the precinct and explicitly state that only an extension of the existing southern cul-de-sacs be allowed for vehicles into the southern residential zone within the precinct. Walking and cycling connections should still be provided for.

There is a Lack of clarity and significant remaining ambiguity about how and when streets to the south of the site (including Rhodes Ave, Raetihi Crescent and Mark Road) will be affected by the change in landuse, the various construction stages (including construction traffic itself) and the ongoing traffic management and parking post the various stages of development, and lack of clarity about how this will be appropriately managed.

181.2

The number of dwellings has increased significantly but the number of parking spaces has remained the same. To attempt to mitigate the risk of this creating spillover parking in the southern streets Residents only parking is proposed but there is a lack of clarity about how this would work and be enforced. Either parking spaces should be increased, public transport capacity and connections strengthened, or the number of dwellings reduced.

There is a lack of clarity regarding the nature and timing of upgrades to Carrington road and implications for the constricted bridges at Pt Chev and Mt Albert Shops and the level crossing on Woodward Road. Significant upgrades (including widening the bridges and grade separation for the rail crossing) to all of these elements will be critical to the outcome of any development on the site at the scale proposed but have not been included in the Carrington Road upgrade proposal or future plans.

181.3

There is a lack of integrated forward planning and only limited analysis of the effects that the change in landuse and subsequent intensification will have on local amenities, community facilities, public open space, schools, water quality (including for Oakley Creek and Pollen Island Marine reserve) and flooding. There is a clear need for additional public open space including more neighbourhood parks and sports areas.

181.4

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: as described in the reasons for my views box

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Nina Patel
Date: Friday, 2 February 2024 8:15:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nina Patel

Organisation name:

Agent's full name:

Email address: ninapatel@xtra.co.nz

Contact phone number: 0272265221

Postal address:
ninapatel@xtra.co.nz
avondale
avondale 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Height/ Open Space/ Precinct 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 would like the proposed development and any precinct provisions to provide greater consideration of the existing remaining landscape character of the site and its unique properties integrated into any future development.

182.1

I value this area that serves the wider community including people like myself who live further west and bike through here on an almost daily basis. As we lack quality park areas in our neighbourhood with mature trees this area has long been considered one of the few places where we can experience this in close distance and enjoy the shade and shelter mature trees provide. I consider all steps need to be taken to prevent any further loss of any quality trees both native and exotic.

182.2

The current development underway at the other parts of the site and the sheer number of trees already felled within the site area (including some that weren't supposed to be?) gives me little confidence the proposed precinct will meet the high level of amenity anticipated for such an

intensive development.

The lack of care in the felling of the trees and the ongoing vandalism of the award winning Mitchell Stout Landscape and Plant Science Building further reduces my confidence in any future construction and development to value what is already here.

As a result I would like greater protection and integration of more mature trees within the Precinct Plan and planning process to better reflect the unique landscape setting that makes up this large site and help ensure ongoing amenity of the wider area and compensate for the proposed increase in density.

182.2

I also generally support the comments made in the submission by the Tree Council.

As with Tree Council the retention of the Mahi Whenua gardens would be in keeping with the remaining character especially given its proximity to the Landscape and Plant Science Building which I understand will be kept. I note that the soil quality on this part of the area is unique and valuable and should play a role in supporting a growing community.

182.3

Proposed height change- I have yet to look at this in close detail. From an initial view I consider greater building setbacks from Carrington Road should be required for any additional height and more landscaping along the street frontage. Again if any of the mature trees could be retained this would also help better integrate the development into the wider existing context.

182.4

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As above

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? 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 94 - Sandesh Heinicke
Date: Friday, 2 February 2024 8:15:20 pm
Attachments: [Submission TTC Plan Change 94 dec23_20240202201146.723.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sandesh Heinicke
Organisation name:
Agent's full name:
Email address: sandesh.heinicke@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection
Property address: 1-139 Carrington Road
Map or maps: All
Other provisions:
cultural site protection, landscape character,

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: see attached submission

Submission date: 2 February 2024

Supporting documents
[Submission TTC Plan Change 94 dec23_20240202201146.723.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

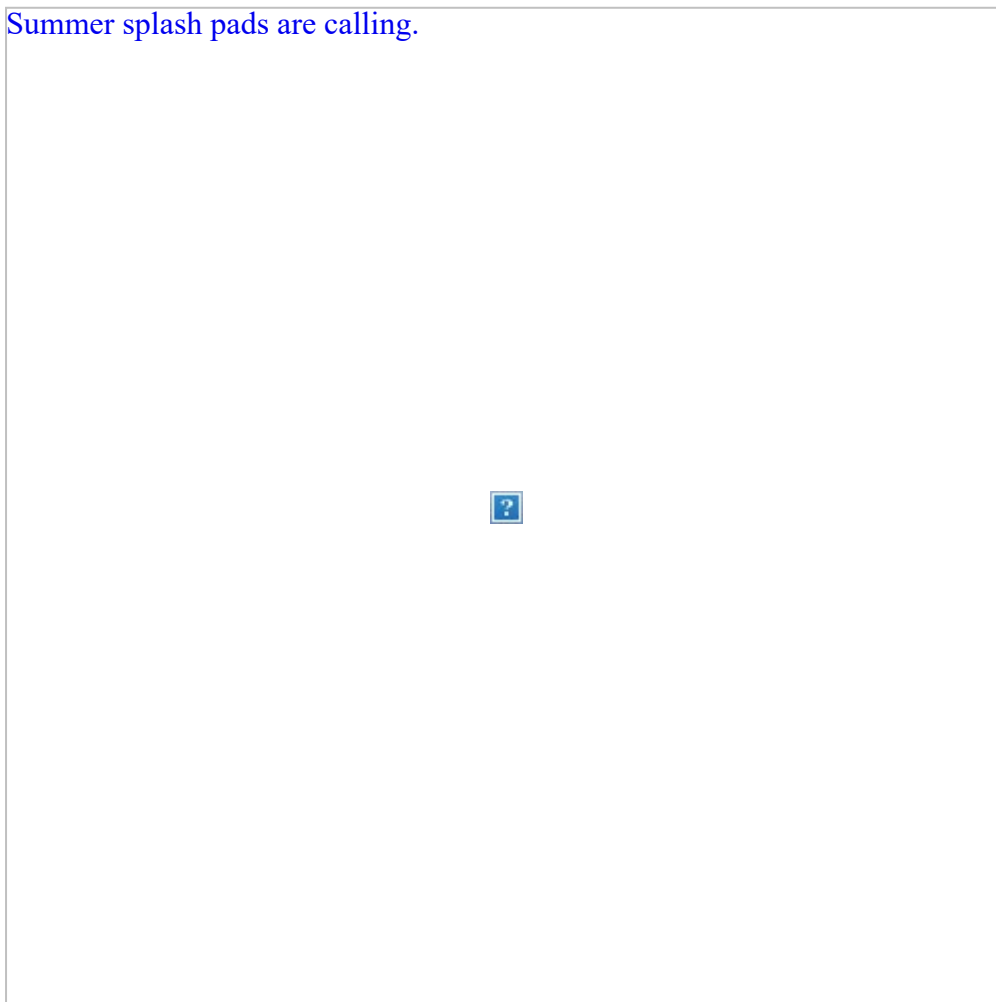
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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The Tree Council
Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

12 December 2023

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetrecouncil.org.nz

Preamble

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

We wish to speak to our submission if that opportunity is provided.

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua

Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission by The Tree Council is to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site, to safeguard their botanical, historic and ecological values and ensure future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist's report evaluating the remaining trees and inadequate identification of trees in the Morphem Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained and a Landscape & Visual Effects Assessment which ignores the role of trees in the internal landscape and amenity of the site.

1. Lack of Arborist's Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided.

The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

183.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

The documentation provided should include an arborist’s report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

183.1

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework, Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

183.2

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Pukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

183.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

183.4

Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that “Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space.” AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

183.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist.

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence “There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it would be appropriate to know what the character and location of the proposed planting would be like.

183.6

Recommendation: That the applicant be required to provide a landscape plan for this open space area as part of the plan change documentation.

Te Auaunga Access Park

3.28 Visibility. No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These highly valued community gardens are utilised by multiple families in the surrounding community and archaeological evidence (see above) suggests that it has been continuously gardened since pre-European times.

183.7

The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed with Auckland Council?

183.7

Knoll Open Space

3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

183.8

South Open Space

3.47 This clause states that the open space area has no stormwater function.

3.48 This clause states that about a third of the land comprises an artificial high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area does render parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

183.9

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

183.10

6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

183.11

Recommendation:

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their *raison d'être*. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

183.11

Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

7. Masterplan and Landscape & Visual Effects Assessment

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained.

183.12

The Landscape and Visual Effects Assessment prepared by Boffa Miskell, focused almost exclusively on the visual effects of the proposed development from public viewing positions looking into the site. There is very little comment on the amenity provided by the existing mature trees, most of which are not protected. Instead, the Landscape and Visual Effects Assessment relies on new planting and urban design to provide landscape amenity. The report acknowledges that there are Notable Trees on site, but it is not made clear whether the bulk and location drawings have included these trees in the concept plans. In the earlier master planning documents prepared by Boffa Miskell, "high amenity trees" and existing urban ngahere is identified, but the more recent Landscape and Visual Effects Assessment hardly mentions existing trees apart from Scheduled/Notable Trees and the cluster of trees around Building 48 that fall into a green space. They mention that "some trees will be removed" but this is as far as the report goes.

Whilst we acknowledge that most of the mature trees on site no longer have legal protection, from a landscape planning and visual effects perspective, integration of at least some of these trees into the urban design should be considered.

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with generous open space and large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the thousands of people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and

staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided is totally inadequate in even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates

The Tree Council considers it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - David Ross and Wendy Beverley Allan
Date: Friday, 2 February 2024 8:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Ross and Wendy Beverley Allan

Organisation name:

Agent's full name:

Email address: dwallan@xtra.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Number of homes, density of homes

Property address: Carrington Rd

Map or maps: Section 1

Other provisions:

Number of vehicles

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 people. No Schooling provided and currently local schools at capacity. Not enough green space for population proposed. Green space can not be easily replaced so should be dedicated and provided as part of original plan.

184.1
184.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Louise Punt
Date: Friday, 2 February 2024 8:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Louise Punt
Organisation name:
Agent's full name:
Email address: louisemspeed@gmail.com
Contact phone number:
Postal address:
Point Chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
PC94
Property address:
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Increasing the housing in the area will put even more pressure on the infrastructure and schools. The roads in this area will not cope with the increased traffic if more housing than currently proposed is added.

185.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Lisa Paulsen
Date: Friday, 2 February 2024 8:30:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Paulsen
Organisation name:
Agent's full name:
Email address: lisajanesherman@gmail.com
Contact phone number:
Postal address:
27 Buxton St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Zoning
Density
Building heights
Open Space
Educational facilities

Property address: Unitec / Carrington

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:

- Not enough green space - little pockets here and there are not enough. The people deserve large open green spaces. Studies have found mental health of residents improves when surrounded by and have easy access to large green spaces. | 186.1
- This development MUST remain a residential zone - NOT a business-mix zone. Business zones deliver poor outcomes for future residents - no balconies, no requirement for outlook etc. | 186.2
- Proposed heights for buildings, means high intensification. The building heights do NOT need to be amended. I oppose this. | 186.3
- Local primary schools are nearing capacity. Also what options have been considered for preschool | 186.4

and secondary school options? No land has been zoned for new educational facilities, this must be addressed as there will be thousands living on this site.

- Also, where is the provision for a community hub, medical and social services facilities, and other essential services?

