

AUCKLAND UNITARY PLAN OPERATIVE IN PART

**PROPOSED PLAN CHANGE 99
(Private): 13 Cresta Avenue and 96
Beach Haven Road, Beach Haven**

SUMMARY OF DECISIONS REQUESTED

Enclosed:

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

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **1 July 2024**
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Emma Elizabeth Poyner	emma@nzpoyners.com	Approve the plan change with the amendments I requested
1	1.2	Emma Elizabeth Poyner	emma@nzpoyners.com	Limit to two storey buildings and reduce to 25 apartments
2	2.1	Blair Baldock	blairb@hotmail.co.nz	Decline the plan change
3	3.1	Pero Garlick	perogarlick@gmail.com	Approve the plan change without any amendments
4	4.1	Tim Merkens	tim.jim.merkens@gmail.com	Decline the plan change
5	5.1	Anne-Marie Brill	rie_zwart@hotmail.com	Decline the plan change
6	6.1	Timothy James Orr	t.j.orr@hotmail.com	Decline the plan change
7	7.1	Keegan goodall	gilbertgoodall@hotmail.com	Decline the plan change
8	8.1	Jose Dooley	degrootjose@yahoo.com	Decline the plan change
9	9.1	Francois du Plessis	francois@duplessis.com	Decline the plan change
10	10.1	Sharron Frances	paintpaper_crimson@yahoo.com	Decline the plan change
11	11.1	Shane Dooley	sfdooley@gmail.com	Decline the plan change
12	12.1	Tom Greer	tza.greer@gmail.com	Approve the plan change without any amendments
13	13.1	Martin Coleman	martroid@orcon.net.nz	Decline the plan change
14	14.1	Angela D Lewis	ange.lewis.nz@gmail.com	Decline the plan change
15	15.1	Fran Lowery	fran@croslanmedia.com	Opposed to change of zoning
16	16.1	Peter Douglas	petergddouglas@gmail.com	Decline the plan change
17	17.1	Jessica Maree Dodd	jes@nextgenerationchildcare.co.nz	Decline the plan change
18	18.1	Marais Business Architects Ltd	johnw.marais@gmail.com	Approve the plan change without any amendments
19	19.1	Royda Ann kavalinovich	royda.kavalinovich@icloud.com	Decline the plan change
20	20.1	Kevin Warne	kwarney.kw@gmail.com	Approve the plan change with the amendments I requested
21	21.1	Peter Kerrigan	peterbarbart@gmail.com	Decline the plan change
22	22.1	Brian Williams	brianmwilliams@yahoo.com	Concerned at proposal of zone change
23	23.1	Louise Riddell	mclmriddell@gmail.com	Decline the plan change
24	24.1	Kate Ann Sandford	sandfordgirl@hotmail.com	Decline the plan change
25	25.1	Alastair Mackay	mackay27.am@gmail.com	Decline the plan change
26	26.1	Jeb and Rochelle Warren	rochellekarenlee@gmail.com	Decline the plan change
27	27.1	KC Foong	kcofoong@gmail.com	Decline the plan change
28	28.1	Kimberley Anne Lind	kimberleymackaynz@gmail.com	Decline the plan change
29	29.1	Cherylee Lonsdale c/- Hudson Associates attn: John Hudson	john@hudsonassociates.co.nz	Approve the plan change with the amendments I requested
30	30.1	Paige Louise Mekkelholt	themekkelholts@gmail.com	Decline the plan change
31	31.1	Victoria Mowbray	zoesauffy@gmail.com	Decline the plan change
32	32.1	Elizabeth bell	lilly.beech@gmail.com	Decline the plan change

Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
33	33.1	Mitchell Houlbrooke	mitchellhoulbrooke@gmail.com	Approve the plan change without any amendments
34	34.1	Kim Mekkeholt	k1mb0-m@hotmail.com	Decline the plan change
35	35.1	Lauren Oneill	laurenoneill44@gmail.com	Decline the plan change
36	36.1	Josephine Hawke	josephinehawke932@gmail.com	Decline the plan change
37	37.1	Nina Pettersson-Fox	ninapfox@gmail.com	Decline the plan change
38	38.1	Thomas Flexton	tom.flexton@gmail.com	Decline the plan change
39	39.1	Cheryll Bicar	chieyaun@gmail.com	Decline the plan change
40	40.1	Alison lewis	alisonbonham@gmail.com	Decline the plan change
41	41.1	Sarah Blaney	sarahmason60@gmail.com	Decline the plan change
42	42.1	Matt Pullin	wrc323@gmail.com	Decline the plan change
43	43.1	Paul	paullmat@gmail.com	Decline the plan change
44	44.1	Kathy Williams	sayhey07@hotmail.com	Decline the plan change
45	45.1	Abbagail Head and Benjamin Collings	abbyhead94@outlook.com	Decline the plan change
46	46.1	James Markwick	james77@xtra.co.nz	Decline the plan change
47	47.1	Carol and Bob Hamilton	mayall65@gmail.com	Decline the plan change
48	48.1	Barbara Janis ROTHWELL	Janisnz2022@outlook.com	Decline the plan change
49	49.1	Geoffrey Wilding	wildigeoffrey@gmail.com	Decline the plan change
50	50.1	Anna Lee Smith	nzannalee@gmail.com	Decline the plan change
51	51.1	Helen Lesslie	helennorfolk@gmail.com	Decline the plan change
52	52.1	Keitha Turner	keitha@lamz.kiwi.nz	Decline the plan change
53	53.1	Alison Ann McGlashan	annmcglashan@gmail.com	Decline the plan change
54	54.1	Keith Salmon	kwsalmon@gmail.com	Decline the plan change
55	55.1	Mel and Max ChapmanGataua	melchapmangataua@gmail.com	Decline the plan change
56	56.1	Craig Stanton	01.carrack.sniffs@icloud.com	Decline the plan change
57	57.1	Elisabeth Morgan-Reeve	beth.morganreeve@gmail.com	Decline the plan change
58	58.1	Stephen Hogg	stevedh51@gmail.com	Reject plan change
59	59.1	Catherine Reina Conrad	cathconrad@icloud.com	Decline the plan change
60	60.1	Sean Crawford	c_s.crawford@live.com	Decline the plan change
61	61.1	meinita crerar baker	meinita_baker@hotmail.com	Decline the plan change
62	62.1	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	Decline plan change subject to amendments

Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
				<p>a. Amend the planning maps and/or add a plan to the Precinct to identify that the land within the plan change area is subject to a wastewater infrastructure constraint.</p> <p>b. Amend the Precinct description to identify that there are capacity constraints in the bulk wastewater infrastructure network serving the Beach Haven catchment.</p> <p>c. Amend the Precinct to add new objectives and policies to only enable subdivision and development where there is sufficient wastewater infrastructure capacity.</p> <p>d. Amend the MDRS provisions and all associated explanatory text in the Precinct, to recognise the presence of a qualifying matter, namely wastewater infrastructure capacity constraints.</p> <p>e. Amend IXXX.4.1 Activity Table to add a new rule classifying two or more dwellings per site as a restricted discretionary activity, due to wastewater infrastructure constraints.</p> <p>f. Amend IXXX.4.1 Activity Table to add a rule classifying subdivision as a restricted discretionary activity, due to wastewater infrastructure constraints.</p> <p>g. Add matters of discretion and assessment criteria for two or more dwellings per site and subdivision within the Precinct relating to wastewater infrastructure and servicing.</p> <p>h. Amend IXXX.9 Special information requirements to require all applications for two or more dwellings and subdivision to provide a Wastewater Infrastructure Capacity Assessment.</p>
62	62.2	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	
62	62.3	Auckland Council	unitaryplan@aucklandcouncil.govt.nz	<p>i. Amend IXXX.7.1(1)(c) to read 'the effects of infrastructure provision and management of effects of stormwater.'</p> <p>ii. Amend IXXX.7.2(c)(iii) to refer to 'E38.8' (not E88.8).</p> <p>iii. Amend IXXX.7.2(c)(iii) to list policy E38.8(22).</p>
63	63.1	Geoffrey John Dawson	geoff@inaqua.co.nz	Decline the plan change
64	64.1	Harriet Bennett Allan	HAllan@actrix.co.nz	Decline the plan change or rezone to Residential - Mixed Housing Suburban Zone)
64	64.2	Harriet Bennett Allan	HAllan@actrix.co.nz	Decline the plan change (inclusion of Medium Density Residential Standards)
65	65.1	Charles Ronald Grinter	charlesgrinter@gmail.com	Approve the plan change with the amendments - rezone to Residential Mixed Housing Suburban; decline introduction of precinct with Medium Density Residential Standards
66	66.1	Sarah Menzies	s.menzies@actrix.co.nz	Decline the plan change
67	67.1	Cameron Mark Thorpe	cammthorpe@gmail.com	Decline the plan change
68	68.1	Bilney Lodge Properties Limited	letitiawelsh@gmail.com	Decline the plan change

Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
69	69.1	Eion Martin Bryant	eion@eionbryant.com	Decline the plan change
70	70.1	Tarn Drake	tarnmcc@hotmail.com	Decline the plan change
71	71.1	Daisy Kay	daisy.kay@live.com	Reject plan change as notified
71	71.2	Daisy Kay	daisy.kay@live.com	Alternative relief sought if approved - require restricted discretionary activity to address: 1. transport and parking effects on transport corridors and in particular on Cresta Avenue and Beach Haven Road (including safety) 2. impacts on other infrastructure, particularly stormwater, to avoid any adverse impacts on neighbouring properties and the local environment 3 comply with a local area/precent plan developed with Council and the Community that should provide, at a minimum for: increasing access and facilities for frequent and more reliable public transport services; improving pedestrian an cycle safety within the road corridor; and for adequate parking on MHU zoned land that avoids impacts on the existing capacity of the local area's public parking (including recreation)
72	72.1	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz AND kbaverstock@tonkintaylor.co.nz	Amend the Precinct chapter to reference Designation 4311 requirements.
72	72.2	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz AND kbaverstock@tonkintaylor.co.nz	Amend IXXX.1 Precinct description to add a sentence referencing Designation 4311 (additions underlined): ... <u>The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without prior approval in writing of the New Zealand Defence Force.</u>
72	72.3	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz AND kbaverstock@tonkintaylor.co.nz	Amend IXXX. Activity table to add a sentence referencing Designation 4311 (additions underlined): <u>Note 3</u> <u>The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without prior approval in writing of the New Zealand Defence Force.</u>

Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
73	73.1	Airedale Property Trust	c.covington@harrisingrierson.com	Approve the plan change with amendments a) Amend the precinct provisions to address the matters raised above, in particular: <ul style="list-style-type: none"> •Remove reference to the MDRS or ensure that these are only applied if PC78 becomes operative. •Reduce the maximum building height to 8m for a 10m setback adjacent to the APT site north boundary and include a specific height in relation to boundary standard for this boundary which matches the current standard in the Residential-Mixed Housing Urban Zone (3m plus 45 degree recession plane). •Include precinct provisions to restrict the existing driveway to the site from Beach Haven Road to only be used for pedestrian access and that any pedestrian access design should incorporate CPTED principles and ensure lighting and security considerations are part of any application assessment. •That Standard IXXX.6.1.2 Building height, Standard IXXX.6.1.5 Building coverage, Standard and IXXX.6.1.6 Landscaped area are removed from the matters which are precluded from notification and the need to obtain written approval from affected persons.
73	73.2	Airedale Property Trust	c.covington@harrisingrierson.com	
74	74.1	Paul Heplik	paul@heplik.com	Decline the plan change
75	75.1	Elizabeth Hurley	ehurley@xtra.co.nz	Decline the plan change
76	76.1	Frances Hogg	francesah@gmail.com	Reject plan change as notified
77	77.1	Crispin Robertson	crispinrobo@gmail.com	Decline the plan change but if approved, potentially change zoning to Mixed Housing Suburban Zone (due to density and building height)
78	78.1	Simon Richard Taylor	simontaylor@outlook.co.nz	Decline the plan change
79	79.1	Watercare Services Limited	planchanges@water.co.nz	Decline plan change unless it is amended as outlined in the submission (refer Attachment 1)
80	80.1	Anne Mutu	wharenuui93@hotmail.com	Decline the plan change
81	81.1	Maria Mutu	93 Beach haven Road Beach haven Auckland 0626	Decline the plan change
82	82.1	Inger Bennett	ibennett1304@hotmail.com	Decline the plan change
83	83.1	Tania McBeth-Stanton	tania.mcbeth@gmail.com	Decline the plan change
84	84.1	Judith Rochelle Lardner Rivlin	jude.rivlin@gmail.com	Decline the plan change, but if approved, make the amendments I requested
84	84.2	Judith Rochelle Lardner Rivlin	jude.rivlin@gmail.com	If approved, decrease the number of proposed dwellings to 40-50

Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
85	85.1	Kirk David Vette	kirkdv@gmail.com	Decline the plan change
86	86.1	Rian Drake	rian.drake.nz@gmail.com	Decline the plan change
87	87.1	Alex Hurley	alexhurley92@gmail.com	Decline the plan change
88	88.1	Andrew Mcmanus	andymac.189@gmail.com	Decline the plan change
89	89.1	Robyn Plummer	robyn.a.plummer@gmail.com	Decline the plan change
90	90.1	Gallo Boyle and James Boyle	gallo@nhae.co.nz	Decline the plan change

Submissions

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Emma Elizabeth Poyner
Date: Thursday, 18 April 2024 4:00:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emma Elizabeth Poyner

Organisation name:

Agent's full name: Emma Elizabeth Poyner

Email address: emma@nzpoyners.com

Contact phone number:

Postal address:
6 Gazelle Ave Beach Haven
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
13 Cresta Ave and 96 Beach Haven Road Beach Haven

Property address: 13 Cresta Ave and 96 Beach Haven Road Beach Haven

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 about transport in and out of Beach Haven along either Rangitira Rd or Beach Haven Kaipatiki Rd. It is already congested and vulnerable to accidents/ flooding. The housing intensity has already increased traffic. I am also concerned about the biodiversity of the native bush around Shepherd's Park being detrimentally affected by this requested change. I am also concerned that this change may affect the marae build next to the Beach Haven Bowling Club.

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

1.1

Details of amendments: Limit to two storey buidings and reduce to 25 apartments

1.2

Submission date: 18 April 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 99 (Private) - Blair Baldock
Date: Thursday, 18 April 2024 4:45:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Blair Baldock

Organisation name:

Agent's full name:

Email address: blairb@hotmail.co.nz

Contact phone number:

Postal address:
80 beachhaven road
Beachhaven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 cresta ave

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 will create issues such as flooding and storm water issues, traffic and lack of parking

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

Submission date: 18 April 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Pero Garlick
Date: Thursday, 18 April 2024 8:45:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pero Garlick

Organisation name:

Agent's full name:

Email address: perogarlick@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

All the objectives and policies of the proposed 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:

I support the proposed private plan change (PPC).

The proposed objectives and policies in the proposed precinct, which are taken for the NPS-UD, will ensure that development achieves the quality compact urban form and a WFUE. This is the model of growth in the Auckland Plan 2050 and FDS 2023. Therefore, the PPC will also achieve the objectives and policies of the RPS. The PPC will achieve this for the following reasons:

- The location of the plan change is highly accessible and the site is suitable for intensive quality developments. Three-storey apartments are suitable for the area noting the three-storey Kāinga Ora apartments nearby and the nearby MHU zoned land. Therefore, the PPC area is a 'good location' for intensive development.
- Nearby Shepard's Park provides future residents convenient access to an important amenity. This aligns with the principles of green-space orientated development.
- The ferry and bus services provide good accessibility to major employment area (city centre) and the adjacent local centre provides for the day-to-day needs of future residents. This provides a

viable and competitive alternative to driving for future residents. This supports VKT and emission reductions as aimed for by TERP and Te Tāruke-ā-Tāwhiri.

- The FDS and the Auckland Plan 2050 direct that most new housing should be within the existing urban area. This large development site, with appropriately managed natural hazard risks, is an excellent site and aligns with council's strategic spatial framework.
- I agree with the s32 report that THAB would be inappropriate, as although it would enable greater density, it would come with the cost of poorer onsite and off-site amenity. SHZ would not enable enough affordable housing and would not be an efficient use of land. MHU is the most appropriate zoning.

The technical reports provided demonstrate that the site is suitable for intensive development. Flood modelling and stormwater mitigation will adequately mitigate adverse effects from onsite flooding from the OLFP. This is especially important in context of climate change and the extreme weather events of early 2023. I expect that the resource consent process will appropriately manage upstream and downstream flooding effects from the development.

I acknowledge that council has identified the area as infrastructure constrained in the notified PC 78. However, the applicant has demonstrated through the application that future development can be adequately serviced by infrastructure. I agree with the s32 report.

I expect other submitters to argue that the request is too intensive for the area and would result in adverse amenity and character effects.

- As mentioned, there are three-storey apartment developments in the wider environment. There is abundant MHU zoned land adjoining and adjacent to the PPC area. This provides ample evidence that the surrounding area's existing and planned character is appropriate for development envisaged by the PPC. The surrounding MHU land already enabled similar development to the PPC.
- To achieve a WFUE, as required by the NPS-UD, the suburban character of many neighbourhoods is expected to change and must change if we are to achieve housing affordability.
- These issues have been raised, debated and settled during the AUP and the NPS-UD processes. Cities are not museums, they are meant to change and be responsive. The views of NIMBY residents often hold sway, but I urge the hearing panel to consider the views of future residents and generations who are 'locked out' of living in good accessible and amenity rich areas such as Beach Haven. The current high housing prices force people to either move further out (contributing to higher transport costs and emissions) or out of Auckland entirely.
- Any submissions regarding 'slums', 'renters', 'bringing in young people', 'bedroom commuters' or 'cesspit for crime' are frivolous, hold no merit and offensive. I urge the hearing panel to dismiss any submissions.

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

3.1

Details of amendments:

Submission date: 18 April 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 99 (Private) - Tim Merkens
Date: Thursday, 18 April 2024 9:30:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Merkens

Organisation name:

Agent's full name:

Email address: tim.jim.merkens@gmail.com

Contact phone number:

Postal address:

93 Lancaster Rd

Beach Haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The proposed rezoning of this site at Cresta Ave, Beach Haven.

There has already been a RC hearing where the application was quite rightly refused for valid reasons.

This is just another attempt to get the development approved.

The community are concerned about the massive impact this could have and object to it.

Property address: 13 cresta Ave, beach haven

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 level of intensification, if allowed at this prominent site would dramatically affect the centre of beach haven.

This is a suburban neighbourhood that has already fought and succeeded in preventing this already

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

Submission date: 18 April 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 99 (Private) - Anne-Marie Brill
Date: Thursday, 18 April 2024 9:45:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anne-Marie Brill

Organisation name:

Agent's full name:

Email address: rie_zwart@hotmail.com

Contact phone number:

Postal address:

0626

Beach Haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Rezoning land

Property address: 13 Cresta and 96 beach haven 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? No

The reason for my or our views are:

We do not want the development as it was proposed.

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

Submission date: 18 April 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 99 (Private) - Timothy James Orr
Date: Thursday, 18 April 2024 10:45:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Timothy James Orr

Organisation name:

Agent's full name:

Email address: t.j.orr@hotmail.com

Contact phone number: 02102282119

Postal address:
68 Tramway Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 17 Cresta Avenue

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 area and infrastructure cannot support the proposed amendment and it does not fit with the character of the street or its surrounding streets.

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

Submission date: 18 April 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 99 (Private) - Keegan goodall
Date: Friday, 19 April 2024 8:00:59 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keegan goodall

Organisation name:

Agent's full name: 57a fordham street

Email address: gilbertgoodall@hotmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 cresta

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:

Not enough work being done to support the additional houses already in place.

Roads are getting so much worse. Crime is through the roof in the area.

Parking is an issu

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

Submission date: 19 April 2024

Attend a hearing

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

Declaration

| 7.1

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Jose Dooley
Date: Friday, 19 April 2024 10:01:12 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jose Dooley

Organisation name:

Agent's full name:

Email address: degrootjose@yahoo.com

Contact phone number:

Postal address:
26 Beach Haven Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

I am against the rezone 13 Cresta Ave and 96 Beach Haven Rd from Residential - Single House Zone to Mixed housing Urban Zone.

I am against the introduction of a precinct to 13 Cresta Ave and 96 Beach Haven Rd to incorporate the Medium Density Residential standards.

Property address: 13 Crest Ave and 96 Beach Haven Rd, Beach Haven

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:

Overcrowding of local infrastructure and space. During Feb 2022, Beach Haven suffered shocking storm water flooding, the local infrastructure does not cope with the existing population let alone to allow for intense mixed housing. There is not enough parking for mixed housing in this area, cars will clog up the local roads throughout Beach Haven. Concern over the environment and attractiveness of the area deteriorating if mixed housing is allowed. We have lived here for 20 years and love the community and beauty of Beach Haven, we will move out of this area if mixed housing is allowed.

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

Submission date: 19 April 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 99 (Private) - Francois du Plessis
Date: Friday, 19 April 2024 10:15:59 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Francois du Plessis

Organisation name:

Agent's full name:

Email address: francois@duplessis.com

Contact phone number: 0210 742 936

Postal address:

6 Cronin place

Beach haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Zoning of the Land from single home

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 infrastructure in beach haven is not capable of supporting the rapid growth of residential units. Sewer is a constant problem and the roaring and public transport infrastructure does not serve the community well either.

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

Submission date: 19 April 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 99 (Private) - Sharron Frances
Date: Saturday, 20 April 2024 10:15:16 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sharron Frances

Organisation name: N/A

Agent's full name: Sharron Frances

Email address: paintpaper_crimson@yahoo.com

Contact phone number:

Postal address:

1/27 Sunnyhaven Ave

Beach Haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Auckland Unitary Plan

Proposed Plan Change 99 (Private) – 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven.

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan

(Operative in

Part) from Beach Haven Road Apartments Limited under Schedule 1 to the Resource Management Act

1991 (RMA).

Proposed Private Plan Change 99 is a proposal that seeks to rezone approximately 7,147m2 from

Residential – Single House Zone to Residential – Mixed Housing Urban Zone. The request also

seeks to

introduce new precinct provisions to incorporate the Medium Density Residential Standards in accordance

with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

Property address: 13 Cresta Avenue, Beach Haven

Map or maps:

Other provisions:

Auckland Unitary Plan

Proposed Plan Change 99 (Private) – 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven.

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan

(Operative in

Part) from Beach Haven Road Apartments Limited under Schedule 1 to the Resource Management Act

1991 (RMA).

Proposed Private Plan Change 99 is a proposal that seeks to rezone approximately 7,147m² from Residential – Single House Zone to Residential – Mixed Housing Urban Zone. The request also seeks to introduce new precinct provisions to incorporate the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

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

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

The reason for my or our views are:

My family wants the core of Beach Haven to remain under current rules for development. The number of proposed dwellings is far too high for that area. We enjoy living in Beach Haven and want the essential character and function of our beautiful township to remain true to it's current state.

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

10.1

Submission date: 20 April 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 99 (Private) - Shane Dooley
Date: Saturday, 20 April 2024 10:30:15 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shane Dooley

Organisation name:

Agent's full name:

Email address: sfdooley@gmail.com

Contact phone number:

Postal address:

Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach Haven Rd, Beach Haven

Map or maps:

Other provisions:

Re zoning 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven from Residential-single house zone to residential- mixed housing urban.

Introduction of a precinct to both addresses to incorporate the Medium Density Residential Standards in accordance with section 77G(1) and schedule 3A of the Resource Management Act 1991.

Do you support or oppose the 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 believe that Beach Haven resources and infrastructure are already under pressure because of the recent and continuing development of apartments in the locality. These are being built without adequate parking. Increasing congestion on the local roads making our roads less safe and useable.

Recent flooding in 2023 points out that our storm water system is inadequate. Increased density housing will exacerbate this continuous degradation of services.

The neighbourhood has bourn enough infill high density housing on Beach Haven Road and Rangatira Road.

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

Submission date: 20 April 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 99 (Private) - Tom Greer
Date: Saturday, 20 April 2024 6:00:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tom Greer

Organisation name: Huh

Agent's full name: Tom Greer

Email address: tza.greer@gmail.com

Contact phone number: 0211055076

Postal address:
37B Sispara Place
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Change from single housing residential to mixed housing urban.

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
We need more housing. Apartments reduce the cost of housing, and allow us to retain more land for public use. Single dwellings are a complete waste of space, especially when you consider the endless expansion of driveways needed for all the cramped subdivisions everyone seems to love.

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

Details of amendments:

Submission date: 20 April 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 99 (Private) - Martin Coleman
Date: Monday, 22 April 2024 7:45:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Martin Coleman

Organisation name:

Agent's full name:

Email address: martroid@orcon.net.nz

Contact phone number:

Postal address:
14C Cresta Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 14C Cresta Avenue

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 rezone proposal could impact traffic and amenity in the surrounding properties. Additionally, there exists the potential for flooding effects on downstream properties and structures through the overland flow path. This includes the water supply and wastewater infrastructure within the Beach Haven catchment, all stemming from the development enabled by the rezoning requested.

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

Submission date: 22 April 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 99 (Private) - Angela D Lewis
Date: Monday, 22 April 2024 12:45:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela D Lewis

Organisation name:

Agent's full name: Angela D Lewis

Email address: ange.lewis.nz@gmail.com

Contact phone number:

Postal address:

70 Beachhaven road

Auckland

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Medium density

Property address: 13 Cresta avenue, beach haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Too many houses for coastal area. But enough infrastructure to support number of houses. Roads are too narrow to support current number of houses down this area with multiple cars being hit on the roadside.

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

Submission date: 22 April 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: [Fran Lowery](#)
To: [Unitary Plan](#)
Subject: Submission opposing change to unitary plan for 13 cresta avenue
Date: Monday, 22 April 2024 4:20:58 pm

Hi there

I live at and own 38a rambler crescent, beach haven.

I would like to register my **strong** opposition to any changes to the zoning of 13 cresta avenue/96 Beach haven.

15.1

The current single house zoning is appropriate to the area.

Changing it to medium density would be entirely inappropriate for the area and would have adverse effects on so many factors including traffic, parking, schools, environment and infrastructure generally.

The developer knew the zoning when they bought the properties and should not be attempting to profit by pressurising the council to change the rules to profit themselves and adversely effect the local population.

These sites should be for decent sized houses with gardens!

If the council approved this change I believe an investigation into corruption and inappropriate conduct on the councils behalf would be entirely appropriate and would be something I would strongly support.

I have faith that the council will step up and stand for the local people that they serve and that pay their rates, and turn down this cynical and corrupt attempt to mess up this beautiful neighbourhood for profit.

And I have even more faith that our local councillors will continue to ensure that our views as locals are clearly represented to the council in case they are in any doubt as to our position on this matter, as they did for the previous planning request.

Justice will prevail, thank you for your kind attention and have a beautiful day

Warm regards

Fran

Sent from my iPhone

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Peter Douglas
Date: Monday, 22 April 2024 7:45:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Douglas

Organisation name:

Agent's full name: Peter 15 Douglas

Email address: petergddouglas@gmail.com

Contact phone number:

Postal address:
flat 32 120 Beach Haven Rd
Beachhaven
Beachhaven 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Ave- 96 Beach haven rd. Beach haven.

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 lot is right next door to me and the main thing what impact will this have for our area, and the lack of concur for the people of Beachhaven.

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

Submission date: 22 April 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 99 (Private) - Jessica Maree Dodd
Date: Tuesday, 23 April 2024 8:01:02 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jessica Maree Dodd

Organisation name:

Agent's full name:

Email address: jes@nextgenerationchildcare.co.nz

Contact phone number: 0210 233 4499

Postal address:

0626

Beach Haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Changing the zoning to the unitary plan for Cresta Ave

Property address: Cresta Ave

Map or maps:

Other provisions:

Traffic

Loss of character

Over intensification

Do you support or oppose the provisions you have specified? I or we oppose the 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 traffic reporting data from 2022 is outdated and there has been considerable more development in the area since this.

After being in the area for the past 9 years we have seen large areas have all character removed. This has impacted the community we live in in a negative way. We no longer see it as a place we want to have our children grow up in and this has become the conversation many locals are now having due to the loss of community and character.

There are no services for people in the area, there are no supermarkets in walking distance, the bus options and times between busses in off peak hours make travel to lower cost supermarkets

extremely challenging. There are no other community places such as libraries, enough medical or dental services, community hubs for people.

The intermediate school and high school in Birkdale will be under further increased pressures. There is only one free kindergarten close by.

The removal of single home sites reduces the options for families when wanting to buy or rent a home that has space for outdoor living, therefore removing this as an option for many as the few left become very desirable and unaffordable.

The roading network is becoming stressed

The services such as storm water and sewerage will be put under further stress with the change to the plan. The reduction of permeable surfaces will add to the risk of flooding and surface water in the area.

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

17.1

Submission date: 23 April 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 99 (Private) - Johannes Marais
Date: Tuesday, 23 April 2024 3:01:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Johannes Marais
Organisation name: Marais Business Architects Ltd
Agent's full name: John Marais
Email address: johnw.marais@gmail.com
Contact phone number:
Postal address:
38 Inlet Views
Stillwater
Auckland 0993

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)
Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
GD01 and TP10
Property address: 96 Beach Haven Road, Beach Haven
Map or maps: PC99 - Proposed Zoning Map
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:
It is a quality improvement in the area with the proviso that stormwater discharge to surrounding properties are managed.

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

Details of amendments:

Submission date: 23 April 2024

Attend a hearing

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

18.1

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Royda Ann kavalinovich
Date: Tuesday, 23 April 2024 4:46:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Royda Ann kavalinovich

Organisation name:

Agent's full name:

Email address: royda.kavalinovich@icloud.com

Contact phone number:

Postal address:
15/2 John bracken way
Beach haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
13 cresta avenue and 96 beach haven 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:
We do not need or want any more high density housing in the area.

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

Submission date: 23 April 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 99 (Private) - Kevin Warne
Date: Wednesday, 24 April 2024 5:46:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kevin Warne

Organisation name:

Agent's full name:

Email address: kwarney.kw@gmail.com

Contact phone number: 0272689035

Postal address:
27 beachhaven rd
Beachhaven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Transport , in particular road width and associated congestion

Property address: 27 beachhaven rd

Map or maps:

Other provisions:
Buses and parking along the road

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:
Left field as it may seem As it is we now the berms would it not make sense to allow parking on the berms to ease congestion , narrow roadway thus pre venting potential stress and accidents

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

Details of amendments: Allow berm parking for beachhaven rd , Cresta Ave

Submission date: 24 April 2024

Attend a hearing

20.1

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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Peter Kerrigan
Date: Wednesday, 24 April 2024 6:46:08 pm
Attachments: [Town planning.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Kerrigan

Organisation name:

Agent's full name:

Email address: peterbarbart@gmail.com

Contact phone number:

Postal address:
38 Cresta Ave
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Ave and 96 Beach Haven 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? No

The reason for my or our views are:
submission attached

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

Submission date: 24 April 2024

Supporting documents
Town planning.pdf

Attend a hearing

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

| 21.1

Declaration

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

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

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

Yes

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

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Te Na Koe,

1. The purpose of the Plan Change, or the objective of the Plan Change, is to enable greater density to make “efficient” use of highly accessible land close to the Beach Haven Local Centre and public transport. The reason for this Plan Change is that the applicant, intends to develop the site in a manner consistent with the MHU zones, that is, urban rather than suburban, a greater density.

2. The applicant seeks to rezone the whole site from Residential Single House Zone SHZ to Residential Mixed Housing Urban Zone MHU including the Cresta Avenue frontage access leg (13 Cresta Ave) which used to have a typical Beach Haven bungalow on it until it was abandoned and left to deteriorate. It subsequently became surplus to the applicant’s requirements and was demolished!

3. The intention of the application however, does not maintain a consistent zoning pattern along Cresta Avenue which is Mixed Housing Suburban MHS

4. While the applicant considers that the development would be consistent with the urban MHU zone, I am doubtful, and consider it more consistent with the adjoining suburban MHS zone to the west and not to the east and south of the subject land. Also, in view of the current suburban nature of this area, the land to the north should also be zoned MHS rather than SHZ as it is now to be consistent with land fronting Cresta Ave.

I therefore object to this proposal on the grounds of paragraphs 3 and 4 above.

Ka kite ano,

P M Kerrigan

From: [Brian Williams](#)
To: [Unitary Plan](#)
Subject: Submission on Plan change 99 (Private)-13Cresta Avenue and 96 Beachaven rd BEACHHAVEN .
Date: Monday, 29 April 2024 3:49:39 pm

To whom it may concern

As a long term resident of BEACHHAVEN.

I am again concerned at the proposal of the Zone changes which will allow the continual development around BEACHHAVEN road and Cresta Avenue. The increase of Vehicles which will be parked on the road, both sides of the road reduces the available width , one lane Traffic will even further result in the congestion on BEACHHAVEN Rd. Also the roundabout at the intersection of BEACHHAVEN road and Rangatira Rd will become a massive bottle neck further impeding the traffic flow.

22.1

The second issue Is that of additional infrastructure that will be required to contain and control the additional Potable Black and Greywater

Can you advise if the infrastructure is to be upgraded to a suitable standard to ensure That Black ,Grey and Potable water services are not compromised.

Third issue

What controls are /will be in place to protect the integrity of the waters of the upper harbour during and after completion of the work

If you could advise me in the short term what plans and/or works have been done to date. Thank you and regards Brian M Williams
Sent from Brian's iPad

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Louise Riddell
Date: Tuesday, 30 April 2024 4:46:08 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Louise Riddell

Organisation name:

Agent's full name:

Email address: mclmriddell@gmail.com

Contact phone number:

Postal address:

5 Pluto Place
Beach Haven
Beach Haven
Beach Haven
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

rezone approximately 7,147m2 from residential - single house zone to mixed housing urban zone

Property address: 13 Cresta Avenue and 96 Beach Haven Road Beach Haven

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 suburb will be too overcrowded and a huge drain on the water services in the area.
There will be not enough off street parking and this will clog the roads.

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

Submission date: 30 April 2024

23.1

Attend a hearing

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

Declaration

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

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

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

Yes

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

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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 Kate Ann Sandford

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

Address for service of Submitter

3 Lancaster Road, Beach Haven, Auckland 0626

Telephone: Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:
Attached as separate document - referring back to my initial submission in opposition against this development last year.
The rules should NOT be able to be changed or worked around, or reapplied for - when it has already been declined based on a community based effort to stop a massive development like this coming into our community.
(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.

24.1

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

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

01/05/2024
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.

Proposed Development at 96 Beach Haven Road and 13 Cresta Avenue, Beach Haven.

This is a submission letter in opposition to the current proposal.

PERSONAL STATEMENT

I am a 40 year old female, that has lived in Beach Haven her whole life.
I went to the local schools here, and currently still reside in the area with my partner.

My parents have lived in the same house in Beach Haven for over 40 years.
They have been rate payers and upstanding citizens of this community the entire time.

A couple of years ago, they decided to use some of their retirement 'nest egg' to see about sub-dividing their section (they are the ONLY ones on their street that haven't sub-divided.) After 2 years of jumping through hoops every time the 'rules' changed, and needing something else to be signed off – they were declined their request to subdivide. They lost close to \$200k of their well earned retirement money, to pay for all the council requests and regulations, and surveys etc.

A month later – the new rules regarding building consents came into play. HALF of the hoops my parents had to jump through, were no longer needed. But alas, my poor parents were so broken from their endeavours to better themselves, that they decided to give up.

How is it right that a couple from this community are any different to the developer trying to build this 81 apartment building block? Despite the rule/law change?

I want to be VERY CLEAR.

I DO NOT oppose all developments going in this area. I understand that we need more housing desperately.

HOWEVER, what must be taken into consideration BEFORE this goes ahead, is the need for more upgrades in our community to allow for these to go ahead. To not just add onto current citizens headaches!

I definitely oppose the size and need for 81 apartments, despite them being studio to 2-bedroom apartments.

Why not cut it in half or even a quarter of that, (even thought that is still WAY over the council recommended zoning plan), which I think is perfectly reasonable IF the following is taken into consideration:

CURRENT APARTMENTS IN THE AREA

These are built in a convenient gully behind the current shops, and surrounded by Shepherds Park Bush – so not as widely visible. They also have adequate parking onsite. People arguing that these show we already have apartments here, have not seen how different these are to what is proposed.

To add 81 apartments in an area that there were previously 2 houses – how can someone argue that this would have minimal impact on the surrounding houses and the suburb as a whole?

ONE RULE FOR ALL

The current piece of land that has been purchased, is zoned for single house zone. This plan was constructed by the council - and people, just like my parents, have been turned down from their plans to subdivide due to this plan – then why can a developer come in, throw money at it, and expect the law to change just to suit the need for further intensification?

There shouldn't even be a question of requesting a development in an area already zoned as it is.

The law/plan is there for a reason.

PLUS, the community tried to fight back hard against this last year – and technically won – how many times do we need to write submissions before our little suburb is left alone?

INTENSIFICATION/MORE HOUSING

Yes. I completely agree we need more affordable housing.

I currently rent, with no current way of possibly getting a home due to mine AND my partners income. Neither of us is on the dole/benefit.

Our main downside, we are builders/tradies.

None of these new apartments or new homes being built everywhere, can cater for a first home buyer like me, that needs space for a work truck, trailer, separate car AND enough storage for all my tools needed on a daily basis.

What about all the other builders/tradies/truck drivers/ etc?? Where are the homes being built for us? Or are we not a part of this nation too?

A single house gets knocked down, and 6 units go up in its place. There are MAJOR subdivisions going in 10 minutes north on the motorway – why is the council not forcing developers to have to buy in these new areas first – where the infrastructure is new, and built for the intensification? There are suburbs and clear areas closer to all actual 'reliable' transport systems – Beach Haven is NOT a needed 'apartment' area.

This development is about making as much money for the developer as possible. They bought the land for \$5 million. Even if every single apartment was sold for a minimum of \$500,000 (which they wouldn't anyway!) then the developer gets \$20,500,000!!!! (Obviously this doesn't include the costs of actually building the units in the first place.)

But they are definitely not being built to provide quality homes for people in the neighbourhood, or people wanting to move into the neighbourhood.

The Kainga Ora development further down on Beach Haven Road has 70 dwellings on 10,093sqm, meanwhile this development proposes 81 dwellings on only 7,147sqm?

WHY do they need to be 3 stories high?

TRANSPORT

There are arguments saying that Beach Haven is the perfect community to commute to and from the city. Well it is not.

We have a substandard ferry service, that can not operate in bad weather, only operates for some parts of the day, and most current residents cannot afford.

This development would be at the longest end of any bus route coming into Beach Haven – and with the already increased numbers in the community due to Kainga Ora housing – the buses do NOT take 20 minutes into the city.

With the amount of stops that are taken between Beach Haven and the bottom of Onewa Road, if heading into the city – you are sorely mistaken.

Advertising this area as being a 20 minute trip at peak hour traffic when everyone else is on the roads also, is insanely false advertising.

When there is brand new bus lanes built for traffic along the motorway, why are we not trying to push developers to build apartments for commuters along these pathways, and leave these single zone areas for people to actually build a house on that they can utilize or actually need for the space??

I am currently helping pay for all these new bus lanes – however I have never used one – because I NEED to take my car everywhere for work, and 90% of the time, also take a trailer! Yes, I know NZ is trying to get everyone to buy hybrids and take the bus, and not use cars, but when NZ is a country filled with farmers and tradies etc – people are STILL GOING TO USE THEIR CARS.

The new mandate that goes with these new developments that they do not have to supply carparking – is worrying to the extreme.

Beach Havens roads are already taken up by multiple vehicles for housing, and to think that everyone moving into these apartments will bike to work is a joke.

Beach Haven is at the bottom of a hill no matter what direction you go, so there's not many that can have that as their option either.

There are also no dedicated cycle lanes in Beach Haven and with the increased traffic, the narrow roads will be even more lethal.

Cresta Ave, I agree, is one of the widest roads in Beach Haven.

HOWEVER, Beach Haven Road, that the tenants will have to get onto as their main entry and exit, is not.

The current roundabout at Beach Haven shops, barely works for the amount of traffic we have now – let alone another approx. 19% of people increasing traffic on that particular road.

Despite the claims of the developer's report, the increase in traffic will have a major impact. The submitted report about traffic flows was based on a survey taken on Tuesday 9 March 2021: Auckland moved from Level 3 to Level 2 on 7 March 2021, so many people were still working from home at this point.

I would suggest a new traffic survey, when kids are back in school, and people are back at work (not on holiday) to be done on the area.

This is NOT an easily accessible place, you can't live here easily without a car. Uber's to get anywhere from Beach Haven can get costly too!

INFRASTRUCTURE

I am worried about how this many apartments in this particular area will impact our current infrastructure.

A local drainlayer previously stated in our earlier submissions in opposition that all their "shit" needs to go somewhere. YES, we got a massive upgrade for this along Kaipatiki Road and up Eastern Park Parade – I am not disputing this. However this needed to be done well in advance of further loading people on top of people in our suburb.

It is the same with waste water, Watercare, electricity, rubbish collection.

SCHOOL AVAILABILITY

Has there been sufficient survey of which schools are within zone, and if they have the capabilities for an influx of pupils – if even half of these apartments end up with children living in them also?

I am friends with a deputy principal of a local school, and she has said they are already at capacity with the latest influx from the Kainga Ora development.

Extra classrooms have been added onto the school fields of many of the local schools, cutting down on space for children to actually play.

TECHNICAL/GEO TECH/INFRINGMENTS

I think there should be an updated full report on the geo-tech for the site.

I do not believe the existing report (told via our online forum regarding this project – has been checked by an engineer NOT associated with this project).

They said it is 'under-tested' for this many residences in one area – and this alone should require ALL reports to be redone to account for the actual size of this project.

The proposal is clearly not high-quality, neither for the new inhabitants nor the existing neighbours as, according to the paperwork supplied, it infringes zone restrictions, maximum 8m height restrictions (in some cases by as much as 3.2m) on multiple sides, infringes the 2.5m + 45° recession plane restrictions in multiple places, as well as yard setbacks, not meeting the minimum 40% required for the landscaped area and flouting noise and transport standards.

All these requirements are put in place for GOOD reasons and the infringements will impact SIGNIFICANTLY on those living there and nearby – the assessment that the impact will be less than minor is made by those who do not live nearby. Even the developer admits that

‘the proposal infringes the density, height, height in relation to boundary and yard standards’, so why is the Council even contemplating this proposal?

SOCIAL ISSUES

In direct comparison, similar blocks are being put into Northcote. The whole area there has been redesigned so that the blocks don't overlook neighbours and have wide streets between them and neighbouring dwellings. The new Northcote development has three new parks on top of the four existing ones which are to be upgraded, it also has upgraded streets, a new greenway being built and a new town centre in the offing. The intensification there has been planned and has huge amounts of public and private money poured into it.

Residents bordering this proposed Beach Haven development will have light blocked out, added noise, privacy issues, vermin and stench concerns from the large waste collection areas.

These dwellings are likely to be snapped up by landlords who will give little investment – let alone financial or social – in the area, and rented out. There has been no notification of whether these are earmarked for first home buyers, but looks to be a money grabbing exercise.

This is not a case of not wanting new people in our neighbourhood. Far from it. It is just that we want to be heard when we ask, why, when we already house people not wanted in other suburbs: we have the elderly, refugees, the mentally disabled, physically disabled, financially disabled, single families, gang members, are we requested to add more for intensification?

Also please note there are no Kainga Ora developments in Birkenhead, Takapuna, Devonport, Browns Bay, or Milford. There is one in Glenfield and the rest are in poor Northcote.

How many of these suburbs, closer to transport hubs, are being pushed to include 81 apartments on sections of land?