186.5

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

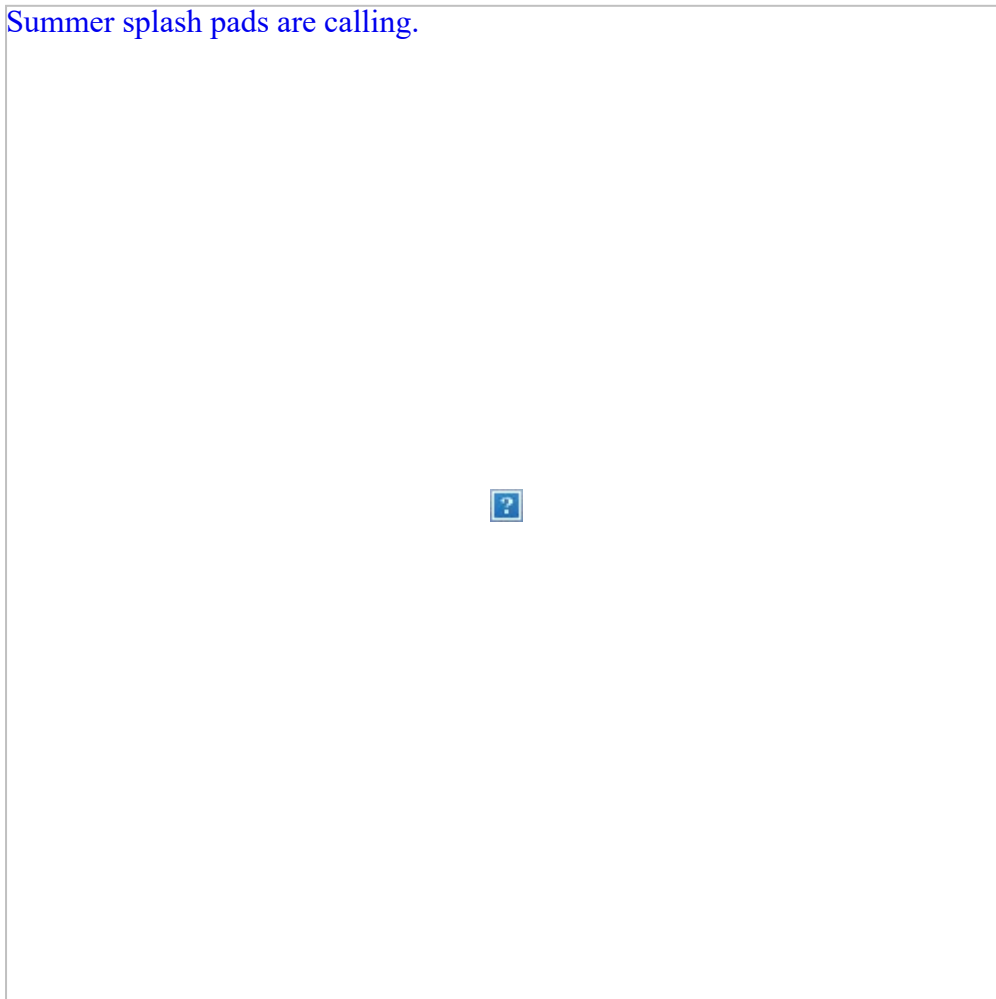
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Gordon Horsley
Date: Friday, 2 February 2024 8:45:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gordon Horsley

Organisation name:

Agent's full name:

Email address:

Contact phone number: 0274316348

Postal address:

8 Rhodes Ave

Mt Albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Activity Table Development (A27), (A28) and (A29) and associated Assessment criteria regarding the extension of the existing southern roads into the precinct

Public Open Space

Property address: I334.10.1 Te Auaunga: Precinct plan 1

Map or maps:

Other provisions:

Southern roading Connections

Integrated Transport Assessment

Public open space

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

There is a Lack of clarity about whether the development still has the potential to create a through road from the southern streets around the back of the Unitec campus which could then join onto Carrington Road and create a rat run. Neither the existing precinct objectives and rules, nor those proposed in the plan change, specifically prohibit vehicular connectivity from the southern existing residential roads into the northern part of the precinct and this creates significant uncertainty and angst for the local community. The precinct provisions should therefore explicitly rule out any connection between the northern and central areas of the precinct (in this regard including the Unitec tertiary education area) and the southern

187.1

residential zones within the precinct and explicitly state that only an extension of the existing southern cul-de-sacs be allowed for vehicles into the southern residential zone within the precinct. Walking and cycling connections should still be provided for.

There is a Lack of clarity and significant remaining ambiguity about how and when streets to the south of the site (including Rhodes Ave, Raetihi Crescent and Mark Road) will be affected by the change in landuse, the various construction stages (including construction traffic itself) and the ongoing traffic management and parking post the various stages of development, and lack of clarity about how this will be appropriately managed.

187.2

The number of dwellings has increased significantly but the number of parking spaces has remained the same. To attempt to mitigate the risk of this creating spillover parking in the southern streets Residents only parking is proposed but there is a lack of clarity about how this would work and be enforced. Either parking spaces should be increased, public transport capacity and connections strengthened, or the number of dwellings reduced.

There is a lack of clarity regarding the nature and timing of upgrades to Carrington road and implications for the constricted bridges at Pt Chev and Mt Albert Shops and the level crossing on Woodward Road. Significant upgrades (including widening the bridges and grade separation for the rail crossing) to all of these elements will be critical to the outcome of any development on the site at the scale proposed but have not been included in the Carrington Road upgrade proposal or future plans.

187.3

There is a lack of integrated forward planning and only limited analysis of the effects that the change in landuse and subsequent intensification will have on local amenities, community facilities, public open space, schools, water quality (including for Oakley Creek and Pollen Island Marine reserve) and flooding. There is a clear need for additional public open space including more neighbourhood parks and sports areas.

187.4

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: as described in the reasons for my views box

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tracey brown
Date: Friday, 2 February 2024 8:45:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tracey brown

Organisation name:

Agent's full name:

Email address: tracey.darryl@xtra.co.nnz

Contact phone number:

Postal address:
54 wainui avenie
Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Height to apartment buildings

Less green space taken for buildings that's needed for children to play and people to exercise and walk and have green areas to help with mental health.

The area does not have good enough infrastructure schools and local amenities for these addional thousands by increasing the number of homes by 2000 it doesn't even have enough facilities for the original proposal,

Property address: WAiraka precinct

Map or maps:

Other provisions:

Height to apartment buildings

Less green space taken for buildings that's needed for children to play and people to exercise and walk and have green areas to help with mental health.

The area does not have good enough infrastructure schools and local amenities for these addional thousands by increasing the number of homes by 2000 it doesn't even have enough facilities for the original proposal,

188.1

188.2

188.3

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Height to apartment buildings

Less green space taken for buildings that's needed for children to play and people to exercise and

walk and have green areas to help with mental health.

The area does not have good enough infrastructure schools and local amenities for these additional thousands by increasing the number of homes by 2000 it doesn't even have enough facilities for the original proposal,

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

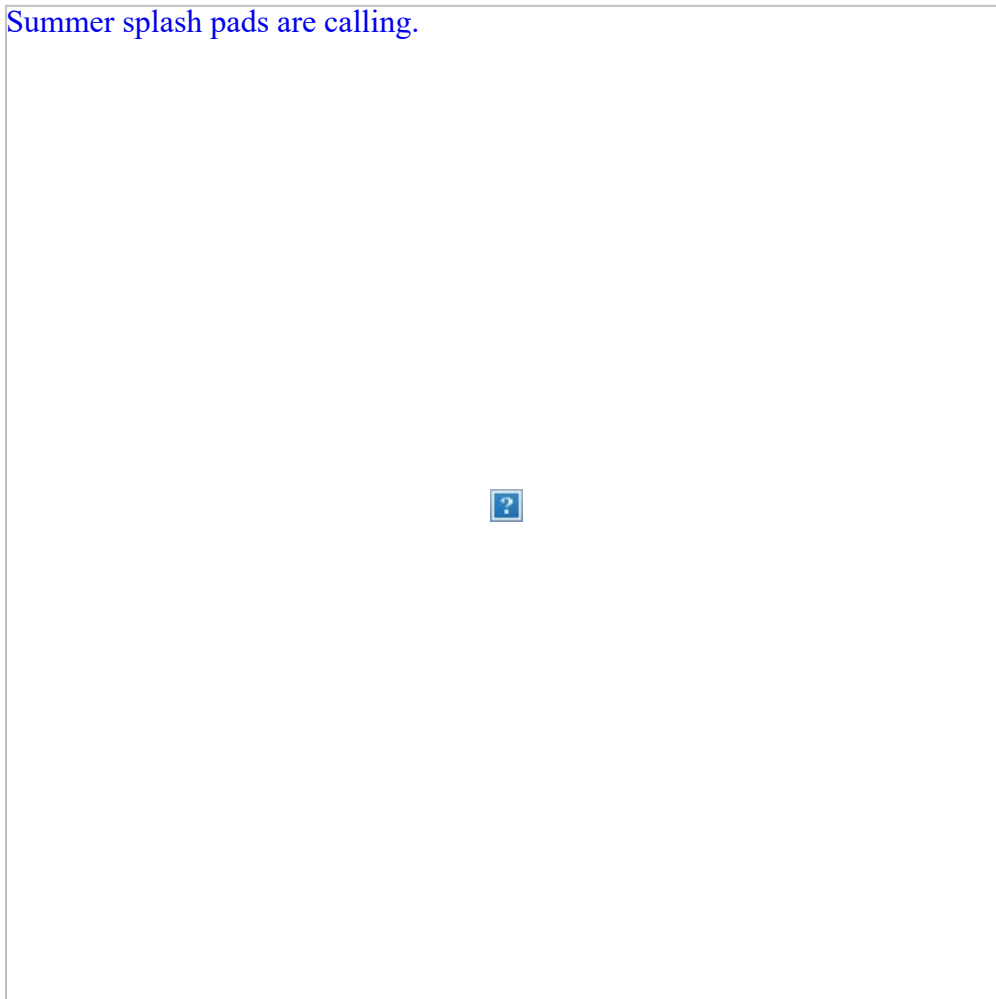
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Anna Gillan
Date: Friday, 2 February 2024 8:45:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anna Gillan
Organisation name:
Agent's full name:
Email address: amcgillan@icloud.com
Contact phone number: 021800053
Postal address:
17 Boscawen st
Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Local infrastructure cannot cope already, let alone local schools struggling already. I definitely oppose the developers trying to take away green space from this development to add more housing for their profit.

189.1

Property address: Unitec/Carrington development

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Local infrastructure cannot cope already, let alone local schools struggling already. I definitely oppose the developers trying to take away green space from this development to add more housing for their profit.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Alexandra Dare
Date: Friday, 2 February 2024 9:00:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alexandra Dare

Organisation name:

Agent's full name:

Email address: alexandradare@gmail.com

Contact phone number:

Postal address:

39 Target St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Removing parks and going up 25 stories high etc.

Property address: Unitec

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The local area does not have enough infrastructure to cope with the amount of people for the area. Local schools and shops can't cope.

190.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Yolande Joe
Date: Friday, 2 February 2024 9:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yolande Joe
Organisation name:
Agent's full name:
Email address: yolandejoe@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Notable Trees
Open Space
Schools

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The notable trees throughout the site should be audited and updated. This includes any that may have been removed and their current health status. To ensure that they are adequately captured.

191.1

The amount of open space provided does not appear to enough for the future users

191.2

The increase in number people likely includes some children. Will this additional number be able to be met in local schools that are already near capacity.

191.3

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Provide notable tree audit. Provide more open space. Provide assesment

to ensure children will be able to be accomodated in local schools or a new school built within the precinct

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

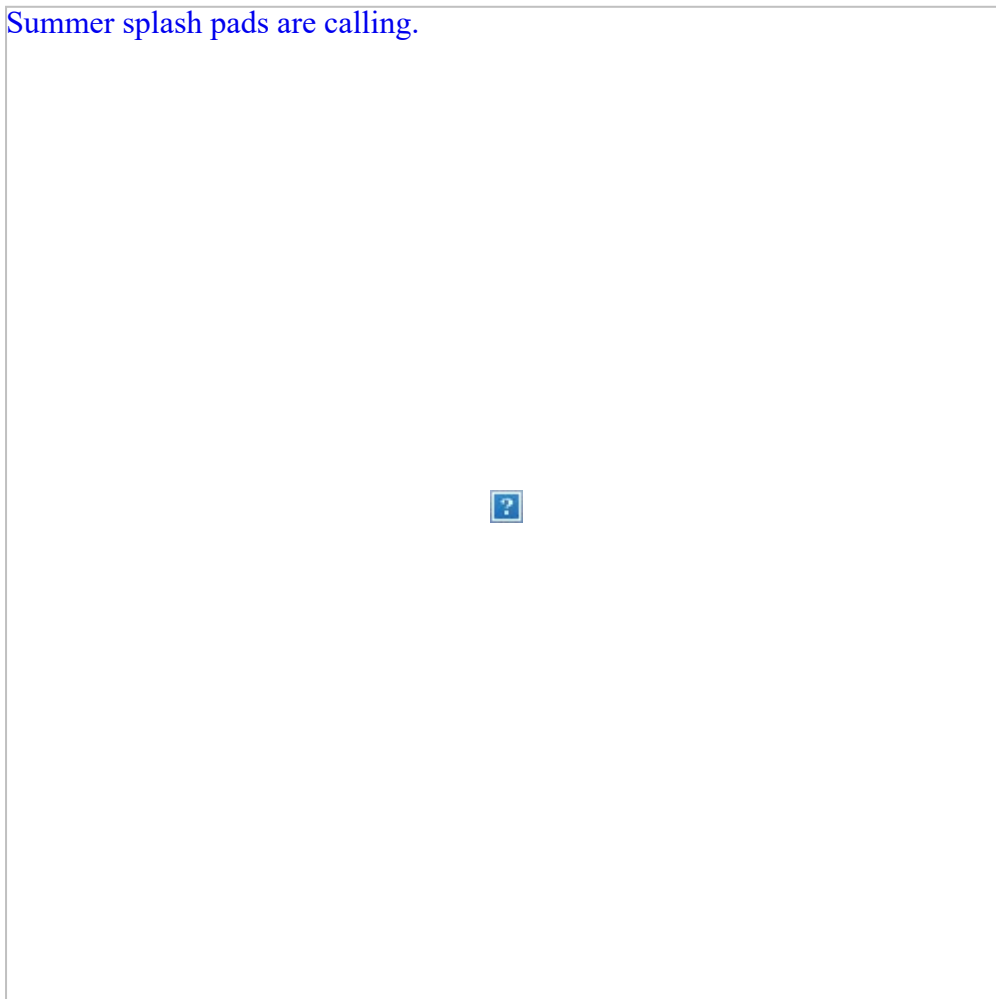
Are you directly affected by an effect of the subject matter of this submission that:

- 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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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Michelle Strawbridge
Date: Friday, 2 February 2024 9:15:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michelle Strawbridge
Organisation name:
Agent's full name:
Email address: michelle.strawbridge@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address: 1-139 Carrington Road
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:

Education Facilities:

No plans or new school zones exist for additional local educational institutions to support the growing population. Existing schools lack the capacity for new students.