Beach Haven has already done its bit for intensification (not to mention the other, infill buildings that have been allowed to go in). The Council WILL turn Beach Haven into a ghetto if it enables yet more low cost, sub-standard, intensive housing to be shoe-horned in. Beach Haven is not a major shopping or commercial area, and its community facilities are very limited – this is not a centre but a very small outer suburb with a handful of minor shops and two roads coming into it. Unlike Northcote, or Birkenhead, or Glenfield, it does not have a supermarket. It has dairies and a few takeaways. It is approximately an hour's walk to the nearest supermarkets.

CONCLUSION

For the above reasons, the Council should not permit this development.

Changing the rules to suit developers is not right.

There are so many regulations that have not been met, which makes the whole development look like it is cutting corners.

The developer would still make a profit if they built even a quarter of what they are suggesting - dwellings that are of genuine quality and suit the need for intensification, but also first home buyers.

Every single statement above, comes from someone that has never protested anything, and has never challenged the status quo. Doesn't that say something about the people of this area? The group of us that are opposing this development are passionate about our community. However we have been misjudged by the media, mocked and all the keyboard warriors and armchair trolls do not understand why we feel the need to stand up and be heard.

Please listen to us, hear our voices. We already get called Beach 'Harlem'. Please don't make us "Ghetto City".

If Council gives way on all these regulations, what is next?

From: [Alastair Mackay](#)
To: [Unitary Plan](#)
Subject: Changes to 13 cresta Avenue beachhaven
Date: Thursday, 2 May 2024 7:56:06 pm

I strongly oppose the development of the above location . Go SOMEWHERE else.

25.1

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Jeb and Rochelle Warren
Date: Monday, 6 May 2024 10:46:08 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jeb and Rochelle Warren

Organisation name:

Agent's full name:

Email address: rochellekarenlee@gmail.com

Contact phone number:

Postal address:

rochellekarenlee@gmail.com

Beach Haven

AUckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Plan change 90

Property address: 13 Cresta and 96 Beach Haven 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? No

The reason for my or our views are:

we oppose the application to change to mixed housing urban zone from single housezone.

This opens up multiple housing development's and the current road into and out of the peninsula that these streets feed are already hard to navigate. there is already a need to stop and give way to on coming cars because Beach Haven road is to narrow to park and drive cars. Also the watercare infracstructure in the neighbourhood is not fit for purpose for a big development.

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

Submission date: 6 May 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 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 urbanplan@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/Ms/Ms/Ms/PC/PC
(Name)

KWOK FOUNG

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

Address for service of Submitter

37A BEACH HAVEN ROAD

Telephone:

Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 99 (Private)

Plan Change/Variation Name

13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

All

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)

Page 1 of 3

The reasons for my views are

Zoning is already in place for the area. Every resident is obliged to adhere to it. If precedence is made to allow rezoning it, every Tom Dick and Harry can and many will request similar changes. If exception is given to rezone it, every Tom Dick and Harry will be able to get exception and they will. Then why do we spend so much money on rezoning the city. What is the point of it if council do not follow their own rule.

Potentially there will be a steady stream of similar submissions. This will put unnecessary pressure on residents to spend unpaid time to respond to each submission.

This proposal will inevitably put more parking pressure on Beach Haven Road. Has anybody in the council been down to the stretch of Beach Haven road. Cars parked on both sides of the road make it impossible for two cars to pass each other even under the present zoning system. Ask AT bus drivers about it. Imagine what it will be like if the zoning is changed to allow more houses to be built in the area.

When the ferry services at the end of Beach Haven Road pick up, there will also be more traffic on this stretch of the "dead end" road. There is no alternative way to get to Cresta Avenue.

The second danger is accidents. Children running between park cars cannot be easily seen and similarly old people crossing the road will be affected. There are a lot of young people and retirees living in this area. Pedestrian crossings don't really work because the driver cannot see people appearing say between two parked vans close to the crossing. It is even more dangerous with the raised pedestrian crossings as driver has to focus on the ramp up to the crossing instead of looking out for pedestrian appearing between parked vans (vehicles)

Storm water may not be affected except for reduced soakage areas of high-density living area. The reduction of soakage area will increase storm water flow through existing storm water pipes. Are existing storm water pipes large enough to cope with the increase flow? Will the increase flow in the discharge areas over the cliffs cause more slips like when we had Gabriel storming over the area a couple of years ago?

Sewage. Water and electric city usage will definitely increase. Can existing underground "old" sewage system and water reticulation system cope with it? Are residents expected to cope with endless diggings around the neighborhood and placements of road cones to restrict traffic flow. There are electrical cables. Power poles, communication and fiber optic cables to be laid

- I support the specific provisions identified above
- I oppose the specific provisions identified above
- I wish to have the provisions identified above amended Yes No

The reasons for my views are:

See attached page 2 of 3

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

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

6/5/2024
 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.

Page 3 of 3

27.1

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Kimberley Anne Lind
Date: Wednesday, 8 May 2024 10:33:02 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kimberley Anne Lind

Organisation name:

Agent's full name:

Email address: kimberleymackaynz@gmail.com

Contact phone number: 0224797258

Postal address:
8 Cresta Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The request to change the unitary plan from Residential – Single House Zone Residential – Mixed Housing Urban Zone

Property address: 13 Cresta Avenue, 96 Beach Haven Road

Map or maps:

Other provisions:

Auckland Transport and Watercare - there are concerns around the infrastructure provisions. This needs to be addressed.

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

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

The reason for my or our views are:

If the request from the developers for the unitary plan to change to Residential – Mixed Housing Urban Zone, then they can build what they want. I don't trust that they will change their original plan for 80+, 3 story apartments and some parking. I am very concerned for the congestion in our street (traffic and parking) as well as waste water. We have a number of sporting events with Shepards Park, Tennis Club and Bowling Club on Cresta Avenue during weekends and week nights, that it is already at capacity with traffic. I would like to see if this has been considered in the developers plans? The residents have not been made aware of their intent. If they build 2-3 level buildings, this will cut out our morning sun to our side of the street and I also feel like it will disturb all our native birds in the area. Beach Haven has has so much construction with apartments going up along Rangatira Road and Beach Haven Road, it has disrupted so much of the street & Parking and

getting to and from Kindy and BH Primary School. I would be concerned if the unitary plan is changed in our zone and disappointed with council this this is approved.

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

28.1

Submission date: 8 May 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 99 (Private) - Cherylee Lonsdale
Date: Thursday, 9 May 2024 11:30:53 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cherylee Lonsdale

Organisation name: Hudson Associates

Agent's full name: John Hudson

Email address: john@hudsonassociates.co.nz

Contact phone number: 0275609530

Postal address:

PO Box 8823

Havelock North

Hastings 4130

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Proposed Private Plan Change 99

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

If the developer does what he says he will do, then I support the plan change. However, to have some surety that he will build what he says and not simply up-zone and on-sell, then he should apply for Resource Consent for his proposal at the same time as applying for a private plan change. Although this doesn't prevent him from selling or re-applying for higher density, it is a good faith gesture.

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

Details of amendments: Apply for Resource Consent for his proposal at the same time as applying for a private plan change

Submission date: 9 May 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 99 (Private) - Paige Louise Mekkelholt
Date: Friday, 10 May 2024 1:30:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paige Louise Mekkelholt

Organisation name:

Agent's full name: Paige Byfield

Email address: themekkelholts@gmail.com

Contact phone number:

Postal address:

Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Opposing the proposal to change the Auckland Unitary Plan at 13 Cresta Ave and 96 Beach Haven Rd

Property address: 13 Cresta Ave and 96 Beach Haven 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? No

The reason for my or our views are:

We do not have the local business, parking and general infrastructure to support this many apartments to be built. This change if approved will have a significant flow-on effect and I feel will negatively impact the morale of the community.

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

Submission date: 10 May 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 99 (Private) - Victoria Mowbray
Date: Friday, 10 May 2024 5:30:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Victoria Mowbray

Organisation name:

Agent's full name:

Email address: zoesaffy@gmail.com

Contact phone number:

Postal address:
21 Rangatira Road
Birkenhead
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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 have no issues with intensified housing as people need to live somewhere. My concern is with all the infill & intensive housing that has taken place in Beachhaven under the previous governments unthought through changes where there has been no consideration given to the impact this huge influx of new residents has had, with no improvements or changes to the already challenged infrastructure in the area. Roading a big one. Onewa Rd is now chaos. You cannot increase the base population without dealing with these issues. I have no doubt just as little thought has been given to stormwater, the covering or permeable ground to prevent flooding, schools etc. The fact that 3 story terraced townhouses are able to engulf existing bungalows is obscene, not to mention that most of these new dwellings are cheaply built with no parking. This means wide, safe roads have now become carparks. They are building ghettos. Not to mention the impact this has on local schools etc. No more consents should be given until these issues are addressed surely in the name of common sense and the consequences for the future.

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

Submission date: 10 May 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 99 (Private) - Elizabeth bell
Date: Friday, 10 May 2024 8:00:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth bell

Organisation name:

Agent's full name:

Email address: lilly.beech@gmail.com

Contact phone number:

Postal address:

82 paragon ave

Beachhaven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The change of zoning

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 land shouldn't be rezoned. There is already too many houses on this area with high density. Also there is not enough parking or public transport to support a change in zoning to allow 70 apartments.

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

Submission date: 10 May 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 99 (Private) - Mitchell Houlbrooke
Date: Friday, 10 May 2024 8:15:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mitchell Houlbrooke

Organisation name:

Agent's full name:

Email address: mitchellhoulbrooke@gmail.com

Contact phone number:

Postal address:
7/2 Rangitamiro Place
Hobsonville
Auckland 0616

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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:
This re-zoning will allow for much-needed housing in the area. Density in our central suburbs is a far better use of infrastructure than greenfields sprawl.

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

Details of amendments:

Submission date: 10 May 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 99 (Private) - Kim Mekkeholt
Date: Friday, 10 May 2024 8:30:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kim Mekkeholt

Organisation name:

Agent's full name:

Email address: k1mb0-m@hotmail.com

Contact phone number:

Postal address:

34c cresta ave

Beach haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Unitary plan 99

Property address:

Map or maps:

Other provisions:

Opposing change to Proposal to change housing zone

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 do not have the local business, parking and general infrastructure to support this many apartments to be built. This change if approved will have a significant flow-on effect and I feel will negatively impact the morale of the community. This will have negative effect on ferry schedules due to limited parking.

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

Submission date: 10 May 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 99 (Private) - Lauren Oneill
Date: Friday, 10 May 2024 9:45:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lauren Oneill

Organisation name:

Agent's full name:

Email address: laurenoneill44@gmail.com

Contact phone number:

Postal address:

Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Plan change

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The additional housing will put such stress on our current infrastructure and devalue the area

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

Submission date: 10 May 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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

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

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

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

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

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

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

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



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

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Josephine Hawke

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

Address for service of Submitter

Telephone:

Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 99 (Private)

Plan Change/Variation Name

13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

I oppose the above for the same reasoning as every other opposing persons

(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.

36.1

I wish to be heard in support of my submission

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

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

Jhawke

05/10/2024

Signature of Submitter

Date

(or person authorised to sign on behalf of submitter)

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Nina Pettersson-Fox
Date: Friday, 10 May 2024 10:30:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nina Pettersson-Fox

Organisation name:

Agent's full name:

Email address: ninapfox@gmail.com

Contact phone number:

Postal address:

0626

Beach Haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

The overall concept of multiple housing in an area that will not be able to cope. Infrastructure around is inadequate. Traffic and congestion will be an issue

Location of property means there is only on entry/exit point. Meaning an additional 70+ households will need to make their way in and out of an already congested area.

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

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

The reason for my or our views are:

Congestion and overpopulation

This development will be damaging for our community

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

Submission date: 10 May 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 99 (Private) - Thomas Flexton
Date: Saturday, 11 May 2024 2:15:34 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Thomas Flexton

Organisation name:

Agent's full name:

Email address: tom.flexton@gmail.com

Contact phone number:

Postal address:

0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I oppose increasing density in the beach haven area, for as long as there are no improvements to the transport network. Onewa road has too much traffic, and increasing housing density that deep into a suburban area will make things worse

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

Submission date: 11 May 2024

Attend a hearing

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

Declaration

38.1

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

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

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

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 99 (Private) - Cheryll Bicar
Date: Saturday, 11 May 2024 4:46:10 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cheryll Bicar

Organisation name:

Agent's full name:

Email address: chieyaun@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
PC 99 (Private):

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Keep unitary plan for 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

1. Changing it to PC99 will enable the development of much larger communities houses which would over load the existing infrastructure.

These people from the dwellings will be using existing facilities and infrastructure.

The area is already congested as it is and traffic is worsening every day.

Adding a dense community housing to an already dense community without any improvements to the roads

2. Approval of the plan might Pave way to similar request in the future and without changes to the

existing roads and infrastructure, this will affect the quality of life of the surrounding neighbourhood

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

39.1

Submission date: 11 May 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 99 (Private) - Alison lewis
Date: Saturday, 11 May 2024 7:00:47 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alison lewis
Organisation name:
Agent's full name:
Email address: alisonbonham@gmail.com
Contact phone number:
Postal address:
10 taynith place
Glenfield
Auckland 0629

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)
Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
All PC plan change
Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven
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:
Over crowding, public systems storm water and parking not supportive

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

Submission date: 11 May 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

| 40.1

Are you directly affected by an effect of the 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 99 (Private) - Sarah Blaney
Date: Saturday, 11 May 2024 8:00:46 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Blaney

Organisation name:

Agent's full name:

Email address: sarahmason60@gmail.com

Contact phone number:

Postal address:
0626

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
13 cresta avenue/96 beach haven raid

Property address: 13 cresta/96 beach haven 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? No

The reason for my or our views are:
Lack of infrastructure,

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

| 41.1

Submission date: 11 May 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 99 (Private) - Matt Pullin
Date: Saturday, 11 May 2024 10:00:47 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matt Pullin

Organisation name:

Agent's full name:

Email address: wrc323@gmail.com

Contact phone number:

Postal address:
36a wicklam lane
Greenhithe
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 cresta avenue and 96 beach haven 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? No

The reason for my or our views are:
Over intensification, infrastructure unable to cope and the dire impact on the local community from a traffic, social and sanitary perspective

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

Submission date: 11 May 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 99 (Private) - Paul
Date: Monday, 13 May 2024 12:30:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul

Organisation name:

Agent's full name:

Email address: paullmat@gmail.com

Contact phone number:

Postal address:

beach Haven Road

Beach Haven

Auckland 2626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Zoning Change

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

Against this submission of a zoning 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? No

The reason for my or our views are:

Beach haven infrastructure can not support this, right now i can't even get out of my driveway due to cars parked on each side of the road.

The waste water infrastructure can't support this, supporting documentation shows this.

Traffic is a complete nightmare already.

The issue here is there is no trust what the developer will done if this got changed, they tell people they are going to build 2 story but once it's changed they can goback to trying to add 100 apartments and 3 story high.

If they were to only build townhouses and had to stick to this and the land was only allows this i

would actually be ok but i am 100% against the 80 + apartment build they originally requested.

Due to a zoning change which allows them to build whatever they want this is why i am against it.

If you allow this zoning change then be prepared to change every single zone in Auckland for anyone that requests it as you will have now set a precedence

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

| 43.1

Submission date: 13 May 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 99 (Private) - Kathy Williams
Date: Monday, 13 May 2024 5:30:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kathy Williams

Organisation name:

Agent's full name:

Email address: sayhey07@hotmail.com

Contact phone number: 021777083

Postal address:
39B BeachHaven Rd
BeachHaven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Zone change.

Property address: 13 Cresta Avenue, BeachHaven

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:

An older area, cannot withstand the increase in this type of development.

This would set a precedent for other developments. We are coastal and do not have the infrastructure to absorb this. If you give permission to change the zoning, the developers can on sell. We pay rates and expect some protection. Please don't allow this to happen.

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

Submission date: 13 May 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 99 (Private) - Abbagail Head and Benjamin Collings
Date: Monday, 13 May 2024 8:00:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Abbagail Head and Benjamin Collings

Organisation name:

Agent's full name: Abbagail Head and Benjamin Collings

Email address: abbyhead94@outlook.com

Contact phone number:

Postal address:
94 Lauderdale Road
Birkdale
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The Plan Change request is not in accordance with sound resource management practice (clause 25(4)(c));

The Plan Change request would make the plan inconsistent with Part 5 - Standards, Policy Statements and Plans (clause 25(4)(d)).

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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:

1. Non-compliance with Regional Policy Statement Objectives:

Sustainable Management: The Regional Policy Statement promotes sustainable management of our natural and physical resources. The proposed development, requires significant upgrades to infrastructure which are currently insufficient. This situation could lead to overflows and inadequate service provision, which are counterproductive to sustainability principles.

Avoidance of Natural Hazards: Further, the policy aims to minimise the risks associated with natural hazards like flooding. The inadequate flood effects assessment provided raises concerns that the

development could increase flood risks for downstream properties, which is against these regional directives.

2. Conflict with District Plan Infrastructure Requirements:

Infrastructure Capacity and Development Sequencing: According to the District Plan, infrastructure must adequately support any new development. The plan change reveals a clear need for extensive upgrades to the existing water supply and wastewater systems to handle the proposed development. Moving forward without these upgrades would not only overburden the existing systems but also fail to comply with the District Plan's stipulations for development sequencing and infrastructure readiness.

3. Inadequate Stormwater Management:

Stormwater Runoff and Flooding: The stormwater management strategy for the proposed development is lacking in comprehensive modelling and fails to consider the full impact of increased flood risks in both pre- and post-development scenarios. This oversight could lead to increased environmental degradation and is inconsistent with the District Plan's rigorous standards for stormwater management, which are designed to protect water quality and manage stormwater sustainably.

Exclusion of Cyclone Gabrielle Data: The flood modelling supporting the plan change does not incorporate data from Cyclone Gabrielle, which occurred in 2023. This significant weather event brought unprecedented rainfall and severe flooding to the region, providing critical insights into the area's flood risks. By relying on outdated modelling that predates Cyclone Gabrielle, the assessment fails to accurately reflect the current flood hazards. This omission undermines the reliability of the proposed stormwater management and flood mitigation measures, as it does not account for the increased risk and impact demonstrated by this recent event. Including such data is essential to ensure a realistic evaluation of flood risks and the effectiveness of mitigation strategies.

4. Environmental Effects and Mitigation:

Insufficient Mitigation Measures: The proposed plan does not adequately address the adverse environmental impacts identified, particularly in relation to downstream flooding and the management of overland flow paths. The lack of robust mitigation measures contradicts both the Regional Policy Statement and the District Plan, which demand effective strategies to mitigate environmental impacts.

5. Sound Resource Management Practices:

Significant Infrastructure Constraints: The substantial infrastructure constraints, particularly with the wastewater network's inability to handle additional loads, demonstrate a disregard for sound resource management practices. Allowing the development to proceed without addressing these constraints could lead to increased environmental degradation and public health risks, which contradicts the principles of sound resource management that prioritize sustainability and environmental protection.

Insufficient Existing Resources: The proposed development's reliance on significant infrastructure upgrades highlights a lack of existing resources to support it. Advancing this plan change without ensuring that infrastructure can meet the increased demand fails to adhere to sound resource management practices, which emphasize the need for resource capacity to be established before development proceeds.

For these reasons, I strongly oppose the proposed zoning change. The plan change request not only fails to comply with the critical aspects of our regional and district planning frameworks but also demonstrates a concerning disregard for sustainable and sound resource management practices.

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

Submission date: 13 May 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 99 (Private) - James Markwick
Date: Monday, 13 May 2024 9:45:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James Markwick

Organisation name:

Agent's full name: James Markwick

Email address: james77@xtra.co.nz

Contact phone number:

Postal address:
9 Taurus crescent,
Beach Haven
Beach Haven 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Plan Change 99 and rezoning from Residential – Single House Zone" to "Residential – Mixed Housing Urban Zone"

* introduce a precinct to both sites which incorporates the Medium Density Residential Standards (MDRS) in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

Property address: 96 Beach Haven Road and 13 Cresta Avenue:

Map or maps:

Other provisions:

Zone changes

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

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

The reason for my or our views are:

Developer not stated how large a development or how many apartments could or would be built Impact and also no provision for parking needed With higher density houses sometimes under plan change 99 likely to impact the area as to parking If no restrictions Parking and impact of the local street residents for increased traffic etc Keep the character of the existing neighbourhood

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

Submission date: 13 May 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 99 (Private) - Carol and Bob Hamilton
Date: Tuesday, 14 May 2024 11:30:37 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carol and Bob Hamilton

Organisation name:

Agent's full name:

Email address: mayall65@gmail.com

Contact phone number:

Postal address:
32 Mayall Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Resource management practice (clause 25(4)(c)

Part 5 - Standards, Policy Statements and Plans (clause 25(4)(d)

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We have resided in Beach Haven since the early 1970s and witnessed significant development, some positive and some negative. Our community is exceptional, and Beach Haven Road holds a special place for us. However, changing the zoning in one area to allow high-rise buildings would be out of character with the existing surroundings and place pressure on existing infrastructure now and in the future and for this reason and the reasons identified below, we oppose the development.

Insufficient Parking Provision:

The proposed development offers 63 parking spaces for 80 apartments, potentially leading to a shortfall in parking availability. This discrepancy could result in an increased demand for on-street parking, which, despite current availability, could lead to parking congestion and affect the residential character of the neighborhood. Over time, as the area develops further or if parking

behaviors change, the shortage could exacerbate local traffic conditions and reduce the quality of life for existing residents.

Infrastructure Strain:

The existing road network may experience increased strain as traffic volumes grow. This could lead to longer term requirements for costly infrastructure upgrades, which may not have been fully considered in the planning stages. Overloading the existing infrastructure without immediate plans for enhancement could lead to deterioration in service levels and increased maintenance costs.

Potential for Overland Flow Path Obstruction:

Concerns about the overland flow path, particularly with alterations that might come with the development, could lead to issues with stormwater management. If not managed properly, modifications to the land could alter the natural drainage patterns, potentially increasing the risk of flooding, both on-site and in the surrounding areas, especially during severe weather events.

Stormwater Runoff and Flooding:

The stormwater management strategy for the proposed development relies on outdated models that do not include data from Cyclone Gabrielle, a significant weather event in 2023 that caused extraordinary rainfall and flooding. This oversight in the modeling process omits vital information necessary for understanding the area's flood risk. Consequently, the stormwater assessment does not accurately reflect the potential impacts of flooding. This deficiency could lead to further environmental degradation and fails to meet the District Plan's requirements for sustainable stormwater management and water quality protection.

Impact on Local Community and Environment:

The increase in density could affect the community dynamics, including increased noise, decreased privacy, and potential shadowing effects from new buildings, which may negatively impact the quality of life for existing residents. Furthermore, the development could strain local amenities and services, such as schools, parks, and emergency services, potentially leading to overcrowded facilities and decreased service quality.

Infrastructure Capacity and Development Sequencing:

The District Plan mandates that infrastructure must adequately support new development. The proposed rezoning reveals a need for substantial upgrades to the water supply and wastewater systems to handle the additional demand. Proceeding without these upgrades overburdens existing infrastructure and violates the District Plan's requirements for infrastructure capacity and development sequencing.

Insufficient Mitigation Measures:

The rezoning proposal lacks robust mitigation measures for the identified adverse environmental impacts, particularly concerning downstream flooding and overland flow paths. This deficiency contravenes both the Regional Policy Statement and the District Plan, which require effective strategies to mitigate environmental impacts.

Given these considerations and the proposal's failure to comply with both the Regional Policy Statement and the District Plan, we believe that proceeding with the rezoning and subsequent high-rise development without addressing these critical issues would be irresponsible and detrimental to the well-being of our community. We stand united in our opposition to ensure that Beach Haven retains its charm and remains a sustainable environment for current and future generations.

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

Submission date: 14 May 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 99 (Private) - Barbara Janis ROTHWELL
Date: Tuesday, 14 May 2024 5:45:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Barbara Janis ROTHWELL

Organisation name: N/A

Agent's full name: N/A

Email address: Janisnz2022@outlook.com

Contact phone number:

Postal address:
36/120 Beach Haven Road
Beach Haven
AUCKLAND 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The proposed Private Plan Change to rezone the above approx 7,147m² from Residential -Single house zone to Residential Mixed Housing Urban.

Also the new precedent to incorporate The Medium Density Residential Standards. section 77G(1) and 3A of the Resource Management Act 1991.

Property address: 13 Cresta Avenue and 96 Beach Haven Road Beach Haven

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 would like to suggest that the developer has a Resource consent application to be completed and made available to be viewed by the public along with Plan details of the developer's intention on what they have planned for this parcel of land. This would be required for over 3 dwellings anyway.

i am not convinced that the land can support the maximum number of dwellings that may be allowed under the current standards. Using the approx 7,147m², figure, supplied on the information, which may allow 25-80 dwellings, is probably not a fair or accurate assessment of the area to be developed as quite a large area comprises the entry ways from both Beach Haven Road and Cresta Avenue. There is also a substantial ditch running on the Cresta Avenue side along the whole length of the land which has probably helped with drainage for many years in this area and of that land.

With the already over development of this area and the stressed infrastructure I can see this being a problem, if that is filled to allow building it will not be stable for many a year and still be possibly undermined by the storm water needing somewhere to go.

i live in the apartments next to this proposed development and know that this change will be very hard on the ecosystem.

this area is not urban it is a suburb not equipped for urban living due to its position and the roads not planned or designed for major parked traffic from intense development.

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

48.1

Submission date: 14 May 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 99 (Private) - Geoffrey Wilding
Date: Tuesday, 14 May 2024 6:00:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoffrey Wilding

Organisation name:

Agent's full name: Geoffrey Wilding

Email address: wildigeoffrey@gmail.com

Contact phone number:

Postal address:
1/35 Beachhaven Road Beachhaven
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Plan to Change 99 Private-13 Cresta and 96 Beach Haven Road, Beach Haven.

Property address: 13 Cresta and 96 Beach Haven Road

Map or maps:

Other provisions:
Parking on public roads.

Do you support or oppose the provisions you have specified? I or we oppose the 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 room on the roads around the proposed 13 Cresta Ave 96 Beach Haven road for extra cars parked on road side for extra residents from this development.
This development will also overload our storm, waste water network, schools, resources ec.....
Beach Haven can not handle extra pressure on the Beach Haven community. I am against this devolvement and it will no positive effect on Beach Haven only negative.

Regards Geoffrey Wilding.

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

Submission date: 14 May 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 99 (Private) - Anna Lee Smith
Date: Tuesday, 14 May 2024 7:30:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anna Lee Smith

Organisation name:

Agent's full name:

Email address: nzannalee@gmail.com

Contact phone number:

Postal address:
1/17 Cresta Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
The rezone of Residential – Single House Zone to Residential – Mixed Housing Urban Zone

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
There is not enough infrastructure on Cresta Ave and Beach Haven Road to support the high number of dwellings proposed. The lack of carpark spaces available within the property will cause overcrowding of vehicles on the roads and those surrounding. The large number of dwellings will over-populate the area as well, it is zoned for residential - single housing and should stay that way.

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

Submission date: 14 May 2024

Attend a hearing

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

| 50.1

Declaration

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

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

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

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Helen Lesslie
Date: Wednesday, 15 May 2024 2:00:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen Lesslie

Organisation name:

Agent's full name: Helen Lesslie

Email address: helennorfolk@gmail.com

Contact phone number:

Postal address:
80 Paragon Avenue
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
rezone approximately 7,147m² of land, at 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven, from Residential – Single House Zone to Residential – Mixed Housing Urban Zone introduce a precinct to both sites which incorporates the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I oppose the rezoning of these properties for several compelling reasons:

1. Dangerous Narrow Road into Development: I lived at 92a Beach Haven Road from 2021 to 2022. The road outside this property, leading to Cresta Avenue, is perilously narrow, allowing only one car to pass at a time due to parked cars lining both sides, especially during mornings, afternoons, and weekends. Crossing this road is extremely hazardous as vehicles speed around the roundabout, and buses struggle to navigate through traffic congestion. Residents of Beach Haven are all too familiar with the frustration this road causes, and adding more traffic will only increase the danger.

2. Inadequate Infrastructure: During my time at 92a Beach Haven, our property experienced

sewage overflow four times within three months. This was due to blockages in the main sewage system, exacerbated by waste from local cafes and restaurants. The infrastructure clearly cannot support additional development without significant upgrades.

3. Car Parking Issues: Cresta Avenue, a dead-end road, serves the Birkenhead Football Club, Beach Haven Bowling Club, and Beach Haven Squash and Tennis Club. On weekends, the road is completely congested with parked cars. The growing membership of the Birkenhead Football Club will only worsen this situation. Additionally, the planned basketball court and proposed community marae will dramatically increase traffic and parking demands.

4. Single House Zone Integrity: Allowing this rezoning application sets a dangerous precedent for future developments, undermining the purpose of zoning regulations. A single house zone is not meant to accommodate 81 houses, 60, or even 40. Approving this application would be a gross deviation from the intended zoning restrictions.

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

Submission date: 15 May 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 99 (Private) - Keitha Turner
Date: Wednesday, 15 May 2024 3:00:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keitha Turner

Organisation name:

Agent's full name:

Email address: keitha@lamz.kiwi.nz

Contact phone number:

Postal address:
6 Wanganella Street
Birkenhead
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach have Road

Map or maps:

Other provisions:

rezone approximately 7,147m² of land, at 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven, from Residential – Single House Zone to Residential – Mixed Housing Urban Zone introduce a precinct to both sites which incorporates the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

Do you support or oppose the 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:

That the intensification in that area will be detrimental to the community.

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

Submission date: 15 May 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 99 (Private) - Alison Ann McGlashan
Date: Wednesday, 15 May 2024 3:46:10 pm
Attachments: [FD Beachhaven Submission AM.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alison Ann McGlashan

Organisation name:

Agent's full name:

Email address: annmcglashan@gmail.com

Contact phone number:

Postal address:
28 a Cresta Avenue
Beachhaven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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:
Please read my attached file.

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

53.1

Submission date: 15 May 2024

Supporting documents
FD Beachhaven Submission AM.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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I write in support of the Beachhaven community maintaining its unique role in providing a place for people to coexist and nurture our young, in a climate of genuine friendship, concern for others.

Beachhaven has found the balance of a place where families with children feel safe and supported by the thought and kindness of the people around them. Part of the nature of this community is its physical placement on the edge of an upper harbour coastline, with no through roads to other townships. It is quiet with a welcoming centre and at its core is the human approach of friendship.

It is very concerning that a company driven purely by fiscal gain can speak against the Council Unitary Plan and keep applying pressure on our community. The community has clearly stated the wishes of its people in a recent submission and hearing process to halt the planning of many high-rise units at 13 Cresta Ave and 96 Beach Haven Rd. Purely for their own monetary gain a further proposed alteration to Plan Change 99 retains the threat to our community of increased pressure on our fragile infrastructure. Our services are stretched as evidenced by the long repair and traffic disruption caused by hurricane Gabrielle. Our service roads are at present stretched with the sheer volume of cars on narrow roads with much road side parking. Our stormwater and waste water disposal systems require review and serious work to lift them from just meeting current needs to an efficient larger township status.

I strongly oppose any further approaches to swell and irreversibly alter this effective, quiet, supportive community that has at its heart first and foremost, a focus on nurturing its people.

I oppose Private Plan Change 99 and ask that Council refuse this application.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Keith Salmon
Date: Wednesday, 15 May 2024 10:45:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keith Salmon

Organisation name:

Agent's full name: Keith Salmon

Email address: kwsalmon@gmail.com

Contact phone number: 0212409414

Postal address:

7 Awanui St
Birkenhead
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The entire proposal

Property address: 96 Beach Haven Road and 13 Cresta Avenue:

Map or maps: The entire proposal

Other provisions:

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

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

The reason for my or our views are:

The city went through a long and expensive Unitary Plan process which designated enough high density land near transport zones to meet housing demand for the foreseeable future.

It is totally unacceptable for developers to buy up blocks of low density land and put the neighbourhood through the expense and stress of defending the agreed Unitary Plan.

Auckland Council should oppose any attempts by developers, central government or other agencies to override the democratic and legal processes that underlie the Unitary Plan.

I ask that the proposal should be rejected in its entirety and the properties should conform with the Unitary Plan.

If the Unitary Plan can be regularly undermined by government or developers, it undermines the

confidence that the population should have in legal planning processes.

In addition, additional intensification will see urban vegetation reduced to the disbenefit of the community.

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

54.1

Submission date: 15 May 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 99 (Private) - Mel and Max ChapmanGataua
Date: Thursday, 16 May 2024 7:30:35 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mel and Max ChapmanGataua

Organisation name:

Agent's full name:

Email address: melchapmangataua@gmail.com

Contact phone number:

Postal address:

3 Caram place

Birkenhead

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

PC 99

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:

Beach Haven is already high density and becoming very unsafe. My kids go to beach haven primary and we are members of the Birkenhead United football club. It is practically impossible to get my boys to football as it (we use Cresta now as all other parking/access points are completely jam packed). We do not need anymore high density housing in our area. It's ridiculous how much is being packed into our tiny little part of Auckland as it is. If this plan goes ahead it set a precedent for other developers trying to build unsuitable buildings in our area and there is already enough. The gangs in beach haven already have a huge presence m. They don't need further high density options down the track to grow a larger population. The school is becoming unsafe and is already at capacity. We don't have room for more. Please stop.

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

Submission date: 16 May 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 99 (Private) - Craig Stanton
Date: Thursday, 16 May 2024 7:30:36 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Craig Stanton

Organisation name:

Agent's full name:

Email address: 01.carrack.sniffs@icloud.com

Contact phone number:

Postal address:
81 Rosecamp Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: All of Beach Haven

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:

Turning Beach Haven into a suburb of apartment blocks is not the right way to solve the housing crisis. It is a way to line the pockets of the property developers, over stretch our infrastructure and forever change the character of the place.

Before building new houses with inadequate private and public transport options we need to build bike paths, improved bus and ferry options. Only then can you build 70+ homes without enough parking.

All this would be enough if the council were the ones suggesting the plan change, but for a developer to be denied planning permission and then ask to change the rules so they can go ahead and build anyway.. it's beyond words.

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

Submission date: 16 May 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 99 (Private) - Elisabeth Morgan-Reeve
Date: Thursday, 16 May 2024 8:00:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elisabeth Morgan-Reeve

Organisation name:

Agent's full name:

Email address: beth.morganreeve@gmail.com

Contact phone number: 02102997375

Postal address:

Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Plan Change 99 in its entirety.

Property address: 13 Cresta Ave Beach Haven and 96 Beach Haven Rd Beach Haven

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 Unitary Plan was adopted following a long and expensive process which included considerable public consultation. This plan earmarked enough high density land for intensification to meet Auckland's housing needs well into the future. For a developer to be able to influence a plan change for their own financial gain is abhorrent.

I strongly object to a developer knowingly purchasing land zoned Single Housing with the intention of intensive development and then expecting to change the rules by instigating a plan change to one of Mixed Housing Urban. This is profiteering at its worst and at the communities expense.

In 2023 the Auckland Council Hearing Commissioners resolved that this developer's resource application to build 72 apartments on this land was declined in its entirety. Those concerns still remain today; nothing has changed. The environment, the infrastructure, the community makeup etc are the same now as they were in 2023.

The applicant for Plan Change 99 says the redevelopment of the plan change area will enable intensive development and more efficient use of land adjoining a local centre and within walking distance to Beach Haven marina. The local shops are \$2 shops, a bakery, hairdresser, land agents, op shop. There is no supermarket and neither is there a petrol station. The Beach Haven “marina” is a terminal for one ferry at a time. According to the Merrimack-Webster dictionary a marina “is a dock or basin providing secure moorings for pleasure boats and often offering supply, repair, and other facilities”. The use of this word in this context is deceptive.

13 Cresta Avenue and 96 Beach Haven Rd are not on arterial roads. From the local shops down to the jetty it is a narrow road where cars need to give way to others as the road can become congested particularly at the weekends when activities at Shepherds Park are in full swing and parking is in high demand. Such large intensification of this particular piece of land would be to the detriment of the local community.

The infrastructure needed to support intensification of this land area will be very expensive and Council is already facing financial challenges (impacting on the rate payer) and with climate change, environmental degradation and ageing infrastructure these challenges will worsen.

I fear that this proposed plan change could set a precedent for further undermining of the Unitary Plan and impact on the communities trust in the process and in the law.

I strongly oppose Plan Change 99 and it must be declined in its entirety.

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

57.1

Submission date: 16 May 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

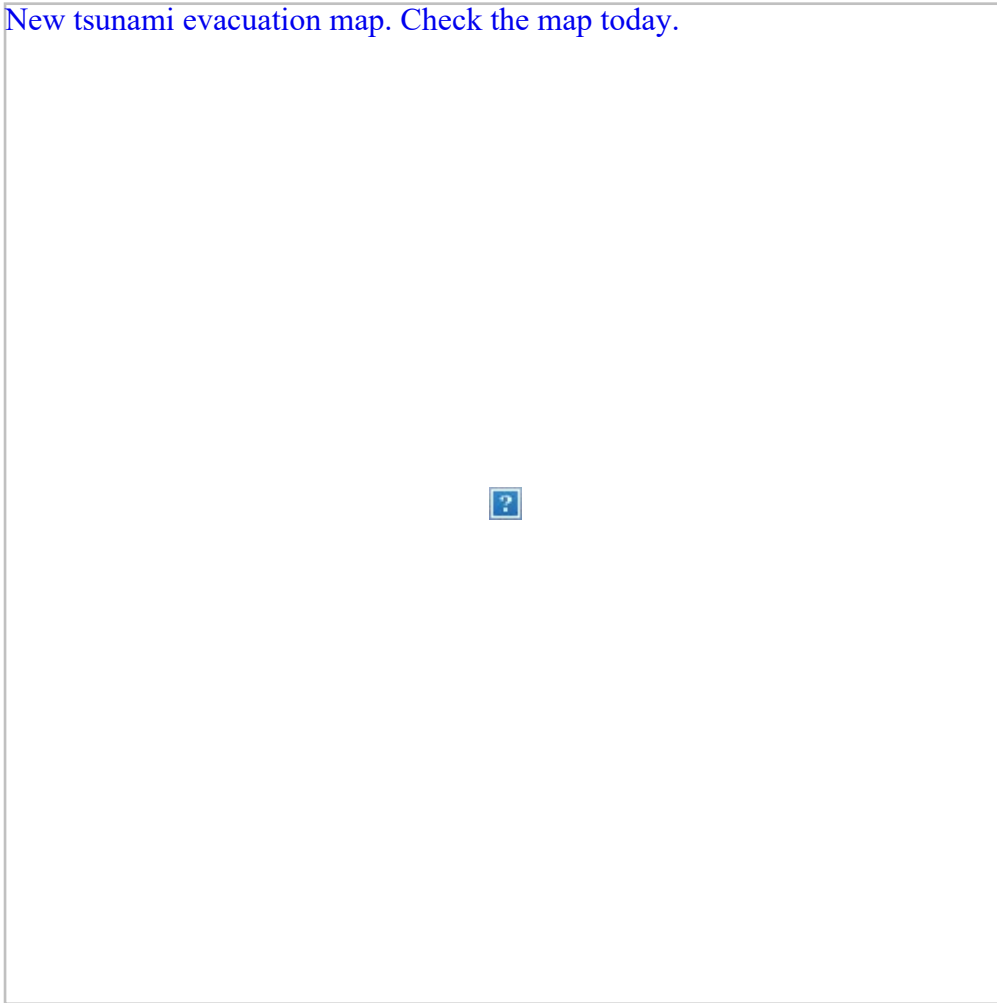
Are you directly affected by an effect of the subject matter of this submission that:

- 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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15 May 2024

Objection to Plan Change 99(Private) – 13 Cresta Avenue and 96 Beach Haven Road,
Beach Haven

I write in response to Therese Stickland of Auckland Council's letter of 12 April 2024.

A significant area of Beach Haven has already been designated as a Residential – Mixed Housing Urban Zone (MHU). There have already been a number of sites in the existing MHU zone that have been redeveloped to 3 storey multiple dwellings which appear to be in accordance with density standard of Part 2 Section 3A of the RMA. The effect on these developments has been noticeable, changing the character of Beach Haven for the worse. The increase in street parking has been particularly noticeable. As further sites in the existing MHU zones become redeveloped to the higher density standards, the available on-street parking will become overloaded.

Extensive on-street parking is already becoming a safety issue as drivers do not have a clear view of the footpath and berm in those areas where there are multiple vehicles parked and the drivers are therefore unable to see in advance if a person such as a child was about to cross the road. The pedestrians are conversely often unable to see the traffic before stepping onto the road.

Clear kerbside areas are required during refuse collection days for the 3 bins per household, spaced so that the rubbish truck mechanical grabs can effectively empty each bin. This reduces the available on-street parking. I note that the Commute parking survey was conducted on a Thursday evening which is a normal rubbish collection day and typically have lower number of vehicles parking on the road. In my experience numbers of vehicles parking on the adjacent roads are now higher than Commute claim. In addition, on-street parking is also at high capacity when there are events at Shepherd's Park

The submission recognises that there is a shortfall on the proposed development of 39 car parking spaces and they propose that on-street parking would be required for those 39 cars. As indicated above, on-street parking will become exhausted by the redevelopment of a small proportion of sites in the existing nearby MHU zone. There will be no capacity for the on-street parking of the proposal. Beach Haven is already at capacity for MHU areas now and further proposals for areas to be redesignated as MHU zoning should be rejected

I disagree with 1.6.2 of B&A memorandum. The streetscape will be detrimentally affected by the proposed development of the site. The streetscape would have an extra 39 cars parked to the detriment of the landscape, resulting in loss of amenity, if the proposed development was to be implemented.

The proposed development is for all intensive accommodation over the site and is not 'a wide range of housing typologies, including detached, terrace and low-rise apartments' as highlighted in the B&A memorandum that Mixed Housing should be. The proposal does not therefore meet MHU zone requirements and should be rejected on that basis alone, amongst others.

The existing site is predominantly pastureland. This provides bio-detention, bio-filtration and bio-retention. The proposal is for a largely impervious site. The site will generate stormwater pollution including from toxic run off from vehicles etc., but despite the proposal of filtration being installed, the water quality will be reduced and the volume of stormwater increased discharging to the sensitive harbour environment during 10% AEP event. The water quality will be further reduced, and water volume flow increased further compared to that existing with lower percentage AEP events, which are set to be more frequent due to climate change.

In summary I disagree with the proposed development and proposed rezoning of the site and ask that they be rejected.

58.1

Stephen Hogg

44 Rambler Crescent, Beach Haven,

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Catherine Reina Conrad
Date: Thursday, 16 May 2024 11:00:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Catherine Reina Conrad

Organisation name:

Agent's full name: Catherine Reina CONRAD

Email address: cathconrad@icloud.com

Contact phone number: 0274839989

Postal address:
45 Beach Haven Road
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Plan Change 99 (Private)

Property address: 13 Cresta Avenue, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We purchased our home in October 2023 under the notion under the Single House Zone with Auckland Council. BeachHaven Road itself is extremely busy now with the current residents and visitors that come through to use the parks, beach, ferry service and at times you can be waiting for 5 minutes for cars to transition through the road from one end to the other. I have lived in the area for 44 years and there has been a huge increase in builds in the area which are concerning in relation to the infrastructure. Would consent to townhouses to be built but not apartments.