192.1

Density & Building Heights:

The development's size resembles a small NZ town but with CBD-like density, which doesn't align with the proposed area. A proposed height increase to 72 meters is inconsistent with areas outside the CBD.

192.2

Open Spaces:

Five open spaces totaling 5.1 hectares are identified for potential vesting to Auckland Council, falling short of the 7.7 hectares specified in the 2019 Reference Plan. An additional 10.6 hectares were acquired, but it's unclear how much will contribute to overall open space. The location of other open spaces, including the Sanctuary community gardens and food forest area, remains uncertain.

192.3

Zoning:

If these are homes, they should be zoned Residential. The proposal to rezone large areas to Business-Mixed seems aimed at increasing density without creating a well-designed urban residential environment, including setbacks from roads and streams.

192.4

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Julia Helen Woodward
Date: Friday, 2 February 2024 9:15:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Julia Helen Woodward

Organisation name:

Agent's full name:

Email address: julia.drawdoow@gmail.com

Contact phone number:

Postal address:

11 Target Street

Pt Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

we oppose changes to building density, amount of open spaces, building heights and zoning

193.1

Property address: Wairaka Precinct

Map or maps:

Other provisions:

we want to see no changes to building density, amount of open spaces, building heights and zoning

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 locally and want to ensure local development is of a high standard and able to be sustained.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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By email: unitaryplan@aucklandcouncil.govt.nz

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

FORM 5: SUBMISSION ON A NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN CHANGE OR VARIATION UNDER CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

TO: Auckland Council ("**the Council**")

NAME: Sport Auckland

SUBMISSION ON: Plan Change 94 Wairaka Precinct ("**PC94**")

Submitter details

Mike Elliott, Chief Executive
On behalf of **Sport Auckland**

Sport Auckland House
Level 4, Gate B,
Alexandra Park Function Centre
Greenlane West
Epsom
Auckland 1051

021 903 294

mike.elliott@sportauckland.co.nz

Scope of submission

Plan Change 94 (private)
Plan Change Name Wairaka Precinct

The specific provisions that our submission relates to are:

1. The provision and function of the proposed open space.

Background information about the submitter

2. Sport Auckland is a Regional Sports Trust that was established in 1992.
3. As a charitable trust our purpose is to inspire our communities to live healthy active lives. To achieve our purpose we deliver play, sport, active recreation, health and wellness initiatives directly into the community, for the community.
4. With finite resources we prioritise our work focusing on areas of high deprivation; areas where there are large pockets of inactive communities; areas where there are large pockets of inequity; and areas of need. We specifically service local communities within Central, East and South East Auckland.
5. We work closely with Auckland Council Local Boards including Albert-Eden.

Submission

Our submission is that Sport Auckland wishes to have the provisions identified above amended to include the provision of playing fields as part of the proposed open space network.

The reasons for Sport Auckland’s views are:

- 6. We support the provision of open space but we are concerned that the nature of the open space does not lend itself to organised sport and lacks provision for sports fields.
- 7. Albert Eden specifically has a shortfall of sports fields. The Albert-Eden Open Space Network Plan indicates a shortage of sports fields and on page 15 notes “*depending on the sporting code, Albert-Eden has capacity to meet 52 to 90 per cent of community expected field provision targets to 2028.*”
- 8. The Albert-Eden Sport and Active Recreation Facility Plan puts a high priority on investigating sports field provision as part of the housing development for this site.
- 9. We do not agree with paragraph 6.34 of the Boffa Miskell open space assessment that “*dedicated sports fields, for obvious reasons, need to be restricted in terms of casual use by the community so that they are available for organised sports. They are also often access restricted outside these hours, to provide for grounds maintenance or protection and for safety reasons.*”
- 10. Much of our open space network across central Auckland includes sports fields. Open spaces used by grass-based sports such as football, rugby and cricket are fully accessible and available to the public except when practices and games are being played. In that case the non-sports field areas of open space can still be accessed and used for less formal recreation activities.
- 11. We do not agree that providing sports fields in this location would have bad community outcomes. Through our work we know that sport and active recreation provide significant community benefit and facilitate greater community connectedness. Our stakeholders have told us they want more opportunities to be physically active and to be able to live healthy lives.
- 12. We believe the development proposed at the former Unitec Site provides a rare and valuable opportunity to provide sports fields in a built-up area with a growing population where there is an identified shortage.
- 13. Given the density of the proposed development we believe that many future residents would highly value the opportunity to access sports fields in their immediate location. This helps to reduce the need to travel by private motor vehicle to access organised sport.
- 14. The value and benefit of sport and its associated sports fields connects to Te Whatu Ora’s Population Health initiatives that address the well-being of the community. The opportunity to connect Central Government strategies and implement at a local community level should not be overlooked.

Decision sought

- 15. An amendment to the open space provision to include sports fields.
- 16. The submitter does **not** wish to be heard in support of this submission.
- 17. I could not gain an advantage in trade competition through this submission.

194.1



Signature:

Mike Elliott
Chief Executive
Sport Auckland

Date:

2 February 2024

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Katherine McCallum
Date: Friday, 2 February 2024 9:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Katherine McCallum

Organisation name:

Agent's full name:

Email address: katherine.dawe@gmail.com

Contact phone number:

Postal address:

25 Verona Ave

Mt Albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

N/a

Property address: Carrington rd

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Open space- not enough green spaces for the huge number of buildings. Trees should not be removed. Please retain the community gardens! 195.1

Education facilities- how is there not a school planned for the amount of children expected to be living here? Local schools are already at/near capacity. 195.2

Height of buildings- over 70m?! Will look very out of place, and result in even larger numbers of people living in an area that is not able to support this. 195.3

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: As above

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jo austad
Date: Friday, 2 February 2024 9:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jo austad

Organisation name:

Agent's full name:

Email address: joaustad@gmail.com

Contact phone number:

Postal address:
24 Raymond street
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Alter plan to reduce green space and increase building height to 25 floors.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Traffic implications. Intensity especially around schools. Reduced green space.

196.1
196.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

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 94 - Sarah Mavor
Date: Friday, 2 February 2024 9:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Mavor
Organisation name:
Agent's full name:
Email address: sarah@mavornutrition.co.nz
Contact phone number:
Postal address:

1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Raising heights of buildings and removing green spaces and gardens

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:

Increasing the density of the area with raised heights will compromised the proposed green spaces for the area. This increase in housing will pose huge issues for the local schools, infrastructure, roads, traffic and services already under pressure.

| 197.1

| 197.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Bridget Judd
Date: Friday, 2 February 2024 9:30:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bridget Judd

Organisation name:

Agent's full name:

Email address: bridget_judd@yahoo.co.nz

Contact phone number:

Postal address:
37 Humariri Street
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
PC94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Schools cannot cope with even more houses going into this development. Traffic can't cope either. It is already extremely busy. The local infrastructure is already pushed to capacity without this development let alone making it even bigger.
We need our green spaces, we love the rainbow walkway, we love the parks, people will need green space for mental health, for places to meet and take time out.

198.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

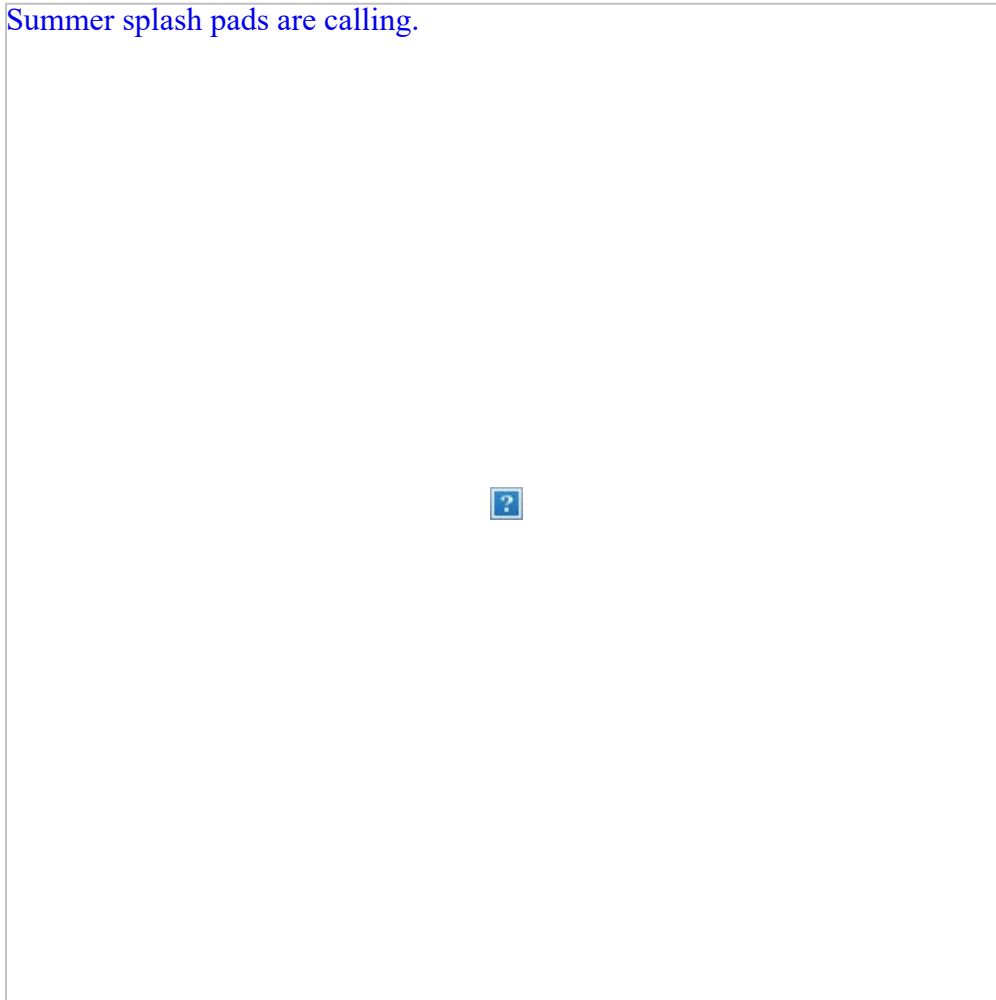
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Caroline Botting
Date: Friday, 2 February 2024 9:30:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Caroline Botting

Organisation name:

Agent's full name:

Email address: carolinebotting@gmail.com

Contact phone number:

Postal address:

5 Hawea Road

Point Chevalier

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

New Carrington development proposals;

Oppose PC94 because waterview schools can't cope, traffic can't cope, no properly designed infrastructure for the increase in housing and absolutely dead against cutting down more mature trees! There's already been a chainsaw massacre there. | 199.1 | 199.2

Property address: 180 Carrington Road Mt Albert

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:

As above

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Karen Oliver
Date: Friday, 2 February 2024 9:45:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Oliver
 Organisation name:
 Agent's full name: karen oliver
 Email address: mrsk.oliver@gmail.com
 Contact phone number: 0226102509
 Postal address:
 14 Rhodes Avenue
 Mt Albert
 Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
 Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
 Activity table development (A27), (A28) and (A29) and associated assessment criteria regarding the extension of the existing southern roads into the precinct public open space

Property address:

Map or maps: 1334, 10.1, Te Auaunga Precinct plan 1

Other provisions:

Southern roading connections, Integrated transport assessment. Public open space

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Lack of clarity. Concern that the connections will create a rat run, Neither the existing rules nor those proposed in the plan change specifically prohibit vehicle access between the existing southern roads and the proposed northern roads. I feel that the precinct provisions should explicitly rule out any connection between the northern / central areas and the southern extensions to the existing southern roads. Walking and cycling tracks / connections still to be provided for. There is a lack of clarity and ambiguity about how and when streets to the south of the site (Including Rhodes, Raetihi and Mark) will be affected by the change in land use, various construction stages (including construction traffic) and traffic management. The number of dwellings has increased dramatically whilst the number of allocated parking spaces has remained unchanged. What steps are to be taken to mitigate spillover parking into these streets and how will it be enforced? What actions will be taken to offset the impact on local educational facilities (already nearing max capacity), local

200.1

200.2

200.3

amenities, public spaces and community facilities? There is a lack of clarity regarding the nature of and timings for the existing Mt Albert bridge and level crossing on Woodward Rd. With such a huge increase in proposed dwellings (and associated traffic volumes), the existing structures and southern roading falls woefully short in meeting any increase in volume (it is barely adequate as of now). None of these critical components have been addressed in the Carrington Rd upgrade proposal

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As described in the "The reason for my or our views are" box

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Kate Saunders
Date: Friday, 2 February 2024 9:45:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Saunders

Organisation name:

Agent's full name:

Email address: katejanesaunders@yahoo.com

Contact phone number:

Postal address:
61a Alverston St
Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

1. lack of provisions for schools
2. lack of enough open shared spaces, for the population going in.
3. Underhanded way they've decided to demolish Sanctuary community gardens, despite the 2018 sale and purchase agreement between Unitec and the Crown specifically stating the area was to be preserved (clause 25.4 of the agreement).