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

Submission date: 16 May 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 99 (Private) - Sean Crawford
Date: Thursday, 16 May 2024 11:15:44 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sean Crawford

Organisation name:

Agent's full name:

Email address: c_s.crawford@live.com

Contact phone number:

Postal address:
 22 Rambler Cres Beach Haven
 Northcote
 Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
 Traffic Flow/Access To Beach Haven West

Property address: 13 Cresta Ave

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 have lived in Rambler Cres for 60+ Yrs (Family Built Home)And have seen Incredible Congestion of our Roads and Shopping Centre. Multiple Town Houses(Per section) are Marching Down Rangatira and Beach Haven Rds Like a Domino Effect as the Adjacent Owners Sell Up and Move Away Allowing Developers (like Tuakira Properties Etc)To Snap up Another (Family Property) for Multiple Housing Sites.The Main Rd To Ferrys/Shepherds Park/Tui Park From the Local Shop centre Round-about has Turned into a Gauntlet-Run Dodging Buses/Parked Cars/Tradies/Couriers /Locals etc when Heading-Out(Peak Times-Weekend Sports Days Are Worse) 13 Cresta Development(Access To Apartments) Will only Increase this Problem (Our Only Way In and Out Of The Area--Bring on Lake Rd Devonport!!!!).Seems To Me a case of Put-up Or Move-On (Boomer) Whilst The Developers Retire to there Life-Style Properties Out of Auckland No Doubt.

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

Submission date: 16 May 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 99 (Private) - meinita crerar baker
Date: Thursday, 16 May 2024 11:15:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: meinita crerar baker

Organisation name:

Agent's full name: meinita crerar baker

Email address: meinita_baker@hotmail.com

Contact phone number:

Postal address:
135 Rangatira road
Beach havend
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: cresta ave

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:

Traffic, with all the infill housing and the resulting on-road parking is at maximum as it is. We do not need more traffic, it is just about impossible to get out of your drive way at present on Rangatira road. Buses have to crawl past each other. The infrastructure is not suitable

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

Submission date: 16 May 2024

61.1

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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IN THE MATTER of the Resource
Management Act 1991
(**RMA**)

A N D

IN THE MATTER of a submission under
clause 6 of the First
Schedule to the RMA on
Private Plan Change 99:
13 Cresta Avenue and 96
Beach Haven Road

**SUBMISSION ON NOTIFIED PROPOSAL FOR PRIVATE PLAN CHANGE 99
TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART)**

To: Auckland Council

Name of submitter: Auckland Council
(contact: Craig Cairncross)

Address for service: 35 Albert Street
Private Bag 92300
Auckland 1142

INTRODUCTION

1. This is a submission on Private Plan Change 99: 13 Cresta Avenue and 96 Beach Haven Road (the **plan change**) to the Auckland Unitary Plan (Operative in Part) (**AUP**) by Beach Haven Apartments Limited (the **Applicant**).
2. This submission by Auckland Council is in its capacity as submitter (**ACS**).
3. ACS could not gain an advantage in trade competition through this submission.

THE SPECIFIC PROVISIONS OF THE PROPOSAL THE SUBMISSION RELATES TO

4. This submission relates to the plan change in its entirety and all provisions including:
 - a. the Beach Haven Precinct (the **Precinct**); and
 - b. the Auckland Unitary Plan Maps.

SUBMISSION

5. ACS opposes the plan change, unless the matters raised in this submission are addressed. Specifically, ACS opposes the following aspects of the plan change:
 - a. The lack of recognition of qualifying matters relating to wastewater infrastructure constraints that make higher density zoning and the application of the Medium Density Residential Standards inappropriate in the Precinct.
 - b. An inadequate assessment of the flood impacts on downstream properties.
 - c. The lack of plan provisions for MDRS enabled subdivision to enable control to be exercised over management of the effects of stormwater at the time of subdivision.

Medium Density Residential Standards

6. The plan change has incorporated the Medium Density Residential Standards (**MDRS**), as required under Section 77G of the RMA. The requirements set out in the MDRS may only be less enabling of development if a qualifying matter, as set out in section 77I, is present.
7. While the plan change incorporates the MDRS, as is required by section 77G of the RMA, it does not take into account the presence of qualifying matters. ACS consider that amendments are required to the precinct provisions to reflect the presence of qualifying matters. These matters relate to constraints in the bulk wastewater network.

Wastewater constraints

8. The Section 32 Assessment Report acknowledges that the land within the plan change is subject to the Infrastructure Water and/or Wastewater Constraint Control that was notified as part of Proposed Plan Change 78. The plan change provisions for the Precinct do not include this control and instead rely on an existing agreement with Watercare Services Limited (**Watercare**).

9. ACS understands that Watercare intends to file a submission addressing wastewater and water supply issues. For the purposes of its submission, ACS notes that the wastewater transmission network capacity constraints in the Beach Haven catchment are not anticipated to be resolved for up to 15 years, as investigations by Watercare are at an early stage.
10. The National Policy Statement on Urban Development (**NPS-UD**) and Auckland Regional Policy Statement (**RPS**) Chapters B2 and B3 of the AUP contain objectives and policies that place strong emphasis on the importance of ensuring the integration of infrastructure and land use planning. Section 75(3) of the RMA requires the plan change to “give effect to” these higher order provisions. This is a strong directive requiring the relevant objectives and policies to be implemented.¹ Examples of these provisions include:
- a) Objective 6 of the NPS-UD which requires local authority decisions on urban development that affect urban environments to be “*Integrated with infrastructure planning and funding decisions*”.
 - b) RPS provisions in chapters B2 and B3 that address the need for the integration of infrastructure provisions, planning and funding with land use, and the timely, efficient, and adequate provision of infrastructure, including objective B2.2.1(1); policy B2.2.2(7); objective B2.4.1(1A)² and (2)³; policies B2.4.2(4)(e)⁴, (5)(c)⁵ and (6); objective B3.2.1(5).
11. ACS considers that higher density and application of the MDRS, as provided for by the plan change, is inappropriate. This is due to the likely timeframe for upgrades to the wastewater transmission network serving the Beach Haven catchment. ACS considers that the proposed zoning and Precinct provisions are not the most appropriate to achieve the purpose of the RMA.

Stormwater management and flood effects

12. The Section 32 Assessment Report identifies that the plan change area is traversed by an overland flow path and that a desktop Flood Assessment has been provided.
13. ACS is concerned that there is insufficient assessment of the flood effects on downstream properties. Specifically, ACS is unable to ascertain from the information provided whether existing downstream flooding issues may be exacerbated by more intense development occurring within the plan change area. The impact of altered hydrological conditions, including the volume, frequency of

¹ *Environmental Defence Society Inc v New Zealand King Salmon Company Ltd* [2014] NZSC 38 at [77].

² As added by the decision on Plan Change 80

³ Amended by the decision on Plan Change 80

⁴ As amended by the decision on Plan Change 80

⁵ As amended by the decision on Plan Change 80

discharges and the extent of flood flow depths is not able to be determined with the necessary level of confidence. In the absence of this information, ACS does not support the plan change.

- 14. Without derogating from these concerns, ACS notes that as the plan change incorporates the MDRS, some forms of subdivision are classified as a controlled activity.⁶ There are no matters of control relating to the management of stormwater effects, however there is an assessment criterion relating to the management of stormwater effects.⁷ If the plan change is approved with the MDRS incorporated, the matters of control should be amended to enable consideration of the management of the effects of stormwater to align with the associated assessment criterion. This would be consistent with clause E38.12.1(7)(b) of the AUP, which applies to subdivision not associated with MDRS enabled development.

Minor error

- 15. While ACS seeks the plan change is declined, it has identified a minor error that should be corrected if the plan change is approved. This error relates to a reference to E88.8 under clause IXXX.7.2(c)(iii).

DECISION SOUGHT

- 16. ACS seeks the that the plan change is declined in its entirety, unless the matters raised in this submission are addressed. 62.1
- 17. In the alternative to the primary relief, ACS seeks the following decisions if the plan change is approved:
 - a. Amend the planning maps and/or add a plan to the Precinct to identify that the land within the plan change area is subject to a wastewater infrastructure constraint. 62.2
 - b. Amend the Precinct description to identify that there are capacity constraints in the bulk wastewater infrastructure network serving the Beach Haven catchment.
 - c. Amend the Precinct to add new objectives and policies to only enable subdivision and development where there is sufficient wastewater infrastructure capacity.

⁶ As is required under Schedule 3A to the RMA

⁷ IXXX.7.2(1)(c)(ii)

- d. Amend the MDRS provisions and all associated explanatory text in the Precinct, to recognise the presence of a qualifying matter, namely wastewater infrastructure capacity constraints.
- e. Amend IXXX.4.1 Activity Table to add a new rule classifying two or more dwellings per site as a restricted discretionary activity, due to wastewater infrastructure constraints.
- f. Amend IXXX.4.1 Activity Table to add a rule classifying subdivision as a restricted discretionary activity, due to wastewater infrastructure constraints.
- g. Add matters of discretion and assessment criteria for two or more dwellings per site and subdivision within the Precinct relating to wastewater infrastructure and servicing.
- h. Amend IXXX.9 Special information requirements to require all applications for two or more dwellings and subdivision to provide a Wastewater Infrastructure Capacity Assessment.

62.2
cont.

18. In addition to the alternative relief, ACS seeks the following decisions if the plan change is approved with the MDRS incorporated:
- i. Amend IXXX.7.1(1)(c) to read ‘the effects of infrastructure provision and management of effects of stormwater.’
 - j. Amend IXXX.7.2(c)(iii) to refer to ‘E38.8’ (not E88.8).
 - k. Amend IXXX.7.2(c)(iii) to list policy E38.8(22).
19. ACS seeks any other alternative or consequential relief to address the matters outlined in this submission.

62.3

APPEARANCES AT THE HEARING

- 20. ACS wishes to be heard in support of its submission.
- 21. If others make a similar submission, ACS will consider presenting a joint case with them at the hearing.

DATED 16 May 2024

On behalf of Auckland Council as submitter:



Craig Cairncross, Manager Central South (Acting), Plans and Places

Address for service:

Craig Cairncross
Email: craig.cairncross@aucklandcouncil.govt.nz
Telephone: 09 301 0101

Postal address:
Auckland Council
135 Albert Street
Private Bag 92300
Auckland 1142

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Geoffrey John Dawson
Date: Thursday, 16 May 2024 5:45:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoffrey John Dawson

Organisation name: N/A

Agent's full name: N/A

Email address: geoff@inaqua.co.nz

Contact phone number:

Postal address:
42 Rambler Crescent
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

I do not know the specific rules that this relates to but can state the general rule that my submission relates to and that is of traffic management. More later.

Property address: 13 Ave & 96 Beach Haven Road, Beach Haven

Map or maps: The entire Beach Haven point peninsula from the junction of Beach Haven & Rangatira Roads

Other provisions:

Traffic, parking

Do you support or oppose the provisions you have specified? I or we oppose the 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 peninsula surrounded by sea contains several hundred properties as Council will be aware served by a single access road with no alternative exit. Within this area this single no-exit road (Beach Haven Road from the junction with Rangatira Road) there are 3 other no exit roads - Cresta Avenue, Gazelle Avenue and Rambler Crescent. Since the Beach Haven ferry service has been instituted traffic entering and exiting the already congested section of Beach Haven Road has increased and further intensive development in Cresta Avenue is only going to increase the traffic trying to enter the peninsula from a 3 way roundabout that is already crowded and aggravated by traffic to and from the shops at this junction. There are many times where it is difficult to travel the section of road between the roundabout to Rambler Crescent and further due to cars parked on both sides of the road creating one-way traffic, a situation that can only worsen the congestion at

the roundabout. I stress again that there is a large community in the area which has 3 dead-end streets accessed from a single entry point containing several hundred houses and more residents together with traffic accessing the Tennis complex in Cresta and the Ferry wharf at the end of Beach Haven Road. Increased population is fine, increased traffic on the road is not. We do not need dozens more cars clogging up the access point particularly during rush hours when there is no alternative route.

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

63.1

Submission date: 16 May 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 99 (Private) - Harriet Bennett Allan
Date: Thursday, 16 May 2024 7:30:42 pm
Attachments: [Submission on application for Plan Change.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harriet Bennett Allan

Organisation name:

Agent's full name:

Email address: HAllan@actrix.co.nz

Contact phone number: 0284662754

Postal address:
65A Beach Haven Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The requested to permit the rezoning of 13 Cresta Avenue and 96 Beach Haven Road as Residential Mixed Housing Urban. And the request to introduce a precinct to these sections incorporating the Medium Density Residential Standards.

Property address: 13 Cresta Avenue and 96 Beach Haven 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? No

The reason for my or our views are:
See attachment for the reasons.

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

Submission date: 16 May 2024

Supporting documents
[Submission on application for Plan Change.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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Application for Proposed Rezoning at 96 Beach Haven Road and 13 Cresta Avenue, Beach Haven

Currently, it is unclear what the developer plans to build, so I am uneasy about letting this proposal through, especially as, in essence, granting his application would enable the developer to do whatever he wants regardless of the impact it may have on the immediate neighbours or wider community.

I am particularly concerned about several lines in the application (highlighted below), which I interpret as saying that, if the application is approved, the developer will be able to flout the rules without any public consultation:

Any application for resource consent for the construction and use of one, two or three dwellings listed in Activity Table IXXX.4.1(A1) above that does not comply with one or more of the following standards listed in IXXX.5(1)(a)-(h) will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991 . . .

Any application for resource consent for the construction and use of four or more residential units that comply with the density standards (IXXX.6.1.1) will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991 . . .

Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of: (

a) one, two or three dwellings that do not comply with one or more of the Standards listed in IXXX.5(1); or

(b) four or more dwellings that comply with all the Standards listed in IXXX.5(2).

In other words, the developer is indicating an intention either to build under three buildings that don't comply with regulations or else build more buildings than the current zoning allows for. This disregard for the interests and welfare of neighbours seems totally unreasonable. And its disregard for the Council's own regulations makes a mockery of having any standards at all.

Given the evident intent behind this, I am strongly opposed to granting any change in the zoning because I simply cannot trust the developer will build anything that will benefit the neighbourhood.

The uncertainty behind the new government's attitude to the MDRS and Plan 78 means we cannot currently assume anything for certain about future zoning. The urgency to rezone these sections is the developer's, but that doesn't mean it should be rushed through when so many things are still unsettled.

Obviously more accommodation is needed, but decent accommodation that is in keeping with and enhances the neighbourhood, without compromising the lifestyle of those living nearby.

Without knowing the developer's plans, there is no guarantee this would be a priority, and going on his previous application it is very likely not to be. The impact on parking, access, the natural environment and birdlife, infrastructure, including adequate sewerage, light to neighbouring houses, stormwater issues, minimal bus routes and roads in and out, the lack of major facilities (eg no library, main supermarket, major shops, etc), interrupting the skyline, among other things, cannot be properly judged when we don't know what is planned. And if this application goes through the community would have no say over protecting these things.

The property is primarily on Cresta Avenue, where the other properties are currently zoned Residential Mixed Housing Suburban and predominantly single to two-storey houses, stretching down to the wharf end on Beach Haven Road. The current zoning rules are sufficient in themselves to allow the development of medium-density living consistent for the area.

Conclusion

The Council is requested not to permit the rezoning of these sites as Residential Mixed Housing Urban. It is recommended that they be rezoned Residential Mixed Housing Suburban or remain Residential Single House.

64.1

The Council is requested to decline the introduction of a precinct incorporating the Medium Density Residential Standards.

64.2

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Charles Ronald Grinter
Date: Thursday, 16 May 2024 7:30:45 pm
Attachments: [Proposed Rezoning at 96 Beach Haven Road and 13 Cresta Avenue Beach Haven.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Charles Ronald Grinter

Organisation name:

Agent's full name:

Email address: charlesgrinter@gmail.com

Contact phone number: 022 0242 753

Postal address:
65A Beach Haven Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach Haven Road

Map or maps:

Other provisions:
Rezoning from Single House Zone to Residential Mixed Housing Urban
Introduction of a precinct to both sites which incorporates the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

Do you support or oppose the provisions you have specified? I or we oppose the 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 seek to have the two plots of land rezoned Residential Mixed Housing Suburban in keeping with the neighbouring properties on Cresta Avenue and most of the properties to the west of Rangatira Road. This would enable more intensive development than the Single Housing zone that is more in keeping with the surrounding neighbourhood. It will also place less strain on transport and water infrastructure in the area, both of which are close to peak capacity at present.

I am opposed to the introduction of a precinct which incorporates the Medium Density Residential Standards as effectively overriding rezoning. The developer is able to construct sufficient housing for the area and for their benefit without going beyond the constraints of Residential Mixed Housing Suburban zoning rules.

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

Details of amendments: Alteration of the change to Residential Mixed Housing Urban to Residential Mixed Housing Suburban and Decline the Introduction of a precinct incorporating the Medium Density Residential Standards.

Submission date: 16 May 2024

Supporting documents

Proposed Rezoning at 96 Beach Haven Road and 13 Cresta Avenue Beach Haven.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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Proposed Rezoning at 96 Beach Haven Road and 13 Cresta Avenue, Beach Haven ^{# 65}

Submission by Charles Grinter, 95A Beach Haven Road

Everyone acknowledges that more accommodation is needed, and that higher density is a necessary solution to the shortage of housing in Auckland. But that doesn't mean that the quality of life of existing residents should be unreasonably compromised and that development should occur without corresponding improvement of necessary infrastructure.

This proposal seeks to rezone the two properties at 96 Beach Haven Road and 13 Cresta Avenue from Residential Single House Zone to Residential Mixed Housing Urban. While this is consistent with the immediately neighbouring properties on Beach Haven Road, it is inconsistent with the neighbouring properties on Cresta Avenue and to the west on Beach Haven Road. Those properties are zoned Residential Mixed Housing Suburban. Rezoning 96 Beach Haven Road, which doesn't really count as Beach Haven Road as it is really a Cresta Avenue property connected to Beach Haven Road by a long narrow track, and 13 Cresta Avenue as Residential Mixed Housing Suburban would be more consistent with the single to two-storey houses on three sides and on the entire area beyond the wharf end roundabout the intersection of Beach Haven Road and Rangatira Street.

The zoning rules for Residential Mixed Housing Suburban are sufficient in themselves to allow the development of medium density living appropriate for the area and so we oppose the introduction of a precinct incorporating the Medium Density Residential Standards for these sites.

The character of the area and its infrastructure

Beach Haven is a pleasant and small community that is a suburban *cul-de-sac*, a destination beach suburb that is lightly served by schools, medical services, daycares, and shopping. The key word here is 'lightly'. There is one small Four Square supermarket at the intersection of Lancaster and Beach Haven Roads. There are no nearby library facilities and one older community hall and a smaller community centre that need much more investment and capacity if they are to provide adequately for what could be a 20% increase in the number of residential dwellings in the area to the west of the Rangatira Road and Beach Haven Road intersection. I am concerned about the difficulties of adequately provisioning life for the residents. The closest supermarkets are in Glenfield and Highbury, which are twenty to thirty minutes journeys by bus in off peak or an hour if one is walking. Beach Haven is not a major shopping or commercial area, and its community facilities are very limited; this is not a centre but a very small outer suburb with a handful of minor shops and two roads coming into it. Unlike Northcote, Birkenhead, or Glenfield, it does not have a supermarket. It does have superettes or dairies and a few takeaways.

The area might not be filled with well-heeled residents, but it is filled with well-feathered ones: among the native species there are ruru, tui, pīwakawka, waxeyes, heron, and shags, as well as many native lizards, insects and plants. The work of the Kaipatiki Project has done a lot to tackle weeds and to plant more native flora, and there are a number of nearby properties designated as Significant Ecological Areas. Intensification, with so much of the land built-up, rings the death knell to this important characteristic of the neighbourhood.

Beach Haven is lightly served by public transport and is not a transport hub. The ferry service operates only for part of the day and is too expensive for most residents at three times the cost of a bus. The bus routes service a large number of residential areas and consequently it takes a long time to get anywhere. Just to bus to Smales Farm can take 56 minutes. In the evenings, buses to and from Smales and the city are hourly and then two-hourly, before they cease altogether. This is not an

easily accessible suburb. You cannot live here easily without a car. Beach Haven Road ^{# 65} is already constricted at peak times and with a lot of parking east of Gazelle Road is effectively a one lane road, with the congestion that comes with that.

The development will add to the strain on the stormwater (a genuine concern in a time of climate change and something not well managed in this area). The two sections are identified in the reports as being prone to flooding and that has been an issue in 2023.

Likewise, there is inadequate Watercare capacity (including a bottle neck approximately 800m away from the subject site). Although Watercare are upgrading the network, Beach Haven has (as in other matters) been at the end of the queue when it comes to spending on such services, so confidence that this will happen in a timely or sufficient manner for this development is limited.

Conclusion

The Council is requested not to permit the rezoning of these sites as Residential Mixed Housing Urban. It is recommended that they be rezoned Residential Mixed Housing Suburban or remain Residential Single House.

The Council is requested to Decline the Introduction of a precinct incorporating the Medium Density Residential Standards.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Sarah Menzies
Date: Thursday, 16 May 2024 7:30:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Menzies

Organisation name:

Agent's full name: Sarah Menzies

Email address: s.menzies@actrix.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 96 Beach Haven Road and 13 Cresta Ave, Beach Haven

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 has no basis on which to allow this private plan change to proceed when Hearing Commissioners only last year declined resource application for 72 apartments on this same piece of land for reasons identified in expert evidence.

Auckland Council did not zone sites in Auckland as Mixed Housing Urban or higher under the Unitary Plan where it was evident that there would be detrimental effects on infrastructure and community. At the same time the Unitary Plan ensured that sufficient new housing would be provided (on appropriate) to meet Auckland's future needs.

The original zoning of the two sites in question as Single House Zone under the Unitary Plan was the result of an informed assessment of the sites. The land in question was zoned Single Housing when purchased by this developer. Despite this and despite knowing the range of reasons for objections to intensification, the developer is now applying to have the zoning changed to Mixed Housing Urban. This is when a hearing into intensification on this same site has already been held and, following it, the site confirmed as inappropriate for intensification for a host of reasons.

It is clear that developer profit is core to this private plan change, not the local or wider community interest. Please do not allow developers to undermine Council processes for their own profit at the wider community's expense in this way.