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. Ridiculous not to include a provision for schools. There is an estimated 11,200-12,600 people who could be living on that site, Waterview primary can't take that influx. Waterview Primary tried to get more land but AT sold the land next to the school to Ockham, so now it's land locked and can't ever expand.
2. The proposed public open space and green space proposed seems small for the population that is going in there. Housing is important and necessary but should align to the design principles of building new neighbourhoods that are a joy to live in and build a sense of community. We used to use the green space on the weekends as a family but now it's gone. So this plan is also taking away surrounding suburbs previously utilised green space, and that's before the additional changes.

201.1

201.2

2b. In addition the Sanctuary Gardens have been proposed to be bowled. Actually outrageous - the land was sold with the clause that it should stay due to being of significance and a community space and now it's just being bulldozed over for profits. This is despite the 2018 sale and purchase agreement between Unitec and the Crown specifically stating the area was to be preserved (clause 25.4 of the agreement). This makes me so angry, the underhanded business practices which have been used here, with no consequences.

3. It appears like short-sighted planning of the space by the developer - its a minimum viable proposition to get it over the line at Auckland Council and doesn't actually take into account the overall general health of the community that is going to go in there, or that of the surrounding suburbs. Or the infrastructure that is available outside of the new suburb that it will "borrow". I'm all for getting housing in, but it has to have green spaces and not be a burden on already struggling bordering suburbs infrastructure (on street parking, sewerage, water, flooding, education system, green spaces.)

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Cameron Nicholas
Date: Friday, 2 February 2024 9:45:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cameron Nicholas

Organisation name:

Agent's full name:

Email address: cam.nicholas@gmail.com

Contact phone number:

Postal address:

5 Hawea rd
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Do not like the proposed changes. Being rushed through without enough consultation

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Lack of infrastructure, no new school, building too tall, removal of too many mature trees and community garden

202.1
202.2
202.3
202.4
202.5

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Iain Oliver
Date: Friday, 2 February 2024 9:45:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Iain Oliver
Organisation name:
Agent's full name: Iain Oliver
Email address: iainoliver@xtra.co.nz
Contact phone number: 021400325
Postal address:
14 Rhodes Avenue
Mount Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Activity table development A27, A28, A29 and associated assessment criteria regarding the extension of the existing southern roads into the precinct public open space

Property address:

Map or maps: 1334.10.1 Te Auaunga: Precinct plan 1

Other provisions:
Southern roading connections. Integrated transport assessment. Public open space

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Lack of clarity. Concern that the connections will create a rat run, Neither the existing rules nor those proposed in the plan change specifically prohibit vehicle access between the existing southern roads and the proposed northern roads. I feel that the precinct provisions should explicitly rule out any connection between the northern / central areas and the southern extensions to the existing southern roads. Walking and cycling tracks / connections still to be provided for. There is a lack of clarity and ambiguity about how and when streets to the south of the site (Including Rhodes, Raetihi and Mark) will be affected by the change in land use, various construction stages (including construction traffic) and traffic management. The number of dwellings has increased dramatically whilst the number of allocated parking spaces has remained unchanged. What steps are to be taken to mitigate spillover parking into these streets and how will it be enforced? What actions will be taken to offset the impact on local educational facilities (already nearing max capacity), local	203.1
	203.2
	203.3

amenities, public spaces and community facilities? There is a lack of clarity regarding the nature of and timings for the existing Mt Albert bridge and level crossing on Woodward Rd. With such a huge increase in proposed dwellings (and associated traffic volumes), the existing structures and southern roading falls woefully short in meeting any increase in volume (it is barely adequate as of now). None of these critical components have been addressed in the Carrington Rd upgrade proposal

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As per "The reason for my or our views are".....

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Elizabeth Hill
Date: Friday, 2 February 2024 9:45:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth Hill

Organisation name:

Agent's full name:

Email address: liz.hill@outlook.com

Contact phone number:

Postal address:

Mount Albert
Auckland 2025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Unitec increase in dwelling area plication

Property address: Unitec

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The increase in dwellings without any apparent additional infrastructure is concerning. In particular not additional schools added

204.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rebecca Mora
Date: Friday, 2 February 2024 9:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Mora

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
65 Wainui Avenue
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
All of it. Why so high?

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It will result in an overpopulation of the area, and significantly lower land value

205.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Esther and Ross Vernon
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Esther and Ross Vernon

Organisation name:

Agent's full name: Esther Vernon

Email address: esther.vernon@gmail.com

Contact phone number: 0211093490

Postal address:
38 Walker Road
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Wairaka Development: Please keep the name as Wairaka. | 206.1

We oppose 27m high building that your plan. These buildings should be no higher than 4 levels. | 206.2
Otherwise the area will become too densely populated.

We would like to see another grocery store, Yes new world is coming to Pt Chev however with 14K more people, the area will need another grocery store as PT Chev Countdown and Mt Albert P&S are already maxed out. | 206.3

We would like the urban sanctuary to remain in FULL in it's present state. It is a beautiful, peaceful open area and should remain so. | 206.4

We would also like to see another school , the current schools can not take an additional 1000 students. | 206.5

We would also like to see the LIBRARY restored back into the area! Very important for a community to have libraries and at the moment there is NO LIBRARY!! So either rebuild or incorporate a very large one like the one in Herne Bay or the lovely one in Whangaparoa into this precinct. | 206.6
The development appears to be hell bent on densely populating the area without consideration for community facilities such as grocery store, libraries, dr offices, and schools. We want community not a ghetto.

Property address: Plan Change 94 Wairaka Development

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The proposed density plan is too high, and add entire suburb to an area that is already struggling with traffic. Good luck if you think people will not use or have cars! AT is not up to the job so don;t count on everyone using buses and trains. We use the train regularly and it is often not working or cancelled. Density should be set at 3,000 new homes instead of 6000 as proposed.

206.7

The building heights also need to be lower, and your open space allowance needs to be greater.

10m set back from Oakley creek is not enough. There should be a 30m reserve around the creek and it should be a park like it is now, with trees and a walkway.

206.8

We would like an area zoned for education and library facilities.! The area is lacking in community facilities, and WSH and Avondale are high schools that are at capacity.

Just NO to the highrise ghetto building blocks!!! New Lynn is a great example of ghetto gone wrong. Just NO

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Joanna Spratt
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Joanna Spratt

Organisation name:

Agent's full name:

Email address: Jospratt@yahoo.com.au

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Wairaka precinct

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The green space proposed is below minimum WHO standards. There is no consideration of the greater number of people the plan changes would accommodate and their impact on surrounding physical and social infrastructure. I support increasing homes for people and intensification but it needs to be done in ways consistent with minimum health standards and in consideration of whether roads, schools, water systems, etc can support intensification or be upgraded to do so.

207.1

207.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tim Farman
Date: Friday, 2 February 2024 10:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Farman
Organisation name:
Agent's full name:
Email address: timba_darman@yahoo.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Pc94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Traffic issues

208.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Eileen Su
Date: Friday, 2 February 2024 10:00:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eileen Su
Organisation name:
Agent's full name:
Email address: eileensusu@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan change 94-education facilities

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Should built primary schools to serve this big and new community and population, while the nearby schools are already very full.

209.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Should built primary schools for this big community and population, while the nearby school are already very full.

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Indiana
Date: Friday, 2 February 2024 10:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Indiana

Organisation name:

Agent's full name:

Email address: indianamturner@gmail.com

Contact phone number:

Postal address:

1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

My submission is about the connection of the development with Mark Road.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Mark Road is currently a quiet residential road with a cul-de-sac. The connection of the development to Mark Road would mean this quiet road would change for the worse. It would become busy with constant traffic (especially during peak hours), the street car parking would be filled up by the new neighbours, and the street's safety would disappear.

I ask that the development NOT be connected to Mark Road and that Mark Road remain a cul-de-sac with NO connection to the development. This will mean that Mark Road remains quiet and safe rather than becoming a through road that hundreds of cars will drive down each day.

210.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Anke Blundell
Date: Friday, 2 February 2024 10:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anke Blundell

Organisation name:

Agent's full name:

Email address: anke.ballmann@gmail.com

Contact phone number:

Postal address:

7A Lynch St
Pt. Hebalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

PC94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

No infrastructure, school, green space

| 211.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Philippa Wright
Date: Friday, 2 February 2024 10:30:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philippa Wright

Organisation name:

Agent's full name:

Email address: pipwright21@gmail.com

Contact phone number:

Postal address:

Point Chevalier
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Carrington/unitec

Property address: Carrington unitec site

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
There is inadequate green space provisioned for per person. The buildings are too high and there has not been adequate provisioning of supporting infrastructure

212.1
212.2
212.3

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Much much more green space

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Amy Johns
Date: Friday, 2 February 2024 10:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amy Johns
Organisation name: Point Chev
Agent's full name:
Email address: amy.j.johns@gmail.com
Contact phone number: 0226467629
Postal address:
12 Riro Street
Point Chevalier
POINT CHEVALIER AUCKLAND
POINT CHEVALIER AUCKLAND 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Changing the height of buildings permitted within the zone and the density implications of this

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The population density which would follow an increase in the permissible heights of buildings (if all were constructed to permissible maximum) would result in reduced per capita green space. Either heights/ population capacity needs to decline or there needs to be an increase to the green space.

213.1

The social needs of dense populations does not seems to be adequately addressed (Ie there needs to be schools, shops etc).

213.2

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Fabricia Foster
Date: Friday, 2 February 2024 10:30:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Fabricia Foster

Organisation name:

Agent's full name:

Email address: fafa2@yahoo.com

Contact phone number:

Postal address:

45 Wainui Ave

Pt chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Oppose PC94

Property address: Carrington rd

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
pressure on local schools, traffic, loss of green space.

| 214.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Lyndsey Francis
Date: Friday, 2 February 2024 10:30:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lyndsey Francis
Organisation name:
Agent's full name:
Email address: lyndsey.francis@outlook.com
Contact phone number:
Postal address:
14a Raymond at
Or chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Na
Property address: Unitec redevelopment
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
This is a huge level of intensification without the services and facilities to support. Acknowledging this a private request there needs to be incumbent on such submissions to allow for non commercial non revenue generating facilities.

215.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Amanda They
Date: Friday, 2 February 2024 10:30:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amanda They
Organisation name:
Agent's full name:
Email address: amanda.a.thery@gmail.com
Contact phone number:
Postal address:
41a wright road
Point chevalier
Auckland 1022

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Removal of green space and 25m height
Property address: Unitec site
Map or maps: Pt chevalier
Other provisions:
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
Lack of facilities for such a population increase. Lack of green space
I or we seek the following decision by council: Decline the plan change
Submission date: 2 February 2024

| 216.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Dianne Smyth
Date: Friday, 2 February 2024 10:45:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dianne Smyth

Organisation name:

Agent's full name:

Email address: di.smyth1@gmail.com

Contact phone number:

Postal address:

8 Newell Street

Point Chevalier

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Submission to oppose relates to additional housing zone area and greater height for residential buildings. Concern this will create unsustainable population in the area that cannot be met with available services, and is not in fitting with the height and nature of housing within the surrounding suburbs.

217.1

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Submission to oppose relates to additional housing zone area and greater height for residential buildings. Concern this will create unsustainable population in the area that cannot be met with available services, and is not in fitting with the height and nature of housing within the surrounding suburbs.

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Damian Vaughan
Date: Friday, 2 February 2024 11:00:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Damian Vaughan

Organisation name:

Agent's full name:

Email address: damian.m.vaughan@gmail.com

Contact phone number:

Postal address:

46 huia road
Point chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Pc94

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Schools and traffic can't cope with that much change

218.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Gael Baldock
Date: Friday, 2 February 2024 11:00:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gael Baldock

Organisation name:

Agent's full name:

Email address: GaelB@xtra.co.nz

Contact phone number: 0274066789

Postal address:
34 Warwick Ave
Westmere
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
I wish to speak to this submission

Property address: Unitec Land Plan Change 94 Wairaka Precinct

Map or maps:

Other provisions:

- Allow space on this crown land for primary, intermediate and secondary schools | 219.1
- Allow space on this land for ammenities for a growing Auckland population and not just ammenities for the users of the land itself, including a public pool | 219.2
- Provide ammenities of the original purpose of the land for mental health facilities as the lack of these facilities has burned our prisons and cause homelessness | 219.3
- Protect the existing Arboretum of Trees and provide a Reserve of the greater population of Auckland | 219.4
- Insure that any accomodation built provides adequate parking within the built structure as per the previous rules where for every 2 stories of accomodation there is one storey of parking | 219.4

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

A parcel of land of this size does not become available very often within a large city that is growing. To give this land away to private development without increasing civic ammenities at the same time is completely shortsighted and bending to the greed of the developers without considering the city as a whole. A few should not profit from this valuable land that with better planning can be of benefit

to the community and the city as a whole.

Whilst the distribution of world population has been assessed and New Zealand has been assigned our 'share', this should not all be accommodated in Auckland. It has already been proven by other recent developments that the mid to highend accomodation is not being sold and some developments have been delayed and possibly cancelled because the demand is not there, whilst other low end accomodation is not being provided by evidence of those living on the streets. There are other uses of land that are more important For a healthy population like the existing gardens and the open spaces that were always part of the mental health of the previous use.

There is an open stream that is an important part of the flow paths of stormwater that also needs to include overland flow paths and absorption of stormwater. At least 60% of this land needs to be permeable. There have already been too many trees cutdown by these insensitive developers, including notable trees. The intention for the Auckland Council Urban Ngahere Plan is 30% cover and this has been reducing as mature trees are being felled without protection. ALL the large trees on this land need to remain and be protected to ensure that this cover does not drop further.

219.5

There are areas of this site that have archeological significance from Māori and European occupation, including but not restricted to Wairaka Stream and stone walls from historical land use. These have already been compromised and these cowboys who have been building and destroying building, trees and land formations have no respect or understanding. This needs to stop

219.6

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Refer above

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Maria Cepulis
Date: Friday, 2 February 2024 11:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maria Cepulis
Organisation name:
Agent's full name: maria cepulis
Email address: handlmummy@gmail.com
Contact phone number: 0212301921
Postal address:
handlmummy@gmail.com
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Activity Table Development (A27), (A28) and (A29) and associated Assessment criteria regarding the extension of the existing southern roads into the precinct

Public Open Space

Proposed high limits on the southern precinct.

Property address:

Map or maps: Map or maps: I334.10.1 Te Auaunga: Precinct plan 1

Other provisions:
Southern roading connections
Integrated Transport Assessment
Public open space
Proposed high limits on the southern precinct.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Numerous contradictions throughout the report and supporting document as the whether vehicle traffic is planned vs a 'clear cut line'.

The proposed new high limit increase to 11 meters is not in keeping with the existing neighborhood,

220.1

would cause excess shading, loss of light, sunshine and views, loss of value in property, light spill on to adjacent property, noise spill onto adjacent property.
Will cause an 'cause an undue obstruction'.

There is a lack of clarity about whether the development still the potential has to create a through road from the southern streets around the back of the Unitec campus which could then join onto Carrington Road and create a rat run. Neither the existing precinct objectives and rules, nor those proposed in the plan change, specifically prohibit vehicular connectivity from the southern existing residential roads into the northern part of the precinct and this creates significant uncertainty and angst for the local community. The precinct provisions should therefore explicitly rule out any connection between the northern and central areas of the precinct (in this regard including the Unitec tertiary education area) and the southern residential zones within the precinct and explicitly state that only an extension of the existing southern cul-de-sacs be allowed for vehicles into the southern residential zone within the precinct. Walking and cycling connections should still be provided for.

220.2

There is a Lack of clarity and significant remaining ambiguity about how and when streets to the south of the site (including Rhodes Ave, Raetihi Crescent and Mark Road) will be affected by the change in landuse, the various construction stages (including construction traffic itself) and the ongoing traffic management and parking post the various stages of development, and lack of clarity about how this will be appropriately managed.

220.3

The number of dwellings has increased significantly but the number of parking spaces has remained the same. To attempt to mitigate the risk of this creating spillover parking in the southern streets Residents only parking is proposed but there is a lack of clarity about how this would work and be enforced. Either parking spaces should be increased, public transport capacity and connections strengthened, or the number of dwellings reduced.

There is a lack of clarity regarding the nature and timing of upgrades to Carrington road and implications for the constricted bridges at Pt Chev and Mt Albert Shops and the level crossing on Woodward Road. Significant upgrades (including widening the bridges and grade separation for the rail crossing) to all of these elements will be critical to the outcome of any development on the site at the scale proposed but have not been included in the Carrington Road upgrade proposal or future plans.

220.4

There is a lack of integrated forward planning and only limited analysis of the effects that the change in landuse and subsequent intensification will have on local amenities, community facilities, public open space, schools, water quality (including for Oakley Creek and Pollen Island Marine reserve) and flooding. There is a clear need for additional public open space including more neighbourhood parks and sports areas.

220.5

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As described in the reasons for my views box.

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

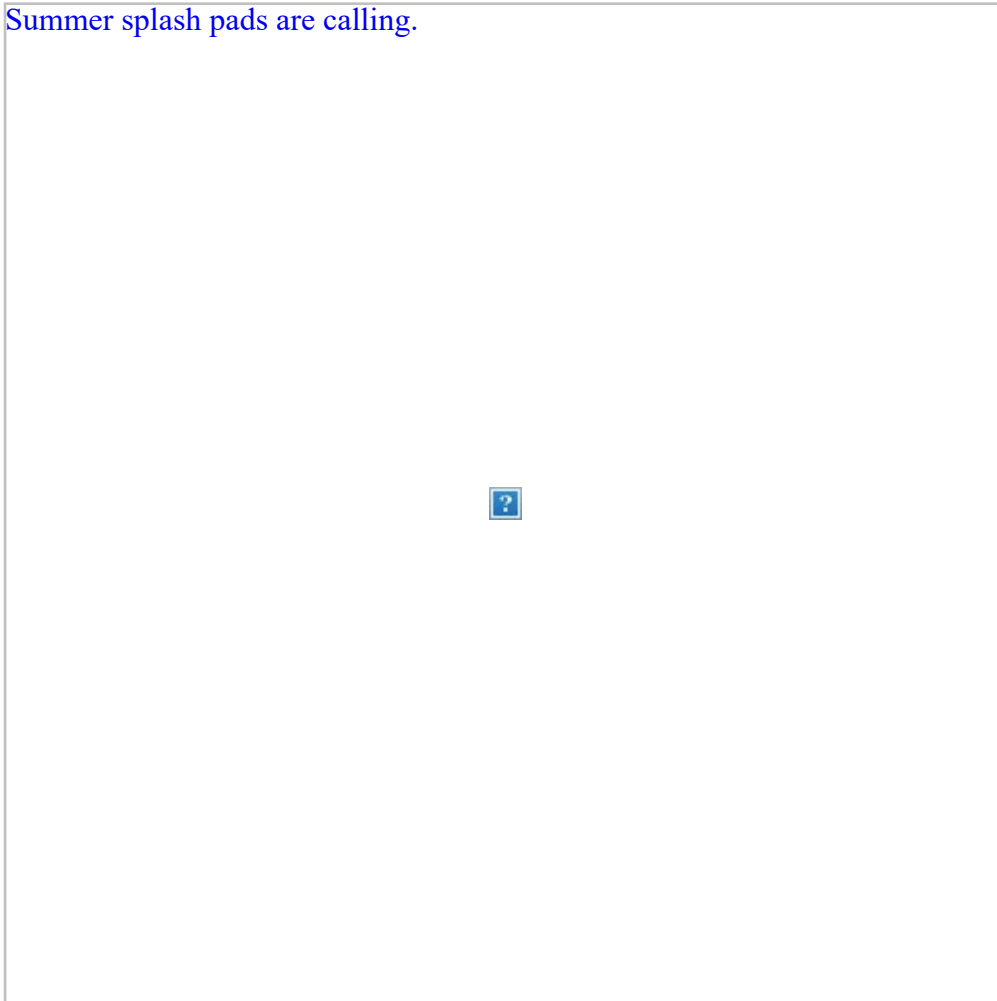
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Abbe Vaughan
Date: Friday, 2 February 2024 11:00:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Abbe Vaughan

Organisation name:

Agent's full name:

Email address: abbe.vaughan@gmail.com

Contact phone number:

Postal address:

Pt chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Oppose PC94 because schools can't cope, traffic can't cope, no infrastructure & need the green space,

Property address: Wairaka Precinct, unitech

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Oppose PC94 because our schools can't cope, traffic can't cope, no infrastructure to cope with extra people & need to green space,

221.1

I or we seek the following decision by council: Decline the plan change

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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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)

Miss Claire Reri

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

14/3 Ambrico Place

Telephone:

0220907587

Email:

cgminkys@googlemail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 94 (Private)

Plan Change/Variation Name

Wairaka Precinct

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

To remove sanctury gardens

222.1

Or

Property Address

Te Whare Wanaga o Wairaka

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

I oppose the specific provision being made to remove and destroy the sanctuary gardens at te whare wanaga o wairaka as the area is rich in history and the site holds a unique biodiversity that cannot be replicated by just creating another green space. The area had been

landmarked as safe when the original sale was made and it would be disgusting for this to be destroyed

It is going against the premise of kaitiakitanga in the resource/land management acts.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

You are not respecting the mana of the land if this goes ahead there are no variations keep to the agreed plans enough biodiversity has been destroyed.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

C Reti
Signature of Submitter
(or person authorised to sign on behalf of submitter)

2/2/2024
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could /could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.



Submission of Civic Trust Auckland

Private Plan Change 94 (Wairaka/Te Auaunga Precinct)

Contact name: Mrs Audrey van Ryn (Secretary)
 Organisation: Civic Trust Auckland
 Phone: 021 0354431
 Email: cta@civictrustauckland.org.nz
 Postal address: PO Box 29 002 Epsom, Auckland 1344

Civic Trust Auckland (CTA) is a non-profit public interest group, formed in 1968, with activities and interests throughout the greater Auckland region. We are on Auckland Council's list of regional stakeholders.

The aims of the Trust include:

- Protection of natural landforms
- Preservation of heritage, in all its aspects
- Encouragement of good planning for the city and region.

More good quality and affordable housing is needed in New Zealand to match population growth, and CTA supports government and private housing developments that: engage the public in early consultation, use appropriate locations, use high-quality materials, provide for universal access, respect heritage buildings and landscapes, and are visually pleasing.

We wish to submit on PPC 94 on two areas: trees and built heritage.

1. Trees

(a) More than 2000 trees of a wide range of species used to grow within the Wairaka Precinct, about half of which have already been removed. The value of the remaining trees in the new development is important, for their amenity, ecology, water management, pollution control and visual character. In particular, the trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation, and the trees in front of Building 1 are of high value for all Aucklanders, not just for this housing development. Furthermore, in these times of a climate emergency (as declared by both central government and Auckland Council), cutting down any trees must undergo scrutiny. CTA would like to see the remaining mature trees retained, protected, for example, by a covenant, and integrated into the development.

(b) We note that all the trees on this site were formerly protected as part of the education zoning. We submit that an Arboricultural Report be provided to assess the remaining trees against the Notable Trees criteria for scheduling in the Unitary Plan.

(c) We seek that all the significant trees in the Northern Open area be retained, as determined by an independent qualified arborist.

223.1

(d) We note that a strong characteristic of the Knoll Open Space is its relationship to the 1896 Building 48, whose heritage values include being used by the School of Architecture and by the Māori Mental Health unit. There is a wide range of both mature native and exotic trees, planted around the time the building was completed: scheduled ginkgo, coral trees, jacaranda, and a rare Japanese tan oak, as well as a grove of large natives including puriri, pohutukawa, totara and rimu. The Open Space Assessment does not mention that the trees in the area relate inherently to the building. In CTA's view, these trees should be retained and protected as part of the educational precinct around Building 48.

(e) The Landscape and Visual Effects Assessment says little about the amenity provided by the existing mature trees, focusing instead on new planting and urban design. From a landscape and visual effects perspective, integration of some of these trees should be considered, not only for the amenity but also for their vital contribution to carbon sequestration.

(f) We note from Council's Further Information Request under RMA c123(2) that *"rather than providing more open space, as may be expected for the increased population that will be enabled by the proposed plan change, less open space is being committed for that greater population."* CTA submits that the level of intensification and height proposals for this site should be balanced with sufficient open space and trees.

223.2

2. Built Heritage

(a) CTA supports the precinct including policies that encourage the retention and adaptation of heritage buildings on the site, including the Former Oakley Hospital Building (Building One), as well as elements identified within the precinct. As we suggest below at (h), more heritage elements could have been and still could be identified, retained, and protected. CTA supports a comprehensive assessment of the whole site in terms of the remaining heritage buildings and other heritage features.

223.3

(b) We are disappointed that consent was granted to remove part of the central and eastern wing of Building One to facilitate the new road alignment. We are of the view that a redesign of the road would have meant that this Category A heritage place and Category 1 historic place could be retained in its entirety.

(c) We look forward to the adaptive reuse of Building One, not only retail, but for community activities. Where a new community is being established, community activities should be provided for too, and this new community would ideally be integrated with the current community and its activities and aspirations.