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

Submission date: 16 May 2024

66.1

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Cameron Mark Thorpe
Date: Thursday, 16 May 2024 8:45:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cameron Mark Thorpe

Organisation name:

Agent's full name:

Email address: cammthorpe@gmail.com

Contact phone number:

Postal address:
56 Rambler Crescent
Beachaven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Plan Change 99 (Private)

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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 is a ridiculously large development for the area. The developers will not provide sufficient car parking for the amount of people proposed to live there. Cars will end up parking all over the surrounding roads creating a traffic nuisance as we have already seen with new developments already completed. Beachaven has already seen a large number of infill housing developments and the surrounding roads are clogged with parked cars day and night. The infrastructure is not there to support this type of large scale development.

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

Submission date: 16 May 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Letitia Welsh
Date: Thursday, 16 May 2024 9:45:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Letitia Welsh

Organisation name: Bilney Lodge Properties Limited

Agent's full name:

Email address: letitiawelsh@gmail.com

Contact phone number: 021483682

Postal address:
85A Beach Haven Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I strongly oppose the proposed plan change at 13 Cresta Avenue in Beach Haven. This development would significantly exacerbate existing infrastructure deficiencies, already stretched to their limits. Authorities such as Water Care and Healthy Waters have raised serious concerns about stormwater management and flood risks. These concerns highlight the area's inability to support further development under current conditions.

It's crucial to highlight that the stormwater management modelling in the proposal relies on data up to 2021, which fails to represent the current hydrological and geological conditions. Notably, it overlooks the effects of Cyclone Gabrielle in 2023, which resulted in significant flooding and erosion in Beach Haven. This oversight risks underestimating future flooding and erosion. In response to the cyclone, Mayor Wayne Brown proposed increasing funding by \$20 million annually to boost storm response and strengthen infrastructure resilience, highlighting the need for improved infrastructure resilience.

Furthermore, the plan to rezone the area for higher-density housing will significantly increase the number of residents and vehicles, putting a strain on the already limited parking resources. The plan provides only 63 parking spaces for 80 apartments, creating a shortfall that exacerbates existing parking challenges. This reliance on on-street parking, without considering the cumulative impact of future developments, is unsustainable and will lead to increased congestion and higher accident risks. During weekends, the overlap with peak park usage will intensify these issues, as both residents and visitors will compete for the same scarce parking resources.

The plan change request for 13 Creta Avenue fails to adhere to sound resource management practices as stipulated under Clause 25(4)(c), which emphasizes sustainable and beneficial community resource management. The proposed rezoning overlooks crucial issues such as inadequate stormwater management, potential flooding risks, and insufficient parking, which are fundamental to ensuring a sustainable environment. The push for rezoning without addressing these significant concerns disregards the essence of sound resource management, which seeks to harmonize development with environmental and community needs.

In addition, the plan change request is inconsistent with Part 5 - Standards, Policy Statements, and Plans, as outlined in Clause 25(4)(d). This clause requires that any proposed changes align with existing standards and policies to support the overall strategic vision for development and infrastructure within the area. Rezoning the land prematurely, without addressing the existing infrastructure deficits, contradicts the principles set out in this clause. The proposal fails to consider the capacity of local utilities and the adequacy of stormwater systems, which have been identified as insufficient by authoritative bodies such as Water Care and Healthy Waters.

It is imperative that we preserve the integrity and character of Beach Haven by rejecting this premature and inappropriate rezoning proposal. This action will help ensure that development within our community is both sustainable and aligned with the long-term interests of its residents.

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

68.1

Submission date: 16 May 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

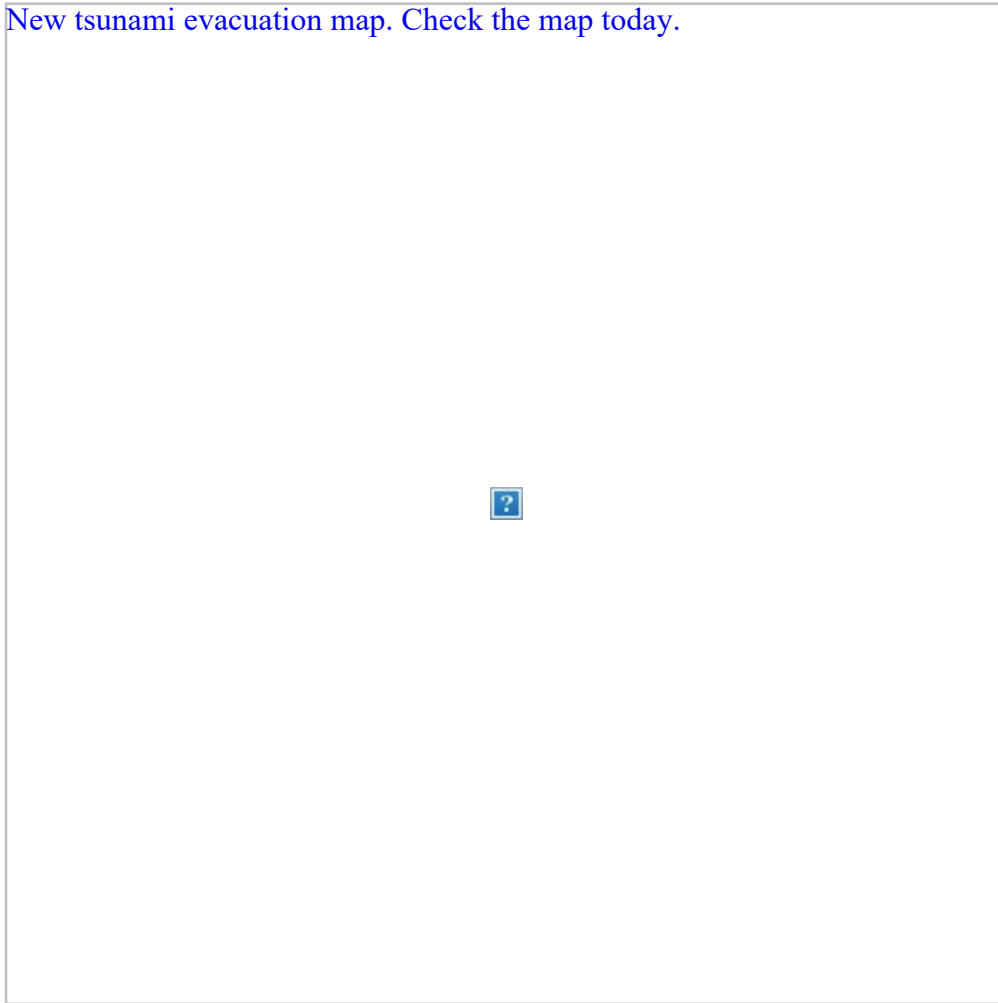
Are you directly affected by an effect of the subject matter of this submission that:

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

No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Eion Martin Bryant
Date: Friday, 17 May 2024 7:45:14 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eion Martin Bryant

Organisation name:

Agent's full name:

Email address: eion@eionbryant.com

Contact phone number:

Postal address:
21 Gazelle Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

The change from Residential – Single House Zone to Residential – Mixed Housing Urban Zone and the introduction of Medium Density Residential Standards

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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 neighbourhood has important natural resources that need protecting. The estuary, Tūi park and Shepherds Park are vital habitats for birds, fish etc. There is the potential for increased adverse effects to this natural resource from the overtaxing of infrastructure for sewage and stormwater. There is potential for considerable increase in domestic pets (cats) hunting in Shepherds park. The change would set a precedent for further intensive development within this neighbourhood and an increased effect on this important surrounding environment.

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

Submission date: 17 May 2024

Attend a hearing

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

Declaration

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

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

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

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Tarn Drake
Date: Friday, 17 May 2024 2:15:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tarn Drake

Organisation name:

Agent's full name: Tarn Drake

Email address: tarnmcc@hotmail.com

Contact phone number:

Postal address:

4B Gazelle Ave

Beach Haven

Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach Haven 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? No

The reason for my or our views are:

Oposing the proposal to change the Single House Zone to Residential – Mixed Housing Urban Zone in our coastal community is crucial for preserving the character and charm of our area. Such a shift could set a precedent for increased development, potentially altering the fabric of our community irreversibly. With ongoing urban development nearby, it's essential to maintain the balance and meet the demand for single housing, especially for families seeking stability and a sense of neighborhood cohesion. Protecting our coastal community ensures its continued appeal and sustains the quality of life we cherish.

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

Submission date: 17 May 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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**Submission on Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road,
Beach Haven by Daisy Kay**

To: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1010

I, Daisy Kay at the address for service set out above makes the following submission on Plan Change 99 to the Auckland Unitary Plan Operative in part (“AUP:OP”).

Background

- The purpose of the proposed plan change, as detailed in the document, is to enable a more intensive residential development in the vicinity of the Beach Haven Local Centre and the Beach Haven Ferry. The applicant, Beach Haven Road Apartments Limited, is seeking to change the zoning of two properties from Single House to Mixed Housing Urban (MHU) in the Auckland Unitary Plan: Operative in Part (AUP:OP). This change is intended to facilitate the construction of a higher density of residences, which, in general, aligns with the broader urban development strategy of Auckland. The application suggests the strategic location of the properties, being adjacent to local amenities and transport links, makes it suitable for this kind of development. The plan change also aims to provide for development that will have minimal adverse effects on the environment, urban design, transport, open space, community facilities, and infrastructure servicing.

The properties that are the subject of the proposed plan change are 13 Cresta Avenue and 96 Beach Haven Road. The total site area is approximately 7,147m². The site is adjacent to the local centre. no precinct or overlays apply although the site is subject to airspace restrictions due to Whenuapai Air Base.

Scope of Submission

My submission relates to the transport provisions of PC99.

1. I do not support PC99 in its notified form, and request the plan change be rejected.
2. The reasons for this are, PC99:

- a. Is contrary to the sustainable management of the natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
 - b. Will as proposed, impact significantly and adversely on the community and the ability of people to provide for their social, economic and cultural wellbeing.
3. I consider that there is insufficient infrastructure and services to support the development provided for under the plan change. In particular there is inadequate provision for vehicle parking associated with the development enabled by the plan change, there is currently insufficient street parking on Cresta Ave leading into Beach Haven Road, the road access and public transport services are already constrained and are currently inadequate to accommodate the increased demands the plan change will enable. This will result in an unsafe and further congested transport environment.
4. It will add pressure on local on street parking and public parking provided for the sports centre and recreation areas. It is likely, that the lack of on-site parking provided for by the Plan Change will encourage any residents/tenants in the development enabled by it to park in the nearby Beach Haven Sports Centre parking lot. During sporting events that frequent weekly in the local sports centre, Cresta Avenue and the sports centre parking lot are at full capacity restricting vehicle movement within the road.
5. I further consider an increase in dwellings within the area will increase stress on the already overloaded Onewa Road corridor as the existing bus transit system is only viable for downtown travel to the city centre.
6. Additionally, the frequency of the 966 bus is unreliable.
7. There is insufficient cycling infrastructure near the site to service the 72 bicycle parking spaces that have been proposed. Coupled with narrow roads and on street-parking, the lack of infrastructure to support cyclists raises concerns for safety including conflicts with vehicles and/or pedestrians.
8. I also note the closest supermarket to the site is Woolworths Glenfield which is not situated within reasonable walking distance, being approximately 4.3km from the site. It is acknowledged that there are nearby superettes in the local centre however these stores will be unable to sufficiently service the additional 72 dwellings that can be provided on the site as the applicants have identified (via PC99). Such density is better encouraged in other locations more able to support it (e.g. adjacent to supermarkets and well serviced transport routes).

9. Additionally, I contend PC99 will set a precedent for further high-density projects to be enabled in areas where the general existing infrastructure cannot sufficiently service. This is contrary to the Objectives and Policies of the AUP: OP, in particular but not limited to those identified below:

a. B2.4.1. [Objectives PC 80 (see Modifications)] (1) Residential intensification supports a quality compact urban form.

B2.4.2 Policies.... (6) **Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification** [author emphasis].

b. B3.3.1. Objectives (1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) **avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities** [author emphasis]; and € facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community

B3.3.2. Policies

.....

Integration of subdivision, use and development with transport

(5) Improve the integration of land use and transport by: (a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) **encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods** [author emphasis]; (c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes; (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network; (e) **enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system** [author emphasis]; and (f) **requiring activities adjacent to transport infrastructure to avoid, remedy or**

mitigate effects which may compromise the efficient and safe operation of such infrastructure [author emphasis];

....

c. E27.2. Objectives

(1) Land use and all modes of transport are integrated in a manner that enables:

(a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.

(4) The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone..... [author emphasis];

E27.3. Policies ... (3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support **all** of the following: **(a) the safe, efficient and effective operation of the transport network;** [author emphasis]; (b) the use of more sustainable transport options including public transport, cycling and walking; (c) the functional and operational requirements of activities; (d) the efficient use of land; (e) the recognition of different activities having different trip characteristics; and (f) the efficient use of on-street parking. [author emphasis]

10. Relief Sought

1. I seek the following decision from Auckland Council on PC99:

- a. That PC 99 be declined; or
- b. if PC99 is not declined, it should be amended to avoid adverse impacts on existing infrastructure and avoid adverse effects that will be generated or exacerbated by the development potentially enabled by the Plan Change, including Future Restricted Discretionary development to be required to address;
 - 1. transport and parking effects on transport corridors and in particular on Cresta Avenue and Beach Haven Road (including safety);
 - 2. impacts on other infrastructure, particularly stormwater, to avoid any adverse impacts on neighbouring properties and the local environment;

71.1

71.2

3. comply with a local area/precinct plan developed with Council and the Community that should provide, at a minimum, for: increasing access and facilities for frequent and more reliable public transport services; improving pedestrian and cycle safety within the road corridor; and for adequate parking on MHU zoned land that avoids adverse impacts on the existing capacity of the local area's public parking (including recreation).

71.2
cont.

2. I wish to be heard in support of this submission.
3. If others make a similar submission, I would be willing to consider presenting a joint case with them at hearing.



Daisy Kay

Dated this 17th day of May 2024



Submission on Proposed Plan Change 99 Auckland Unitary Plan (Operative in Part)

Clause 6 of First Schedule, Resource Management Act 1991

To: Auckland Council
Address: Private Bag 92300
Auckland 1142
Email: unitaryplan@aucklandcouncil.govt.nz

Submitter: New Zealand Defence Force
Contact Person: Rebecca Davies, Principal Statutory Planner

Address for Service: New Zealand Defence Force
C/- Tonkin + Taylor
PO Box 5271
Victoria Street West
Auckland 1142
Attention: Karen Baverstock

Phone: +64 21 445 482
Email: rebecca.davies@nzdf.mil.nz / kbaverstock@tonkintaylor.co.nz

Background

1. This is a submission on Proposed Private Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven ("PPC99").
2. The New Zealand Defence Force ("NZDF") operates the Royal New Zealand Air Force (RNZAF) Base Auckland at Whenuapai, located to the west of the PPC99 area. RNZAF Base Auckland is a significant Defence facility, of strategic importance regionally, nationally and internationally. Ensuring that this facility can continue to operate to meet Defence purposes under section 5 of the Defence Act 1990 is critical. Defence purposes include the defence of New Zealand, the provision of assistance to the civil power either in New Zealand or elsewhere in times of emergency, and the provision of public service when required. RNZAF Base Auckland is essential to achieving these purposes.
3. The location of the area subject to PPC99 (PPC area) is within Minister of Defence Designation 4311 "Whenuapai Airfield Approach and Departure Path Protection" (Designation 4311) which applies to the airspace in the vicinity of RNZAF Base Auckland. The purpose of the designation is "Defence purposes (as defined by section 5 of the Defence Act 1990) – protection of approach and departure paths".

4. Designation 4311 requires that no obstacle shall penetrate the approach and departure path obstacle limitation surfaces (OLS) (as shown on the planning maps and described in the designation) without the prior approval in writing of NZDF. Such obstacles present a significant safety risk for the operation of aircraft at RNZAF Base Auckland.
5. PPC99 proposes to zone the site Residential – Mixed Housing Urban Zone and apply the Medium Density Residential Standards. NZDF understands that PPC99 provides for a maximum total building height of up to 12m.
6. Across the PPC99 area, the separation distance between ground level and the OLS is approximately 51 – 59m. Accordingly, proposed permanent structure heights are unlikely to be an issue (although this is indicative only and should be surveyed). However, there is the potential for cranes, or other construction equipment, to be an issue during construction. NZDF wishes to highlight that any proposed intrusion into the OLS, including temporary intrusions required for construction equipment including cranes, will require prior written approval from NZDF in accordance with the requirements of Designation 4311. The applicant may also need to notify the Civil Aviation Authority (CAA) under Part 77 CAA Rules.
7. The impact to flight operations from unapproved crane use within the OLS is that it forces the closure of the RNZAF Base Auckland runway, which constrains the use of RNZAF Base Auckland. Whilst Designation 4311 should prevent this occurring, there have been many instances where NZDF has not been notified prior to the operation of cranes or erection of other temporary structures within the OLS. Incorporating provisions into the Precinct is therefore necessary to avoid risk to flight safety and operations, and will increase visibility and awareness of the OLS.
8. The objectives and policies in the Auckland Unitary Plan Regional Policy Statement (RPS) provide a strong policy direction for the protection of infrastructure. Policy B3.2.2(4) seeks to “avoid”, where practicable adverse effects on infrastructure in the first instance, or otherwise remedy or mitigate. Policy B3.2.2(5) seeks to “ensure” development “does not constrain” the operation and upgrading of existing infrastructure. PPC99 therefore needs to give effect to these objectives and policies by ensuring appropriate provisions are included in the AUP.
9. NZDF seeks an amendment to PPC99 to specifically reference the OLS and requirements in Designation 4311. The specific relief sought is set out in the attached table.

72.1

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

NZDF **wishes to be heard** in support of this submission.

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



Person authorised to sign
on behalf of New Zealand Defence Force

17 May 2024
Date _____

Point	Provision	Support/ Oppose	Reasons	Relief Sought
1	IXXX.1. Precinct Description	Oppose in part	<p>The proposed Precinct is subject to Designation 4311. Designation 4311 requires that no obstacle shall penetrate the approach and departure path obstacle limitation surfaces (OLS). Although the height of permanent structures is expected to be below the OLS, temporary construction structures such as cranes have the potential to penetrate the OLS and cause safety issues and require approval from NZDF and possible notification to the Civil Aviation Authority.</p> <p>PPC99 needs to give effect to the RPS objectives and policies by ensuring appropriate provisions are included in the AUP to protect this existing infrastructure.</p> <p>For clarity, NZDF considers that the existence of the designation and its requirements should be referenced in the Precinct chapter, including in the description.</p>	<p>Amend the Precinct chapter to reference Designation 4311 requirements.</p> <p>Amend IXXX.1 Precinct description to add a sentence referencing Designation 4311 (additions underlined):</p> <p>...</p> <p><u>The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without the prior approval in writing of the New Zealand Defence Force.</u></p>
2	IXXX.4. Activity table	Oppose in part	<p>The proposed Precinct is subject to Designation 4311. Designation 4311 requires that no obstacle shall penetrate the approach and departure path obstacle limitation surfaces (OLS). Although the height of permanent structures is expected to be below the OLS, temporary construction structures such as cranes have the potential to penetrate the OLS and cause safety issues and require approval from NZDF and possible notification to the Civil Aviation Authority.</p> <p>PPC99 needs to give effect to the RPS objectives and policies by ensuring appropriate provisions are included in the AUP to protect this existing infrastructure.</p> <p>For clarity, NZDF considers that the existence of the designation and its requirements should be referenced above the Activity table.</p>	<p>Amend IXXX. Activity table to add a sentence referencing Designation 4311 (additions underlined):</p> <p><u>Note 3</u></p> <p><u>The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without the prior approval in writing of the New Zealand Defence Force.</u></p>

72.2

72.3

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Airedale Property Trust
Date: Friday, 17 May 2024 3:46:03 pm
Attachments: [Airedale PC99 Submission_ctc.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Airedale Property Trust
Organisation name:
Agent's full name: Clare Covington
Email address: c.covington@harrisingrierson.com
Contact phone number: 0212888795
Postal address:
96 St Georges Bay Road
Parnell
Auckland 1052

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)
Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Precinct provisions as per the attached submission.
Property address: 98 Beach Haven Road
Map or maps:
Other provisions:
Refer to the attached submission
Do you support or oppose the provisions you have specified? I or we oppose the 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 to the attached submission

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

Details of amendments: Refer to the attached submission

Submission date: 17 May 2024

Supporting documents
Airedale PC99 Submission_ctc.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 A PUBLICLY NOTIFIED PROPOSED
POLICY STATEMENT OR PLAN**

Under Clause 6 of the First Schedule to the Resource Management Act 1991

TO Auckland Council

SUBMISSION ON PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

NAME OF SUBMITTER Airedale Property Trust

SUBMITTER ADDRESS C/- Harrison Grierson Consultants Limited
PO Box 5760, Victoria Street West
Auckland 1142
Attention: Clare Covington

APPLICANTS NAME Beach Haven Road Apartments Limited

APPLICANTS ADDRESS C/- Barker and Associates Ltd, PO Box 1986, Shortland Street, Auckland 1140.
Attention: Rachel Morgan/ Jess Parulian

Airedale Property Trust (APT) could not gain an advantage in trade competition through this submission.

SUBMISSION IN OPPOSITION IN PART TO THE FOLLOWING

This is a submission to oppose in part an application from Beach Haven Road Apartments Limited for a private plan change to rezone 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven to Residential- Mixed Housing Urban Zone with precinct provisions.

1. **The specific provisions of the proposal that my submission relates to are:**
 - The use of the Medium Density Residential Standards (MDRS) within the precinct plan given there is uncertainty surrounding the progress of PC78.
 - The potential adverse amenity effects for the APT neighbouring site at 98 Beach Haven Road, particularly loss of privacy and reduced security, that result from the change in zoning from Single Housing Zone to Residential- Mixed Housing Urban Zone.
 - The suitability of the existing access way to 96 Beach Haven Road for vehicle access.
2. **APT submission is:**
 - APT own and operate the site at 98 Beach Haven Road which has 7 single storey units purpose built for tenants with physical disabilities. These units were constructed in 2017 and therefore the site is unlikely to be redeveloped in the foreseeable future. Maintaining the tenant's amenity and security is of high importance for APT.

MDRS Standards

- The proposed plan change precinct plan incorporates the Medium Density Residential Standards of the RMA. This is opposed as this site currently is subject to a Qualifying Matter (infrastructure capacity restrictions) which means that MDRS does not apply. In addition, the MDRS provisions in PC78 are yet to become operative, and it is understood that there may be a government change in approach to their mandatory requirement which could mean these provisions are no longer applied under PC78. There is therefore a risk that inclusion of the MDRS provisions at this site would result in inconsistency and a greater development intensity than that applied on neighbouring sites.
- In addition, the inclusion of the MDRS notification provisions which preclude consideration of effects on neighbours from infringements of building height, building coverage and landscape

coverage is considered inappropriate given the potential adverse effects of these infringements on neighbours could be more than minor.

Amenity

- The upzoning of land from Residential Single House Zone to Mixed Housing Urban Zone (and MDRS precinct provisions) provides for buildings with increased bulk and dominance, up to 11m in height and with a greater height to boundary allowance. Given the low-rise nature of the APT site, APT are concerned that this will result in adverse privacy and overlooking effects from the higher intensity of development provided for. One way to address this could be the inclusion of specific height restrictions in proximity to the APT north site boundary such as a reduced maximum building height of 8m for a 10m setback and including a specific height in relation to boundary standard to this boundary which matches the current standard in the Residential-Mixed Housing Urban Zone (3m plus 45 degree recession plane).

Access Way

- The access way adjacent to the APT site which leads to 96 Beach Haven Road is narrow and has no passing bays making it unsuitable for high volumes of vehicular traffic. The previous development proposal for the site (which would be a scale of development anticipated under the proposed new zoning) converted this driveway into a pedestrian access. The proposed plan change does not indicate any restrictions on use of this driveway. Given the potential intensity of development provided for, a large volume of vehicle movements on this driveway could pose safety issues for residents accessing the APT site and potentially other road users due to the proximity to the roundabout and intersection with Rangatira Road. The Integrated Transport Assessment supporting the Plan Change refers to this driveway only be used for pedestrian access and states that "*lighting and low level landscaping will be provided for personal safety and appearance*". It is considered that the Plan Change precinct provisions should specify that this access can only be for pedestrians and that any pedestrian access design should incorporate CPTED principles and ensure lighting and security considerations are part of any application assessment to ensure security for pedestrians and neighbouring site residents.

3. APT seek the following decision from the local authority:

- a) Amend the precinct provisions to address the matters raised above, in particular:
 - Remove reference to the MDRS or ensure that these are only applied if PC78 becomes operative.
 - Reduce the maximum building height to 8m for a 10m setback adjacent to the APT site north boundary and include a specific height in relation to boundary standard for this boundary which matches the current standard in the Residential-Mixed Housing Urban Zone (3m plus 45 degree recession plane).
 - Include precinct provisions to restrict the existing driveway to the site from Beach Haven Road to only be used for pedestrian access and that any pedestrian access design should incorporate CPTED principles and ensure lighting and security considerations are part of any application assessment.
 - That Standard IXXX.6.1.2 Building height, Standard IXXX.6.1.5 Building coverage, Standard and IXXX.6.1.6 Landscaped area are removed from the matters which are precluded from notification and the need to obtain written approval from affected persons.

and

- b) Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of the submitter.

or

- c) Such other alternative relief to satisfy the concerns of the submitter.

4. Airedale Property Trust wish to be heard in support of this submission.

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

73.2



Signature:

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

Date: 17 May 2024

Address for Service of Submitter:

Harrison Grierson Consultants Limited
PO Box 5760, Victoria Street West
Auckland 1142

Telephone: 0212888795

Email: c.covington@harrisingrierson.com

Contact Person: Clare Covington, Planning Consultant on behalf of Airedale Property Trust

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Paul Heiplik
Date: Friday, 17 May 2024 5:01:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Heiplik

Organisation name:

Agent's full name:

Email address: pal@heiplik.com

Contact phone number:

Postal address:

9 Cresta Ave
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

1. rezone approximately 7,147m² of land, at 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven, from Residential – Single House Zone to Residential – Mixed Housing Urban Zone
2. introduce a precinct to both sites which incorporates the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991.

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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:

Barker and Associates and Da-Silva Builders (I assume are now called Beach Haven Road Apartments Limited) have already attempted a higher density development on this land and the Council denied this last year.

I see no reason for a rezoning change to now enable this development. The points against this development successfully raised last year still stand.

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

Submission date: 17 May 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 99 (Private) - Elizabeth Hurley
Date: Friday, 17 May 2024 5:15:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth Hurley

Organisation name:

Agent's full name:

Email address: ehurley@xtra.co.nz

Contact phone number:

Postal address:
19 Rambler Crescent
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach Haven 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 appose the submission for a unitary plan change on the following basis.

A development of this scale will have a significant impact on the local community.

The local schools are already at capacity with pre-fab classrooms needed to accommodate demand.

There have been several projects of infill housing already completed, and there are more in the process of completion that have already had an impact on local and wider infrastructure.

There are issues with traffic congestion that relate to the already housing projects that have been completed.

If this application for a unitary plan was successful it would have a negative effect on existing

residents as there are no guarantees a change of design would happen, e.g. a less intensified development. It would give the current developer the right to change the plans or sell to another developer who could take advantage of the plan change. The current owner purchased the property with the knowledge of the current plan. To have such an extreme change would be an imbalance in the local community.

I believe the change of this unitary plan does not incorporate the balance of needs, infrastructure, local social community, inclusive planning and substantial development.

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

Submission date: 17 May 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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17th May 2024

Objection to Plan Change 99(Private)-Cresta Avenue and 96 Beach Haven Road,
Beach Haven.

I am responding to Therese Strickland's Auckland Council letter dated 12th April 2024 regarding the above.

A development of this nature, size and intensity in Beach Haven with just blocks of flats 3 stories' high with no individual dwellings, little notable green space and inadequate parking for residents and visitors, will have a negative impact on our local area. The proposed development is for intensive accommodation over the site and is not a wide range of housing, which would need to include having detached, terraced and low-rise apartments as highlighted in the B&A memorandum that Mixed Housing should be.

The safety of residents would be comprised if this proposed intense development went ahead. Extensive on-street parking is becoming a safety issue as drivers do not have a clear view of the footpath and berm in those areas where multiple vehicles are parked and drivers are unable to see if a people e.g. families with children, want to cross the road. Pedestrians would have more difficulty seeing oncoming bikes, scooters, motorbikes and cars before stepping out onto the road. I disagree with 1.6.2 of B&A memorandum. affected by the proposed development of the site. There would be an extra 39 cars parked to the detriment of the landscape, resulting in loss of amenity, if the proposed development was to be accepted.

Beach Haven already has recently had an excessive amount of development and intensification that have been designated as a Residential -Mixed Housing Urban Zone (MHU) which have negatively impacted on this small part of the North Shore.

Currently the existing site is grassland and a natural living space to absorb rain water runoff. The proposed new development will generate stormwater pollution including from toxic run off from vehicles etc. Even though there is a proposed filtration being installed, the water quality will be reduced and the volume of stormwater increased discharging to the sensitive harbour environment during 10% AEP event (which happens more regularly in this global warming climate.

To conclude, I disagree with the proposed development and proposed rezoning of this site and ask that it be rejected.

76.1

Thank you for considering my submission.

Regards,

Frances Hogg,
44 Rambler Crescent,
Beach Haven,

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Crispin Robertson
Date: Friday, 17 May 2024 5:30:18 pm
Attachments: [Submission.pdf](#)
[Run Off \(1\).pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Crispin Robertson

Organisation name:

Agent's full name:

Email address: crispinrobo@gmail.com

Contact phone number: 0225063399

Postal address:
29 Cresta Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
The change in zoning to Mixed Hosing Urban

Property address: 13 Cresta Avenue and 96 Beach Haven 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:
Depending on proposed plans I would be more comfortable with Mixed Housing Suburban Zone

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

Details of amendments: Potentially change the zoning to Mixed Housing Suburban Zone (due to density and building height)

Submission date: 17 May 2024

Supporting documents
Submission.pdf

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

Opposition to Plan Change 99 - 13 Cresta Avenue and 96 Beach Haven Rd

Potential Height of the buildings

The proposed zoning allows 3-storey dwellings.

This is an unusual site as it is surrounded on all 4 sides by residential properties. Most developments are on a road on at least one side. In terms of precedent the Kainga Ora apartments in beach haven have very little impact on the surrounding properties as it only has non-KO properties on one boundary.

The topography of the land means that the development is set higher than much of the surrounding properties, particularly the northern end of the site.

Properties on the southern boundary will lose all sunlight for most of the day, and properties on the eastern and western boundaries will lose sunlight for half of the day.

When the apartments were built on 120 Beach Haven Road (adjoining the site) there wasn't a significant impact on surrounding properties as the property is adjoining Shepherds park and the site of the proposed development, additionally, they are set lower than this site.

Reduction in permeable area

This site is a significant permeable site for the area, covering a large proportion of this with concrete and buildings will have a big effect on water flows, groundwater, watercourses and properties that are at a lower level surrounding the properties.

Site Runoff/Stormwater

During heavy rainfall, there are overland flows that are not documented in the council GIS on the northeastern corner (see attached photographic evidence). This affects 29 Cresta Avenue and the apartments on 120 Cresta avenue. This also flows into the watercourse which contains native fish. See the attached photos I do have a video of this too.

Environmental Impact

The runoff during and post-development is likely to enter the stream that runs through 29 and 29a Cresta avenue, this stream does contain native fish and also hasn't been tested for Inanga. The stormwater runoff eventually goes into the estuary at the bottom of Cresta ave, additional flows will have an environmental impact on the salt marshes at the bottom of this street.

Schools

Likely any development would attract people with families, Beach Haven primary is at capacity.

Geotechnical

The geotechnical report only seems to be for single dwellings, not for multi-storey development, so we don't know the impact on surrounding properties, also underground water, stability etc.

Traffic/Parking/Access

Anyone living after the roundabout on Beach haven road (heading west), knows that this is a significant bottleneck.

During the weekend and training nights, particularly during the football season (Birkenhad Football club is the biggest on the north shore and 2nd biggest in Auckland), Cresta Avenue and the squash/tennis club is full of cars. I would be surprised if the development doesn't bring at least 80 additional cars to the street.

Cresta avenue generally is the main access for a bowls club, squash club, tennis club, potential Marae and 50% of the football traffic, adding more cars and traffic would be problematic for access.

Personal Impact

Our property at 29 Cresta avenue will be dominated by the height of a permitted building. Also, we are most at risk of stormwater runoff damage to our property, and damage to bush and healthy waterways. We are at risk of slips as we are on a steep section with a watercourse.

Sewage

I'd be surprised if the current pumping station and pipe infrastructure will be able to handle an additional 81 dwellings in Cresta Avenue.

Runoff during rain (happens during most storms)



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Simon Richard Taylor
Date: Friday, 17 May 2024 5:30:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Simon Richard Taylor

Organisation name:

Agent's full name:

Email address: simontaylor@outlook.co.nz

Contact phone number: 0273543209

Postal address:
2/23 Cresta Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Unitary Plan / Zoning

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed rezoning from Residential – Single House Zone to Residential – Mixed Housing Urban Zone goes against the already agreed Auckland Unitary Plan.

The site and location is not all suitable for a Mixed Housing Urban Zone or a precinct to both sites which incorporates the Medium Density Residential Standards.

It goes against the sensible planning for locating dense housing near transport hubs, urban centres, commerce, work and entertainment precincts, and normal amenities.

Beach Haven has no real work, commerce or entertainment zones, not even a supermarket or gym, it's almost completely residential. Most people who live here, work and shop elsewhere, and to do that, the only real option for the majority is personal car.

Biking requires cycling on roads that have no bike lanes or bike friendly infrastructure, and then a 130 metre hill climb up the North Shore ridge - I actually commute and enjoy it, but there's only about ten of us in the entire area that seem to do this, out of some 11,000 people living in the area.

Using the bus is about the longest slowest way of moving about due to the poor management of always clogged up Onewa Road. I can bike to Takapuna in 25 minutes, whereas the bus is closer to 40 minutes on a good day.

And then driving is choked on the very few roads in and out of Beach Haven / Birkdale.

The development is out of place, places too much burden and stress on the area, will clog Cresta Ave and Beach Haven Road with a massive increase in on-street parking, and just push more people into cars as almost everybody here has to leave the area for work, shopping and recreation. The proposed plan should be declined.

Would be happy and accepting with a lower density development of maybe two story townhouses with adequate off-street parking for residents, but not the type of dense housing the proposed changes would allow.

Beach Haven is not an urban centre like Takapuna, Albany, New Lynn etc where such density and development suits the Unitary Plan. Its an end-of-the-road almost entirely residential suburb.

I wish the developers all the best, and hope they eventually get to develop it in a sensible fitting manner.

Thanks,
Simon

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

78.1

Submission date: 17 May 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.

[New tsunami evacuation map. Check the map today.](#)



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Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council

SUBMISSION ON: Plan Change 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road

FROM: Watercare Services Limited

ADDRESS FOR SERVICE: planchanges@water.co.nz

DATE: 17th May 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 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.

¹ Local Government (Auckland Council) Act 2009, s58.

2. SUBMISSION

General

- 2.1. This is a submission on a private plan change requested by Beach Haven Road Apartments Limited ("Applicants") to the Auckland Unitary Plan (Operative in Part) (AUP OP) that was publicly notified on 18 April 2024 ("Plan Change 99").
- 2.2. Plan Change 99 applies to approximately 7,147m² of land comprised of two properties located at 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven ("Plan Change Area"). Plan Change 99 seeks to rezone the Plan Change Area from Residential - Single House Zone to Residential Mixed Housing Urban Zone and also proposes a new precinct that applies to the land to be included in the AUP OP and known as the Beach Haven Precinct.
- 2.3. The purpose of Plan Change 99 is to enable greater density of land close to the Beach Haven Local Centre and public transport.²
- 2.4. The Residential - Single House zone permits one dwelling per site and, apart from permitting conversion of an existing dwelling into two dwellings and the addition of a minor dwelling, more than one dwelling on a site is a non-complying activity. Subdivision of the 7,147m² of land under the current zoning could generate up to eleven sites and therefore up to eleven dwellings (one per site) (under the rules in Chapter E38 of the AUP OP).
- 2.5. The proposed Beach Haven Precinct provisions included with Plan Change 99 provide for up to three dwellings per site as a permitted activity, and subdivision accompanied by a land use consent application for up to three dwellings as a controlled activity. This would enable subdivision of the Plan Change Area into 23 lots as a controlled activity. With each site being able to accommodate 3 dwellings as a permitted activity this would enable the development of 71 dwellings.
- 2.6. Applications for controlled activities cannot be declined consent by Council, and any application for consent will be processed without the need for public or limited notification as outlined in Rule C1.13 of the AUP OP unless there are special circumstances.
- 2.7. In 2021, the proposal by the Applicant to develop 75-100, 3-4 bedroom units on the Plan Change Area was reviewed by Watercare and it was found that the local downstream wastewater network had sufficient capacity for the proposal, but that the local water supply network in the Beach Haven area required an upgrade to enable the proposed development. It was noted in a letter dated 17 June 2021 that the timing of development is critical and that Watercare would need to assess any future upgrade requirements in more detail when the resource consent was applied for. Watercare's letter of 26 January 2024 noted that the bulk wastewater network within the Beach Haven catchment is significantly constrained due to capacity issues within the existing Transmission (bulk) network where there are already a number of wastewater overflow events occurring without the level of intensification anticipated by the upzoning enabled under proposed Plan Change 78 within the Beach Haven catchment that the land subject to Plan Change 99 is part of. Watercare recommended the Applicant apply for an assessment of the bulk network capacity under a Development Consultation prior to

² Section 4.2 of the Section 32 Assessment Report

notification of the Plan Change and advised that should Council decide to accept the Plan Change, Watercare reserved its right to make a submission.

- 2.8. The purpose of Watercare's submission is to ensure that the effects of the development enabled by Plan Change 99 on Watercare's existing and planned water and wastewater network are appropriately considered and managed in accordance with the Resource Management Act 1991(RMA).
- 2.9. 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 (FDS), 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 AUP OP and the National Policy Statement on Urban Development 2020 (updated in May 2022) (NPS UD) which (among other matters) requires Auckland Council as a Tier 1 local authority to ensure that at any one time there is sufficient development capacity to meet expected demand for housing and business land over the short term, medium term, and long term³.
- 2.10. For the reasons set out below, Watercare **opposes** Plan Change 99.
- 2.11. Any infrastructure delivery dates provided in this submission below are forecast dates only and therefore subject to change.

Specific parts of the Plan Change

- 2.12. Watercare's submission in opposition to Plan Change 99 relates to the Plan Change in its entirety.
- 2.13. Without limiting the generality of [2.12] above, the specific parts of Plan Change 99 that Watercare has a particular interest in are:
- a) the level of development enabled under Plan Change 99 and actual and potential effects on Watercare's existing and planned water and wastewater network; and
 - b) the absence of proposed Precinct provisions addressing the need to consider bulk water supply and wastewater infrastructure capacity.

Proposed Plan Change 78

- 1.1. Proposed Plan Change 78 (PC 78) responds to the NPS UD and the requirements of the RMA. Auckland Council is required to, amongst other things, incorporate the Medium Density Residential Standards (MDRS) in relevant residential zones and identify qualifying matters to reduce the level of development enabled by the MDRS in areas where full intensification is not appropriate. PC 78 was

³ National Policy Statement on Urban Development 202 (May 2022) Policy 2.

notified on 18 August 2022 and hearings are expected to be ongoing, with the timeframe for a decision having been extended by the Government in March 2024.

- 1.2. As part of PC 78, Watercare assisted Council in identifying sites subject to water and/or wastewater servicing constraints in the medium to long term (as defined in the NPS UD) and these sites were identified as being subject to a qualifying matter under section 77I(j) of the RMA. This is discussed in detail in Auckland Council's section 32 evaluation report for PC 78. The Water and Wastewater Servicing Constraints qualifying matter is included in PC 78 as an additional layer/new control on the AUP OP planning maps.
- 1.3. PC 78 identifies the Plan Change Area as being rezoned to the Residential - Mixed Housing Urban Zone, but also identifies the Plan Change Area as being subject to the Infrastructure Water and/or Wastewater Constraint Control. The section 32 report for PC 78 (Water and Wastewater Servicing Constraints) identifies Beach Haven as having Wastewater bulk infrastructure capacity issues and identifies the Watercare Asset Management Plan projects and the timeframe for delivery to address this constraint as Kahika Rising Main Extension 2027, Kahika Pump Station Upgrades 2027, and Beach Haven Diversion 2030.⁴
- 1.4. Under PC 78, development of two or more dwellings per site, and any subdivision, in the Plan Change Area is a restricted discretionary activity, given the whole of the Plan Change Area is subject to the Infrastructure – Water and/or Wastewater Constraints Control.
- 1.5. The proposed Beach Haven Precinct provisions incorporate the MDRS, with supporting documentation from the applicant setting out that Plan Change 99 must incorporate the MDRS. The resource consent requirements provided by the Infrastructure – Water and Wastewater Constraints Control have not been carried through into the proposed precinct provisions. The section 32 report notes that this is because the applicant has an agreement with Watercare to address this matter.⁵ However, as outlined in the letter from Watercare dated 26 January 2024, there is no evidence that there is sufficient bulk wastewater capacity to accommodate the proposed development.
- 1.6. It is the absence of the reference to the resource consent requirements from PC 78 relating to the Infrastructure – Water and Wastewater Constraints Control that Watercare is particularly concerned about as granting Plan Change 99 will enable a level of development that could result in an increased risk of untreated wastewater overflows into the environment.
- 1.7. In addition, the government has signalled changes are likely to the MDRS⁶ and the outcome of PC 78 is also uncertain.

Earlier Proposals

- 1.8. In 2021 Watercare reviewed a proposal to develop 75-100, 3-4 bedroom units on the Plan Change Area and found that the local downstream wastewater network had sufficient capacity for the proposal at that time however the local water supply network required an upgrade to enable the proposed

⁴ Proposed Plan Change 78: Section 32 Report Water and Wastewater Servicing Constraints at Attachment 2.

⁵ Section 5.1.4 of the Section 32 Assessment Report

⁶ [Election 2023: National proposes significant change to historic bipartisan housing policy | Newshub National's Going for Housing Growth Plan](#)

development. Subsequent to this an infrastructure Funding Agreement was signed on 29 November 2021 to contribute to the local water supply network upgrade required to enable the development.

- 1.9. Subsequently, a letter addressing the application for Plan Change 99 dated 26th January 2024 was prepared by Watercare. It stated there are a number of projects identified in Watercare's Asset Management Plan, all of which need to be constructed and operational before the existing capacity constraints will be fully addressed in the Beach Haven catchment. At the time PC 78 was notified, these projects were expected to be completed and all constraints remediated by 2030. The letter further recommends the Applicant apply to Watercare for an assessment of the bulk network capacity prior to the notification of the Plan Change. To Watercare's knowledge this did not happen.

Precinct Provisions

- 1.10. Under the AUP OP, the activity status provided in a precinct rule takes precedence over the activity status set in the zone (Rule C1.6). Therefore, if the rezoning to the Residential Mixed Housing Urban Zone requested is to be granted Watercare requests changes to the precinct provisions in order to ensure that subdivision and development of the land is coordinated with the provision of local and bulk water and wastewater infrastructure.
- 1.11. For consistency with PC 78 as notified, Watercare seeks the following amendments (as set out in Attachment 1) to the Precinct provisions:
- a) Amendment to the precinct description with inclusion of new text that outlines that the provision of more capacity in relation to the water supply and wastewater infrastructure that serves the wider area is an essential component for enabling the development of the precinct to the density sought under the Plan Change. It needs to be recognised that the upgrades required to deliver the improvements to the capacity of the infrastructure are dependent on work being undertaken outside the precinct and therefore out of the control of the applicant.
 - b) Amendments to the precinct objectives with the addition of a new objective 3 which enables development when there is adequate capacity in the water supply and wastewater network to service the development or subdivision.
 - c) Amendment to include new policy 6 to support the new objective and requiring subdivision and development to be coordinated with the provision and capacity of bulk infrastructure.
 - d) Amendments to Table 1XXX.4.1 Activity
 - a. Delete Note 2 as it is not required as it is not proposed that up to three dwellings is retained as a permitted activity.
 - b. Amend the activity status of (A1) and (A2) to restricted discretionary activity or include a new rule (A2A) that requires new dwellings that do not comply with the new rule IXXX.6.1.10 to obtain resource consent as a restricted discretionary activity.
 - c. Include a new activity (A6A) that requires development that does not comply with the new rule IXXX.6.1.10 to obtain resource consent as a restricted discretionary activity.