(d) CTA is cautiously optimistic to learn (at 12 in the Assessment of Effects on Historic Heritage) that *"Policies that support the Objectives include requirements that new buildings be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where appropriate, enhances the streetscape and gateway locations of the campuses. Similarly, new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places should be sympathetic and provide contemporary and high-quality design which enhances the historic built form."*

(e) We note that the three "landmark" high-rise buildings proposed to be built in close proximity to Building One are assessed as having a minor effect on the historic heritage place. In our view, the current and historically prominent position of Building

223.4

One would be compromised. It is an understatement to say (11.5 in the Assessment of Effects on Historic Heritage) that this building “*would remain in the foreground, but would not be the largest structure in the area.*” The Heritage Impact Assessment concludes that new buildings, and particularly those of additional height, will have an impact on the heritage values of the Former Oakley Hospital. It simply makes the observation that “*a juxtaposition of heritage buildings and taller new buildings in close proximity is a characteristic of modern cities and one that can be seen in Auckland CBD*” but provides no conclusion as to what that effect is, whether it is positive, neutral or negative. CTA submits that the new structures planned to be built, particularly the three massive towers, would certainly result in adverse environmental effects upon Building One.

(f) We are opposed to increased heights for the buildings to the south and east of Building One, particularly those to the south, and submit that there should be a transition to greater heights for a more sensitive interface with the heritage building. The Planning Report statement (at pg 32) that “*the land is eminently suitable for intensive medium rise building typologies*” is little more than a subjective statement of opinion. Whilst it goes on to say that “*in terms of land efficiency that height will allow more effective use of this land ...*” insufficient account appears to have been taken of the contribution of heritage to the potential success of the residential development.

(g) The Planning Report states: “*There is one heritage building within the precinct, being the former Oakley Hospital Building.*” That is not strictly correct, and is most likely a nonsense. The fact is that only one of the numerous buildings that made up the extensive medical facility had been properly assessed and included where warranted on Council’s schedule and Heritage New Zealand’s list. Their lack of protection is more a matter of bureaucratic oversight and lack of budget.

(h) The fact that there are no protected or identified heritage buildings within the development site apart from Building One, which has the highest recognition and protection possible, does not mean that these other heritage items cannot be incorporated. Indeed, the Pumphouse and the stone wall will be protected by covenants, which CTA is pleased to observe. We propose that Building 6 and Building 28 (the Mitchell Stout building) should also be considered for protection. CTA submits that if Council were to give proper effect to RMA section 6(f), a comprehensive assessment of the campus would be done, which would quite logically conclude that there is an Historic Heritage Area (as defined in the AUP) with a collection of heritage buildings, and this would be defined with all necessary exclusions to allow planned development without destroying yet more of the city’s dwindling heritage resource.

223.5

(i) Notwithstanding the intent of section 6 of RMA is to balance competing matters such as efficient use of resources and heritage, the Planning Report states that RMA S75 (3)(d) requires that a district plan must give effect to any regional policy statement. The Regional Policy Statement states that growth needs to be provided for in a way that maintains and enhances the quality of the built environment, and historic heritage is a key part of that. CTA submits that the Plan Change and this development should deliver much better heritage outcomes and at the very least involve no further ‘partial demolition’ of Building One.

223.6

Date of submission: 2 February, 2024

Signature:



A handwritten signature in dark blue ink, reading "Audrey van Ryn".

Audrey van Ryn
Secretary, Civic Trust Auckland

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Pamela J McFarlane
Date: Friday, 2 February 2024 11:45:18 pm
Attachments: [Submission_TTC_Plan_Change_94_dec23 \(1\).pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pamela J McFarlane

Organisation name:

Agent's full name: Pam McFarlane

Email address: pam.mcfarlane2@gmail.com

Contact phone number:

Postal address:
5 Neville Street
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: See attached submission

Submission date: 2 February 2024

Supporting documents

Submission TTC Plan Change 94 dec23 (1).pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? Yes

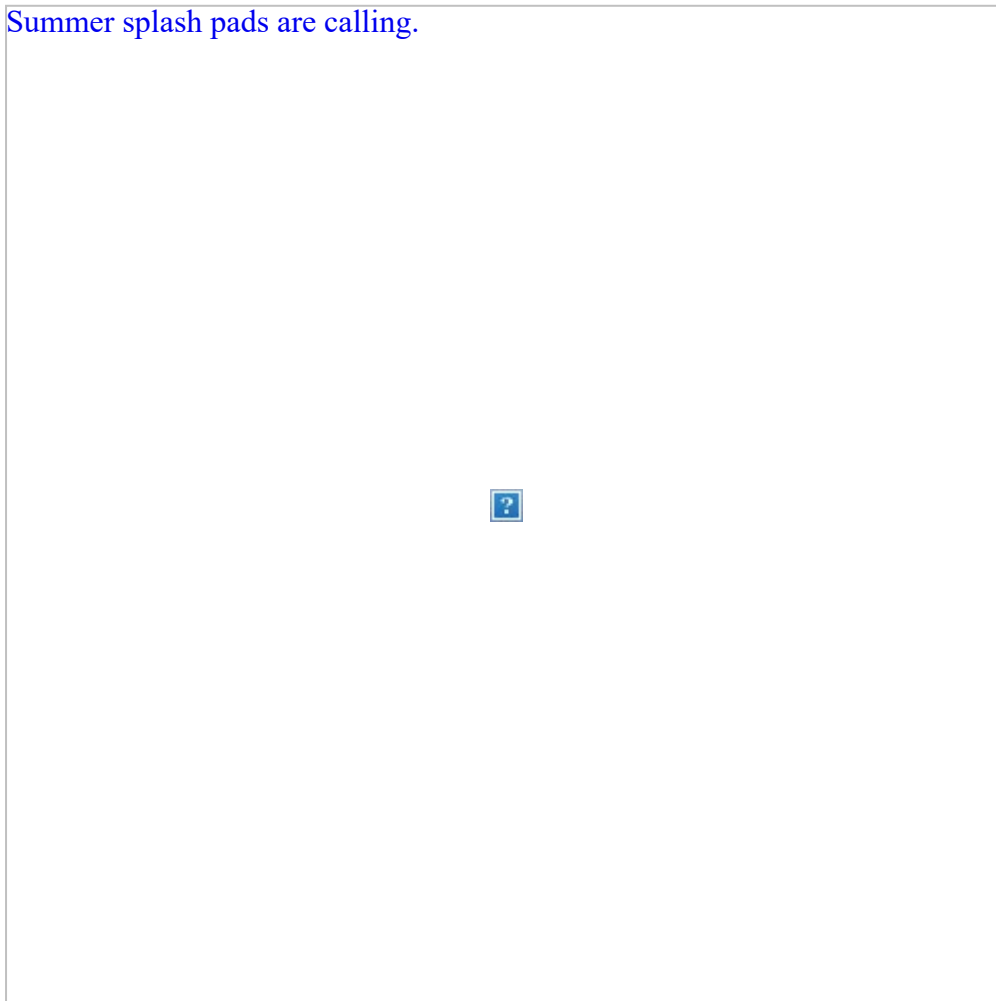
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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The Tree Council
Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

12 December 2023

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetrecouncil.org.nz

Preamble

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

We wish to speak to our submission if that opportunity is provided.

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua

Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission by The Tree Council is to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site, to safeguard their botanical, historic and ecological values and ensure future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist's report evaluating the remaining trees and inadequate identification of trees in the Morphem Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained and a Landscape & Visual Effects Assessment which ignores the role of trees in the internal landscape and amenity of the site.

1. Lack of Arborist's Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided.

The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

224.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

The documentation provided should include an arborist’s report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

224.1

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework, Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

224.2

4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Pukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

224.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

224.4

Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that “Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space.” AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

224.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist.

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence “There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it would be appropriate to know what the character and location of the proposed planting would be like.

224.6

Recommendation: That the applicant be required to provide a landscape plan for this open space area as part of the plan change documentation.

Te Auaunga Access Park

3.28 Visibility. No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These highly valued community gardens are utilised by multiple families in the surrounding community and archaeological evidence (see above) suggests that it has been continuously gardened since pre-European times.

224.7

The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed with Auckland Council?

224.7

Knoll Open Space

3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

224.8

South Open Space

3.47 This clause states that the open space area has no stormwater function.

3.48 This clause states that about a third of the land comprises an artificial high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area does render parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

224.9

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

224.10

6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

224.11

Recommendation:

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their *raison d'être*. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

224.11

Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

7. Masterplan and Landscape & Visual Effects Assessment

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained.

224.12

The Landscape and Visual Effects Assessment prepared by Boffa Miskell, focused almost exclusively on the visual effects of the proposed development from public viewing positions looking into the site. There is very little comment on the amenity provided by the existing mature trees, most of which are not protected. Instead, the Landscape and Visual Effects Assessment relies on new planting and urban design to provide landscape amenity. The report acknowledges that there are Notable Trees on site, but it is not made clear whether the bulk and location drawings have included these trees in the concept plans. In the earlier master planning documents prepared by Boffa Miskell, "high amenity trees" and existing urban ngahere is identified, but the more recent Landscape and Visual Effects Assessment hardly mentions existing trees apart from Scheduled/Notable Trees and the cluster of trees around Building 48 that fall into a green space. They mention that "some trees will be removed" but this is as far as the report goes.

Whilst we acknowledge that most of the mature trees on site no longer have legal protection, from a landscape planning and visual effects perspective, integration of at least some of these trees into the urban design should be considered.

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with generous open space and large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the thousands of people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and

staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided is totally inadequate in even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates

The Tree Council considers it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present.

From: [Rebecca Lawson](#)
To: [Unitary Plan](#)
Subject: Oppose PC94
Date: Friday, 2 February 2024 11:59:19 pm

I oppose PC 94 because schools can't cope, traffic can't cope, no infrastructure.

| 225.1

Rebecca Lawson

emailed
2/2/2024.

To: Planning Technician
Auckland Council
unitaryplan@aucklandcouncil.govt.nz

Submission on (Private) Plan Change 94: Wairaka Precinct.

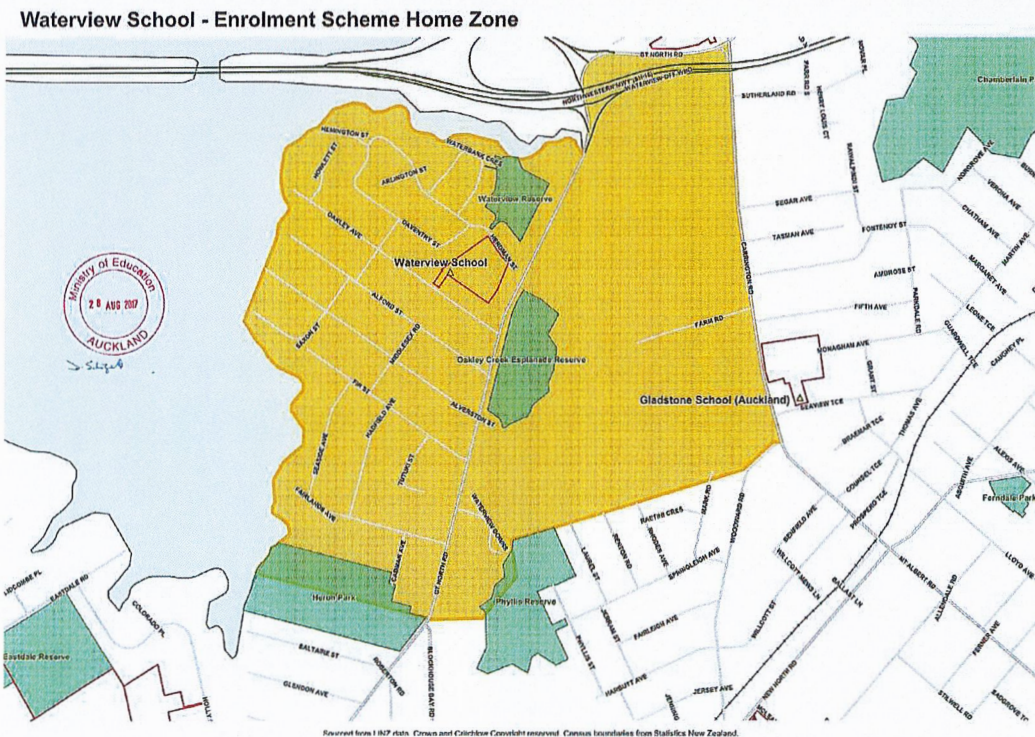
From: Waterview School
c/o Brett Skeen
Principal
16 Herdman St
Waterview
principal@waterview.school.nz
(09) 828-7227

Date: Thursday 1 February 2024.

Thank you for the opportunity to submit on the above plan change.

Waterview School is a medium sized, vibrant, multicultural school. We are located on Herdman St, Waterview. We were under continual redevelopment from 2011-2022 as the school was fully rebuilt to minimise the acoustic impacts of the SH20 Waterview Tunnel project.

It is the local school that is zoned by the Ministry of Education to take all primary school aged students from the land referred to, and included in, the Wairaka Precinct. The Ministry of Education had concerns about the capacity of Gladstone School, and the inability of that school, to accommodate any roll growth generated from the development planned on what is now known as the Wairaka Precinct. The transfer of this land from the Gladstone School zone to the Waterview School zone was consulted on in 2017 and implemented on 1 January 2018 under section 11H(1) of the Education Act 1989. All roll growth from the area is expected to now attend Waterview School, Avondale Intermediate and Avondale College.



We have concerns related to the proposed plan change and note that there are proposed to be:

- 4,000-4,500 homes
- A mix of 1-4 bedroom homes

- A new population expected to be in the order of 11,00-12,600
- We also note that there is additional capacity to deliver more than 4,500 homes and this could be potentially up to 6,000 homes.

Any primary aged students would be directed to attend Waterview School as there is no zoning proposed for a school or education purposes on the Wairaka Precinct site. We note that the current zoning for 'Special Purpose – Tertiary Education' is to be removed from much of the land. We request part of the land is changed to 'Special Purpose – School Zone' as exists within the Auckland Unitary Plan to facilitate a new primary school on site as Waterview School will not have capacity to accommodate all these students.

In 2019, the National Education Growth Plan 2030 (NEGP) was released in response to population growth across Aotearoa New Zealand. <https://assets.education.govt.nz/public/Uploads/290819-NEGP-final-version-May-2019.pdf>

As background and in anticipation of a schooling crisis as a result of the then Unitec development, reference is made in the NEGP on many occasions to the Unitec development including on pp 20-21, 24-25 and 38-39. It states: "We are working with MBIE and KiwiBuild to understand the timing, yields and housing types within the Unitec development. We are modelling the number of children likely to live in the new development as it gets built and considering options for education, including expanding Waterview Primary or delivering a new 'urban' style school within the Unitec development."

In the interim, Waterview has built another block, now includes a satellite unit for Central Auckland Specialist School and has capacity to only deliver one more block. We bring to your notice that we sought the transfer of a surplus Crown land parcel on Great North Rd adjacent to the school, to cater for school growth. We took our request to the Ministry of Education, Parliament and the Education and Workforce Select Committee in 2019. The land was disappointingly not secured for education and was developed for housing, leaving the school in a distinctly uncertain position heading into the future.



Avondale Green Bay Kelston: Complex Growth

New Zealand Education Growth Plan to 2030



Auckland Education Growth Plan engagement

We have discussed growth scenarios with schools in Kelston over the last several years, including Kelston Boys' and Girls' High Schools, Kelston Intermediate, St Leonards and Kelston Primary Schools. In 2017, we led a visioning process with the Kerehanga Kāhāi Ako that resulted in a vision and objectives for education in the area. We have also discussed the impacts of growth with Avondale schools, particularly those arising from the Unitec development in Mt Albert.

Schools have a vision for how learning will be delivered in the future. There is acknowledgement from schools that they will need to increase in size to accommodate growth. We are planning to engage with the Avondale / Green Bay / Kelston community in 2019 to further inform our long-term plans for education provision in this catchment.

Avondale Green Bay Kelston's growth story

Avondale is located on the western rail line and is an established town centre with significant development potential, particularly when combined with adjacent New Lynn. The City Rail Link, when complete, will improve access to the city centre from Avondale. The centre has been identified as an attractive development location, given its location and planned transport improvements.

New Lynn is identified as a strategic growth area in the Auckland Plan 2050. With recent investment in transport infrastructure, New Lynn is expected to intensify over the next 10 years, increasing pressure on local schools. The New Lynn town centre has had major Council investment and there is interest from the private sector also, including the Crown Lynn development. The area is well connected via rail and bus, and the frequency of services will improve when the City Rail Link is complete¹.

Other urban centres and suburbs are also expected to intensify. Glen Eden will also benefit from frequent rail services, increasing its attractiveness for development. Kelston is beginning to experience growth, although at a slower pace and through infill housing rather than intensification (at this time).

Some families are currently choosing single sex options at Kelston Boys' and Kelston Girls' High Schools. However, others are choosing to take up out-of-zone places at Avondale College and other central high schools. In order to increase rolls, Kelston schools will need to reposition themselves as schools of choice for Kelston and New Lynn communities, to better accommodate growth already occurring in New Lynn.

Kelston, Avondale, New Lynn and Glen Eden have the potential to generate approximately 3,520 dwellings, with the population expected to rise to 31,600 residents between 2018 - 2048².

We know from our Mt Roskill catchment plan that the KiwiBuild development at the Unitec site in Mt Albert could add up to 4,000 new dwellings. Children living in these new homes will be within the enrolment home zone for Waterview Primary, Avondale Intermediate and Avondale College.

This catchment hosts a diverse student population with students spread across European, Pacific, Māori and Asian ethnicities. Approximately 5% (1,417) of Auckland ESOL students are located within this catchment area.

What have we done so far?

We have started engaging with communities in Kelston about possible education and network changes.

- Enrolment schemes are in place at 15 out of 24 state schools in this catchment. Te Kura Kaupapa Māori o Hoani Waititi manages enrolments within a maximum roll. Several schools have defined geographic catchments. We know that schools in Kelston will need enrolment schemes as growth begins to accelerate in the Kelston/New Lynn area.
- Schools in the Avondale area enrol significant numbers of out-of-zone students, particularly Avondale College. As local growth accelerates in Avondale, Unitec and surrounding areas, in zone enrolments are expected to increase with a corresponding reduction in out-of-zone students.
- In 2017, the redevelopment of Waterview School was completed. While this was primarily a redevelopment of ageing infrastructure, we have recently committed additional funds to provide capacity for a further 240 students at the school.
- We are working with MBIE and KiwiBuild to understand the timing, yields and housing types within the Unitec development. We are modelling the number of children likely to live in the new development as it gets built and considering options for education, including expanding Waterview Primary or delivering a new 'urban' style school within the Unitec development.

Planning for short-term growth (3 years)

If growth projections materialise as expected, by 2021 we expect we'll need to accommodate an additional 1,031 children in local schools in this catchment³. We plan to meet this demand through a variety of means, including enrolment scheme changes. We're planning now to accommodate growth in the short-term.

- Design and construction of additional space that is likely to be required at Waterview School to cater for KiwiBuild and What Rawa (Ngāti Whātua) housing development on the Unitec site.
- We are currently looking for sites for a new primary school to accommodate growth from intensification within the town centre. We anticipate a new school could be required by 2025.
- We will continue to work towards accommodating future population growth through the Unitec development.

Based on the number of available places we currently have in the catchment, and in order to accommodate a forecast additional 1,031 children, by 2021 we anticipate demand for an additional 1,070 primary and 678 secondary student places to accommodate expected growth⁴.

Planning for medium-term growth (3-10 years)

We expect an additional 3,412 school-aged students will need to be accommodated in this catchment by 2030⁵. We already have plans underway to manage this growth. Here's how:

- We plan to explore enrolment schemes for some schools in the area.
- Redevelop Kelston Boys' High School, Kelston Girls' High School and Kelston Intermediate School.
- We will continue to monitor school rolls in the catchment as well as the progression of development, particularly of the Unitec site, to inform our decision-making around timing of any new school in this area.
- Based on the number of available places we currently have in the catchment, and in order to accommodate the forecast additional 3,412 children, we anticipate we will need to provide an additional 2,009 primary and 1,655 secondary student places across the catchment by 2030⁶.

Beyond 2030

Given New Lynn is a strategic growth area and that large scale intensification will occur through KiwiBuild at Unitec, we anticipate sustained growth in the catchment beyond 2030. We will continue monitoring school rolls and the rate of development uptake across the catchment and plan to add capacity to schools as required.

Māori medium

There is provision for education in the Māori medium at Te Kura Kaupapa Māori o Hoani Waititi, a Y1-15 composite kura in Glen Eden, which currently has 186 taurua enrolled in Level 1 immersion. There are khangā reo in this area that develop early learners competent in te reo Māori. This area is experiencing rapid infill housing which could attract Māori whānau to the area. We anticipate that the area could sustain new khangā reo and approximately 190 Māori medium student places. There is scope to increase student places in the kura. There may also be options to add capacity for Māori medium education through purā reo and rumaki, either at existing schools or new schools.


Learning Support

The 78% of ORS-verified students from this catchment enrolled in special schools attend either satellite unit programmes of Oaklynn Special School, or the Kelston Deaf Education Centre (KDEC). Oaklynn Special School operates three satellite units in this area, and KDEC operates a pathway of four satellite units through four of the Kelston Schools. The regional administration hub and student residential facility of KDEC is also within this catchment.

Approximately 22% of ORS students attend local schools. Oaklynn Special School provides outreach teacher services to 62% of these students, and KDEC and the Blind Low Vision Network NZ also provide outreach support to students.

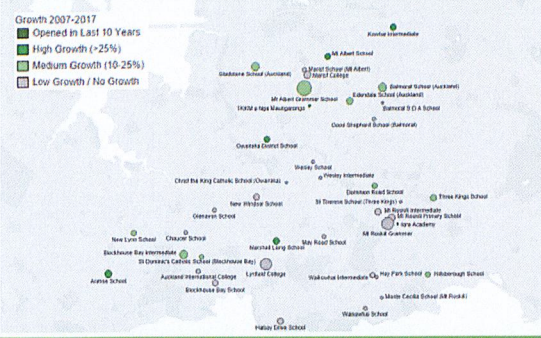
Oaklynn Special School is experiencing growing rolls across the school as well as responding to the pressure of enrolled students transitioning from one age cohort to another (e.g. intermediate to secondary). Property responses to this roll pressure at Oaklynn Special School will include additional primary and secondary satellite unit accommodation, as well as four additional teaching spaces on the base site. We understand that there is interest in a primary satellite unit for Central Auckland Specialist School to be delivered through further development of Waterview School.

¹ New Lynn Urban Plan 2020
² Auckland Plan 2050
³ City of Auckland Planning & High Performance



Mt Albert Mt Roskill Lynfield: Complex Growth

New Zealand Education Growth Plan to 2030



Growth 2007-2017

- Opened in Last 10 Years
- High Growth (>25%)
- Medium Growth (10-25%)
- Low Growth / No Growth

The Mt Albert Mt Roskill Lynfield Education Growth Plan will meet the needs of New Zealand's growing schooling network, benefiting an estimated 19,500 - 26,200 students over the next decade to 2030. Significant growth is expected across the Mt Roskill Precinct led by HLC development plans.

What's influencing the Growth Plan

Additional learners moving to sub region

Families moving to access affordable housing and jobs add to demand on schools. Mt Roskill Precinct development will increase housing choice and scale.

Constraints on existing site capacity

Some redevelopment of schools may be required to achieve master plan numbers.

Demand for other provision types

Consider additional needs of students for learning support and Māori immersion.

Catchment Summary		
	Primary	Secondary
July 2018 Roll	13,631	7,307
No. of additional students forecast to 2030	5,168	2,137
Additional places required to meet demand to 2030	2,312	1,868
No of schools requiring additional spaces by 2030	20	4

Here's what's already underway that's giving us a head start to meet growth in the region:

- ➡ Exploring amendments to enrolment schemes for Mt Albert schools to manage rolls in the area.
- ➡ Discussing land swaps with Housing NZ to improve access to schools and open space.
- ➡ Discussing options and need for possible new school in relation to the Unitec site with KiwiBuild and MBIE.

Growth Plan to 2030

2019

- ➡ New community transition programme for Central Auckland Specialist School (CASS)
- ➡ Potential land acquisition for new primary (Unitec)

2022

➡ Rebuild of special school (CASS) 68 student places

➡ Two satellite redevelopments / rebuilds

➡ 2,312 primary student places

➡ Ongoing monitoring of rolls

➡ Potential new primary (Unitec) 700 student places

2030

➡ 4,347 primary student places

Enrolment zones

- ➡ Exploring implementing enrolment schemes across Mt Roskill Precinct for those schools without zones.

Roll growth funding

- ➡ Additional teaching space required to meet demand from development across Mt Roskill Precinct.

Establish New Schools

- ➡ Possible new primary school in relation to the Unitec site, or further stages at Waterview. Otherwise network is consistent across primary, intermediate and secondary.
- ➡ New primary school would only proceed subject to sufficient demand from Unitec housing development, and total growth cannot be accommodated at Waterview Primary.

Learning Support

- ➡ Establish a transition programme for Central Auckland Specialist School (CASS) students aged 18-21yrs.
- ➡ Rebuild / relocate CASS base school on the site of Wesley Intermediate.
- ➡ Redevelop the CASS satellite unit at Dominion Road School.
- ➡ Rebuild the CASS satellite unit at Balmoral School.

Expanding Provision Type

Māori Medium

- ➡ We anticipate demand for an additional 260 Māori medium student places from kōhanga reo through to kura. There may be options to add capacity for Māori medium education through puna reo and rumaki, either at existing schools or new schools.

Page 39 of the NEGP refers to “potential land acquisition for new primary (Unitec)” however this has not happened.

An update was provided on what action had been undertaken to meet the plan in 2021 stating “We will investigate potential land acquisition for a new primary school at Unitec or further stages at Waterview Primary subject to development plans and timing of development at Unitec” <https://assets.education.govt.nz/public/NEGP/NEGP-Update-Auckland-March-2021.pdf>

There has been no progress to our knowledge on securing any land for a much-needed new school.

We understand that not all school land is zoned as such in the Auckland Unitary Plan. However as it is possible to zone accordingly, and there is a clear need to provide social infrastructure (including a school) for the future community on this site, and that none of the land will be crown-owned. We therefore suggest that this would be a wise approach to the zoning for the site through the plan change.

Our request is that if the Plan Change is approved, that changes are incorporated that include the zoning of a parcel for “Special Purposes – School Zone”

Thank you for the opportunity to submit. We wish to speak to our submission.

Yours faithfully



Brett Skeen
Principal

226.1

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Private Name
Date: Thursday, 1 February 2024 10:45:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Private Name

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

1 Queen Street
Papakura
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Whole thing

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Way too much intensification!!! Not enough green space or roaring infrastructure to support. More super city rubbish getting forced on locals

227.1

I or we seek the following decision by council: Decline the plan change

Submission date: 1 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Berys Spratt
Date: Saturday, 3 February 2024 12:00:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Berys Spratt
Organisation name: N/A
Agent's full name: N/A
Email address: beryspratt@xtra.co.nz
Contact phone number:
Postal address:

Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:

My submission relates to the whole of the Te Auaunga Precinct and Plan Change 94.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

In particular, based on the average number of people per dwelling in the Te Auaunga Precinct and the area of open space to be provided, the development will provide about 4m2 (at most) of open space per person. This appears to be well below the minimum ratio recommended by the World Health Organisation of 10-15m2, and well below that advised by other consultants and specialists in urban development. The proposed additional height seeks to increase the current enabled height of 18m by 50%, to 27m. The Urban Design Report states that the character change that will result from this increase in height is anticipated by the 18m height. I disagree and consider that an increase of 9m or 50% is too significant to be an anticipated or subtle change. The Boffa Miskell Urban Design Report of 4 October 2023 also states that the area is well served by transport options, but it ignores the actual data of that area which shows extensive congestion and delays currently. This gridlock will only get worse with the full 12,000 additional residents and the proposed upgrades will not resolve the issue.

228.1

228.2

228.3

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Please amend to reject the 27m building height proposal and keep the 18m maximum building height, and require a higher ratio of green/open space or residents.

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

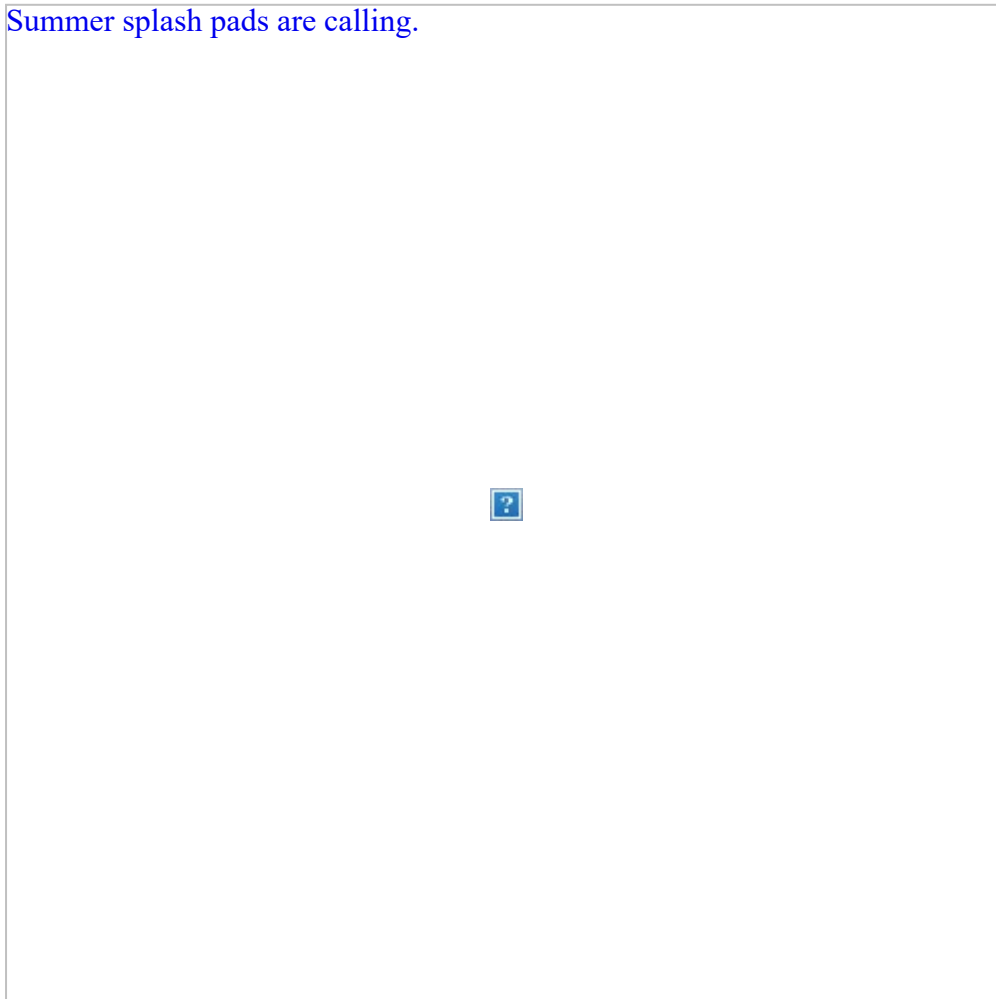
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Berys Spratt](#)
To: [Unitary Plan](#)
Date: Friday, 2 February 2024 8:45:34 pm

I am retired and look after my grandchildren and we love biking and seeing all the green spaces and to see that taken up with housing 25 stories high with no thought to Infrastructure, roads that are very busy already, aging water pipes, aging shop areas, schools that wouldn't cope... it's one of the most stupid unhealthy developments I have heard of. To have gardens, green area places to walk or bike, trees vital for climate to help keep things cool is vital. It seems developers do not care about people or environments and lacks vision and creativity as to how this huge area can be best developed for the environment and people's well being.

I have just found out about this and am appalled as everyone else around me is. I hope this is stopped and never goes ahead.

Sent from my iPhone

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Hai-Ling Khor
Date: Saturday, 3 February 2024 12:00:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hai-Ling Khor

Organisation name:

Agent's full name:

Email address: lingostar@gmail.com

Contact phone number: 021335498

Postal address:
8 Monaghan Ave
Mount Albert
Mount Albert 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

-

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Provisions for schooling need to be considered given the number of additional residents forecasted to be moving to the area. Gladstone primary is already a very large school and potentially at capacity.

229.1

Green areas such as parks also need to be considered.

229.2

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Consider the capacity of schools in the area. Gladstone primary is already a very big school.

Submission date: 2 February 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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**Te Tāhuhu o
te Mātauranga**
Ministry of Education

Form 5

Submission on notified proposal for policy statement or plan change or variation, Resource Management Act 1991

To: Auckland Council

Name of submitter: **Ministry of Education | Te Tāhuhu o te Mātauranga ('the Ministry')**

Address for service: C/-Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Sian Stirling

Phone: 09 300 9722

Email: sian.stirling@beca.com AND moe.submissions@beca.com

This is a submission from the Ministry of Education on the Proposed Plan Change 94 – Wairaka Precinct

The Ministry acknowledges that this is a late submission. The proposed plan change has the potential to put significant pressure on the existing school network. The Ministry wishes to address this in this submission and requests the hearing commissioners please accept this submission.

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, reviewing plan changes, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing.

The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Auckland region.

The Ministry's submission is:

The Proposed Plan Change 94 (PPC94) is seeking to rezone approximately 122,329m² of Special Purpose – Tertiary Education zoned land, 10,093m² of Terraced Housing and Apartment Buildings zoned land to Business – Mixed Use, and 9,898m² of Special Purpose – Tertiary Education zoned land to Mixed Housing Urban. This will all occur within the Wairaka Precinct in Mount Albert. PPC94 also proposes changes to the provisions within the Wairaka Precinct.

The proposed plan change will provide development capacity for around 4,000 residential units, which will provide housing and community facilities for between 8,000 to 12,500 people. This will increase the pressure on the surrounding school network. There are several existing schools in the vicinity of the PPC94 area and any future growth as a result of PPC94 will increase demand on these schools. . The Ministry has been exploring options to address the future capacity that will be required in the schooling network. . The Ministry acknowledges that the PPC will contribute to providing additional housing within the wider Auckland Region. This may, however, require additional capacity in the local school network to cater for this growth as the area develops and potentially drives the need for a new school in the community in the future.

The Ministry understands that the Council must meet the requirements under the National Policy Statement on Urban Development 2020 (NPS-UD) to provide development capacity for housing and business. The Ministry acknowledges that Policy 10 of the NPS-UD states that local authorities should engage with providers of development infrastructure and additional infrastructure (which include schools) to achieve integrated land use and infrastructure planning. In addition to this, subpart 3.5 of the NPS-UD states that local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available. Lastly, Objective 1 outlines how New Zealand should have a 'well-functioning urban environment'. Under the NPS-UD, the definition for a 'well-functioning urban environment' includes educational facilities.¹

The Ministry therefore has an interest in:

- Understanding the potential impacts of the plan change to the existing school network, including stages and development timing.
Making sure the Precinct provisions specifically acknowledge and provide for educational facilities (asides from tertiary education facilities).
- How safe walking and cycling infrastructure around educational facilities will be provided.

The Ministry's position on the Plan Change:

The Ministry notes that the growth enabled by PPC94 – up to 12,500 people - may result in the requirement for a new school in the future. For the Ministry to effectively respond to the future growth, the precinct provisions should reflect the need for the development to also be supported by educational facilities, not just tertiary education facilities which are explicitly noted in the plan change. Enabling provisions for educational facilities are an important tool that supports the Ministry's Notice of Requirement process to establish new schools. They also signal to plan users the need for schools to support the growth.

As noted above, there are some provisions within the existing precinct that seek to support tertiary education. The Ministry considers that these are broad enough to also enable educational facilities. Policy (1) is an example of this. The Ministry supports the retention of this policy (emphasis in **bold** added):

¹ The definition for 'well functioning urban environments' includes 'community services'. Educational facilities are included within the definition for 'community services' under the NPS-UD.

*Policy (1) Enable and provide for a wide range of activities, **including education**, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.*

The Ministry also requests a supporting objective to existing Policy 1 that specifically enables educational facilities be added to the plan change as Objective 3. An objective and policy that enables schools would achieve best planning practice. The Ministry's recommended amendments to achieve this is outlined below:

The Ministry also supports the retention of existing precinct Objective 7 and 8b as they promote the development to be well supported by active modes and public transportation. Should the Ministry need to establish a new school within PPC94 area, it is important to have strong walking and cycling facilities around schools and access to public transport to help reduce congestion on the roads at peak school pick-up and drop-off times. Furthermore, the Ministry supports the applicant's proposed changes to the cycle network displayed in Figure 4-2 of the Integrated Transport Assessment.

Decision sought:

Overall, the Ministry is neutral on PPC94, if the following relief is accepted and any consequential amendments required to give effect to the matters raised in this submission.

The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.

- *Objectives:*

(3) A mix of residential, business, tertiary education, education facilities, social facilities and community activities is provided, which maximises the efficient and effective use of land and provides for a variety of built form typologies.

The Ministry would like to stay engaged with the Ministry of Housing and Urban Development and the iwi land owners to stay up to date with the housing typologies being proposed, staging and timing of this development so that the provision of education can be planned for accordingly. The key Ministry contact email is Resource.Management@education.govt.nz.

The Ministry wishes to be heard in support of its submission.

Sian Stirling

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 20 February 2024

Modification Number	Plan Change 94
Modification Name	PC 94 (Private): Wairaka Precinct
Submission date	1/02/2024
Full Name of Submitter	Alice Mary Coventry
Organisation name	
Agents Full Name	
Email address	allympope@gmail.com
Daytime phone number	
Postal address	56 Woodward Rd, Mount Albert, Auckland 1025
Provisions	
Provision Property Address	Unitec
Provision Maps	
Provision Other	
Support or Oppose	I or we oppose the specific provisions identified
Amend Provisions	Yes
Reasons	<p>Despite the significant number of increase in homes, there is no plan for schooling.</p> <p>Open Space:</p> <p>Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve.</p> <p>Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.</p> <p>At the moment 5.1 ha has been identified as potential public open space, but it is not clear where other open space (public or private) will be. The area on which the Sanctuary community gardens and food forest is based is not one of these identified open space areas. I expected it to be shown as an open space area as I understand this area was to be preserved through the sale and purchase agreement between Unitec and the Crown in 2018.</p>
Decision Sought	Decline the plan change, but if approved, make the amendments I requested

Details of Amendments As above - allow for schooling and increase plan for open spaces and retain Sanctuary Gardens

231.1
231.2

Attachments

Attend hearing No

Joint Submission

Trade Competitor No

Directly Affected No

Declaration I accept