- d. Delete activity (A8) for subdivision accompanied by a land use consent application for up to three dwellings as a controlled activity, as a consequence of deleting Note 2 and it has a similar function and activity status as rule IXXX.4.1 (A7). Rule IXXX.4.1 (A8) also allows the applicant to submit an application for land use consent but not have a decision on it and then proceed to subdivision, i.e., they don't need to be in accordance with one another. There are also no vacant lot subdivision rules included in the proposed precinct provisions, presumably Chapter E38 would apply in this instance, therefore it would be useful for the applicant to clarify this in the precinct provisions.
- e) Amendments to IXXX.6 Standards include new standard IXXX.6.1.10 Water and Wastewater which requires all subdivision or development within the precinct being able to be serviced by a publicly available functioning bulk wastewater network and water supply network with sufficient capacity to service the precinct.
- f) Amendments to IXXX.6.2.1 and IXXX.6.2.2 standards for controlled activities to include a new standard requiring controlled activities to comply with the new standard IXXX.6.1.10.
- g) Amendments to remove IXXX.6.2.3 Standards for controlled activity as rule IXXX.4.1(A8) is deleted.
- h) Amendments to IXXX.7.1 Matters of control and IXXX.7.2 Assessment criteria to include new matters of control and assessment criteria for controlled activities addressing adequate provision and capacity of infrastructure.
- i) Amendments to IXXX.8.1 Matters of discretion and IXXX.8.2 Assessment criteria to include new matters of discretion and assessment criteria for restricted discretionary activities addressing provision and capacity of infrastructure, and where not what mitigation is proposed.
- j) Consequential changes to numbering and cross referencing in the precinct provisions.

2. DECISION SOUGHT

- 2.1. Watercare opposes Plan Change 99 as currently proposed by the Applicant and seeks that Plan Change 99 is declined unless it is amended as outlined in this submission (refer Attachment 1) or similar amendments to ensure there is a process established that requires subdivision and development enabled under Plan Change 99 to show that there is adequate capacity in the water and wastewater bulk supply network to service development that is proposed, or adequate mitigation proposed that would offset the effects of the development on the bulk water and wastewater network.

79.1

3. HEARING

- 3.1. Watercare wishes to be heard in support of its submission.

17th May 2024

Mark Iszard

Mark Iszard
Head of Major Developments
Watercare Services Limited

Address for Service:
Amber Taylor
Development Planning Lead
Watercare Services Limited
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ATTACHMENT 1

IXXX. Beach Haven Precinct

IXXX.1 Precinct Description

The purpose of the Beach Haven precinct is to incorporate the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act 1991.

The Beach Haven precinct applies to a 0.7147ha site located immediately to the north of the Beach Haven Local Centre. The zoning of the land within this precinct is Residential – Mixed Housing Urban. The outcomes anticipated in the precinct correspond to the Residential Mixed Housing Urban zone with the Medium Density Residential Standards incorporated, and the provisions apply except to the extent the density standards are incorporated.

The provision of adequate capacity in terms of the water supply and wastewater infrastructure servicing the precinct is essential to achieving the planned level of development. Upgrades to water supply and wastewater infrastructure located outside of the precinct boundaries are required to avoid, remedy or mitigate adverse impacts on the environment and on the level of service provided to those connected to the infrastructure both inside and outside the precinct.

IXXX.2 Objectives

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to –
 - (a) housing needs and demands; and
 - (b) the neighbourhood's planned urban built character, including three-storey buildings.

(3) Development and subdivision is enabled where it can be serviced by the water supply and wastewater networks to manage adverse effects.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

IXXX.3 Policies

- (1) Enable a variety of housing types with a mix of densities within the zone, including three storey attached and detached dwellings, and low-rise apartments.
- (2) Apply the MDRS across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as

historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).

(3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

(4) Enable housing to be designed to meet the day-to-day needs of residents.

(5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

Water Supply and Wastewater Infrastructure

(6) Require subdivision and development to be coordinated with the provision of bulk water supply or bulk wastewater networks with adequate capacity to service the proposed development.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

IXXX.4 Activity table

All relevant overlay, Auckland-wide and zone activities apply in this precinct unless specified below at IXXX.4(1) or Table IXXX.4.1.

(1) H5.4.1(A5) The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.

Table IXXX.4.1 specifies the activity status of activities in the IXXX Beach Haven Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991.

Note 1

All applications for subdivision consent are subject to section 106 of the RMA.

Note 2

~~Where a subdivision application is accompanied by a land use consent application for up to three dwellings, that land use consent application must be an application for a certificate of compliance.~~

Table IXXX.4.1 Activity Table

Activity		Activity Status
Use		
(A1)	Up to three dwellings on a site	P
(A2)	The conversion of a principal dwelling into a maximum	P

	of three dwellings	
(A2A)	<u>Any new or converted dwelling that does not comply with standard IXXX.6.1.10</u>	<u>RD</u>
Development		
(A3)	The construction of one or more dwellings on a site that do not comply with one or more Standards IXXX.6.1.1 to IXXX.6.1.910 inclusive	RD
(A4)	Accessory buildings	P
(A5)	Internal and external alterations to buildings	P
(A6)	Additions to an existing dwelling	P
(A6A)	<u>Any development that does not comply with standard IXXX.6.1.10</u>	<u>RD</u>
Subdivision		
(A7)	Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct	C
(A8)	Subdivision accompanied by a land use consent application for up to three dwellings	C
(A9)	Subdivision around existing buildings and development that complies with the relevant overlay, Auckland-wide and zone rules	C
(A10)	Any subdivision listed above not meeting IXXX.6.2 Subdivision Standards	RD
(A11)	Any subdivision listed above not meeting General	D

	Standards E38.6.2 to E38.6.6 inclusive	
(A12)	Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D

IXXX.5 Notification

(1) Any application for resource consent for the construction and use of one, two or three dwellings listed in Activity Table IXXX.4.1(A1) above that does not comply with one or more of the following standards listed in IXXX.5(1)(a)-(h) will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.,

- (a) Standard IXXX.6.1.2 Building height;
- (b) Standard IXXX.6.1.3 Height in relation to boundary;
- (c) Standard IXXX.6.1.4 Yards;
- (d) Standard IXXX.6.1.5 Building coverage;
- (e) Standard IXXX.6.1.6 Landscaped area;
- (f) Standard IXXX.6.1.7 Outlook space (per unit);
- (g) Standard IXXX.6.1.8 Outdoor living space (per unit); and
- (h) Standard IXXX.6.1.9 Windows to street.

(2) Any application for resource consent for the construction and use of four or more residential units that comply with the density standards (IXXX.6.1.1) will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (a) Standard IXXX.6.1.2 Building height;
- (b) Standard IXXX.6.1.3 Height in relation to boundary;
- (c) Standard IXXX.6.1.4 Yards;
- (d) Standard IXXX.6.1.5 Building coverage;
- (e) Standard IXXX.6.1.6 Landscaped area;
- (f) Standard IXXX.6.1.7 Outlook space (per unit);

(g) Standard IXXX.6.1.8 Outdoor living space (per unit);

(h) Standard IXXX.6.1.9 Windows to street.

(3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:

(a) one, two or three dwellings that do not comply with one or more of the Standards listed in IXXX.5(1); or

(b) four or more dwellings that comply with all the Standards listed in IXXX.5(2).

(4) Any application for a resource consent which is listed in IXXX.5(1), IXXX.5(2), or IXXX.5(3) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

IXXX.6 Standards

(1) Unless specified in Standard IXXX.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities in the IXXX Beach Haven precinct.

(2) The following zone standards do not apply to activities IXXX.4.1(A1), (A2), (A4), (A5) and (A6) listed in Activity Table IXXX.4.1 above:

(a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;

(b) H5.6.6 Alternative height in relation to boundary;

(c) H5.6.4 Building height;

(d) H5.6.5 Height in relation to boundary (except standards in H.5.6.5(2), (3) and (4) and (7) apply in the IXXX Beach Haven precinct);

(e) H5.6.8 Yards;

(f) H5.6.10 Building coverage;

(g) H5.6.11 Landscaped area;

(h) H5.6.12 Outlook space;

(i) H5.6.14 Outdoor living space;

(3) The activities listed as a permitted activity in Activity Table IXXX.4.1 must comply with permitted activity standards IXXX.6.1.1 to IXXX.6.1.910.

(4) Any activities listed as a controlled activity in Activity Table IXXX.4.1 must comply with controlled activity standards IXXX.6.2.

IXXX.6.1.1 Number of dwellings per site

(1) There must be no more than three dwellings per site....

IXXX.6.1.10 Water and Wastewater

Purpose:

To ensure the bulk wastewater and potable water infrastructure has capacity to service the development of the Beach Haven Precinct

(1) All subdivision and / or development within the Precinct must be able to be serviced by a publicly available functioning bulk wastewater network and water supply network with sufficient capacity to service the precinct.

IXXX.6.2 Standards for controlled activities

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

IXXX.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

(1) Any subdivision relating to an approved land use consent must comply with that land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

(3) No vacant sites are created.

(4) Any subdivision must comply with standard IXXX.6.1.10.

IXXX.6.2.2 Subdivision around existing buildings and development

(1) Prior to subdivision occurring, all development must meet the following:

(a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or

(b) Be in accordance with an approved land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

(3) No vacant sites are created.

(4) Any subdivision must comply with standard IXXX.6.1.10.

~~IXXX.6.2.3 Subdivision accompanied by a land use consent application for up to three dwellings~~

~~(1) The subdivision and land use consent applications relate to a vacant site;~~

~~(2) The subdivision and land use consent applications must be determined concurrently;~~

~~(3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.1.1 to IXXX.6.1.9; and~~

~~(4) No vacant sites are created.~~

IXXX.7 Assessment – controlled activities

IXXX.7.1 Matters of control

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

(1) All controlled subdivision activities in Table IXXX.4.1:

(a) compliance with an approved resource consent or consistency with a concurrent land use consent application:

(b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;

(c) ~~the effects of~~ **capacity of** infrastructure ~~provision~~.

IXXX.7.2 Assessment criteria

(1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:

(a) compliance with an approved resource consent or consistency with a concurrent land use consent application:

(i) any proposed consent notice;

(ii) refer to Policy E38.3(6);

(b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;

(i) refer to Policy E38.3(1) and (6);

(c) whether there is appropriate provision made for infrastructure including:

(i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; **and**

(ii) whether appropriate management of effects of stormwater has been provided;

(iii) refer to Policies E838.8(1), (6), (19) to (23)-; and

(iv) whether there is adequate provision and capacity of infrastructure to service the subdivision;

(v) refer to Policy IXXX.3 (6)

IXXX.8 Assessment – restricted discretionary activities

IXXX.8.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

(1) The construction of one or more dwellings on a site that do not comply with any of Standards IXXX.6.1.1 to IXXX.6.1.910:

(a) any precinct and zone policies relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the urban built character of the precinct;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristics of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

(i) where more than one standard will be infringed, the effects of all infringements-; and

(j) the effects on infrastructure capacity including:

i. Whether there is confirmation from the utility provider of sufficient capacity in the bulk water supply and wastewater networks to service the development or subdivision; and

ii. Where adequate network capacity is not available, whether adequate mitigation is proposed.

(2) Restricted discretionary subdivision activities in Table IXXX.4.1:

(a) Refer to E38.12.1.(6) and (7) Matters of discretion

(b) Refer to Policy E38.3(13)

(c) Refer to IXXX.8.1(1)(j) Matters of discretion

(d) Refer to Policy IXXX.3 (6)

IXXX.8.2 Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

(1) The construction of one or more dwellings on a site that do not comply with one or more of Standards IXXX.6.1.1 to IXXX.6.1.910 1:

(a) for building height:...

(j) for infrastructure provision and capacity

i. Refer to Policy IXXX.3 (6).

(2) Restricted discretionary subdivision activities in Table IXXX.4.1

(a) the effect of the design and layout of the sites to achieve the purpose of the precinct and to provide safe and legible and convenient access to a legal road;

(b) the effect of infrastructure provision and management of effects on stormwater;

(c) the effects arising from any significant increase in traffic volumes on the existing road network; and

(d) the effect on the functions of floodplains and provision for any required overland flow paths;

(e) the effect of the layout and design of blocks and sites on the solar gain achieved for the sites created

(f) for the effect of the development on infrastructure capacity in the wider water network and wastewater network.

i. Refer to Policy IXXX.3 (6)

IXXX.9 Special information requirements

There are no special information requirements in this precinct.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Anne Mutu
Date: Friday, 17 May 2024 6:30:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anne Mutu

Organisation name:

Agent's full name:

Email address: wharenuui93@hotmail.com

Contact phone number:

Postal address:
93 Beach haven Road
Beach haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Rezoning to mixed urban

Property address: 13 cresta avenue and 96 beach haven 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? No

The reason for my or our views are:
The area was given unitary zoning due to the ground being unsafe to build 2 storey or higher which was verified by geotech reports.

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

Submission date: 17 May 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 99 (Private) - Maria Mutu
Date: Friday, 17 May 2024 6:30:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maria Mutu

Organisation name:

Agent's full name:

Email address: ma.mo.mu56@hotmail.com

Contact phone number:

Postal address:
93 Beach haven Road
Beach haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 cresta avenue and 96 beach haven 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? No

The reason for my or our views are:

Main opposition is the seemingly oblivious impact on our local infrastructure, rubbish removal and parking not only for residence but visitors, delivery drivers etc

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

Submission date: 17 May 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

81.1

Are you directly affected by an effect of the 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 99 (Private) - Inger Bennett
Date: Friday, 17 May 2024 6:45:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Inger Bennett

Organisation name:

Agent's full name:

Email address: ibennett1304@hotmail.com

Contact phone number:

Postal address:
93 Beach haven road
Beach haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 cresta avenue and 96 beach haven 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? No

The reason for my or our views are:

Main reason I'm against this is that the current congestion will be worsened with the introduction of high density living that doesn't make allowances for private, guest or delivery drivers, road side space for rubbish bins especially considering we now have 3 bins per house/apartment.

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

Submission date: 17 May 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 99 (Private) - Tania McBeth-Stanton
Date: Friday, 17 May 2024 7:00:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tania McBeth-Stanton

Organisation name:

Agent's full name:

Email address: tania.mcbeth@gmail.com

Contact phone number:

Postal address:

Beach Haven
AUCKLAND 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Rezoning the land at the below addresses to change it from single house zone to residential - mixed housing urban zone.

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven, Auckland 0626

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I oppose this application to change the zoning at 13 Cresta ave and 96 Beach Haven Road, Beach Haven. The Kaipatiki Local Board and Beach Haven residents clearly objected to this development when consent was previously applied for under the existing zoning rules and it is ridiculous to consider changing the zone to allow this development to proceed given all the evidence why this should absolutely NOT proceed has already been given and been decided that this development is not appropriate for this area. The number of dwellings that are proposed, the increase in traffic and strain on existing roading (especially close to local schools) alongside the inadequate water and waste services for such a development. This development is NOT in keeping with the area. This is NOT something we want in our area and should NOT be allowed to proceed simply because a developer is trying to find another way around the rules. Zoning is there for a reason, surely there should be significant evidence for such an amendment and this evidence is simply not there. I am not against development however what this development proposes is so wildly beyond what is in

keeping with the area it absolutely will have a detrimental effect on Beach Haven, Beach Haven residents have already said no to this development please listen to our community and do not let this proceed.

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

83.1

Submission date: 17 May 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

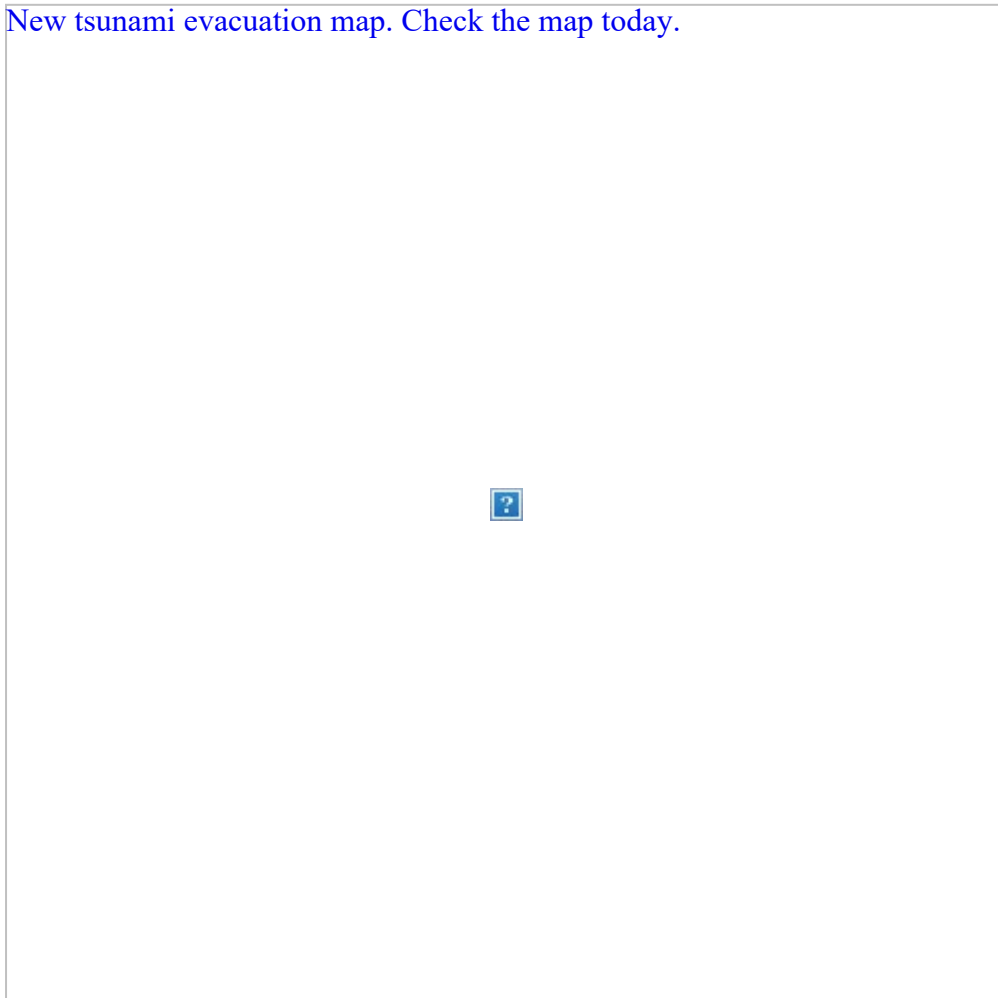
Are you directly affected by an effect of the subject matter of this submission that:

- 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 99 (Private) - Judith Rochelle Lardner Rivlin
Date: Friday, 17 May 2024 7:45:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Judith Rochelle Lardner Rivlin

Organisation name:

Agent's full name:

Email address: jude.rivlin@gmail.com

Contact phone number: 0292005761

Postal address:
82 Beach Haven Rd
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

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 scale of the proposed development plan is too intensive and there are already sufficient sites zoned residential mixed urban in various stages of development. We have lived in the area for over fifty years and feel it is important that development is carefully managed and monitored in order to ensure negative impacts on the existing residents are minimised and retain the community focused character of the neighbourhood. There have been significant intensive Kainga Ora developments nearby in Beach Haven Rd, some completed and some currently in progress. We have yet to see how these developments impact the community. There are other properties zoned residential mixed urban that have yet to be developed, such as our own. We need to first allow the current approved sites to be developed and monitor their impact on amenities before approving changes in the plan to the scale proposed. Change needs to evolve in a careful and measured fashion.

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

Details of amendments: Decrease the number of proposed dwellings to 40-50

Submission date: 17 May 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 99 (Private) - Kirk David Vette
Date: Friday, 17 May 2024 9:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kirk David Vette

Organisation name:

Agent's full name:

Email address: kirkdv@gmail.com

Contact phone number:

Postal address:
68 Beach Haven road,
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
PC99 (private)

Property address: 13 Cresta avenue and 96 Beach haven road, Beach Haven

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 views are: There is insufficient infrastructure to support increased high-density housing.

Parking is very difficult now on Beach haven road now. With a further 35 - 40 proposed homes were are all the vehicles going to park.

The drainage and water infrastructure is not able to cope currently with heavy rains and flooding. An increase in houses in the area will only add to the problem.

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

Submission date: 17 May 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 99 (Private) - Rian Drake
Date: Friday, 17 May 2024 9:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rian Drake

Organisation name:

Agent's full name:

Email address: rian.drake.nz@gmail.com

Contact phone number:

Postal address:
4B Gazelle Avenue
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:

Property address: 13 Cresta Avenue, 96 Beach Haven 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? No

The reason for my or our views are:

As a resident of Beach Haven for 25 years - the community in this area has been a safe place for people to retire, or for young people to start new families for as long as I can remember.

We have a small local park, with soccer fields for children and a bowls club for retirees. We have a swimming school, a sea scouts club, a small beach, and a playground for toddlers.

There is already Mixed Housing Urban Zones nearby, but we want to protect this quiet area near the coast for the benefits of those who are seeking a quieter lifestyle.

The introduction of intensified development on the coast of Beach Haven with no consideration to how it will affect the community will only be harmful. I also don't believe this area is well suited for an influx of traffic and parked cars that will also increase the danger for children that frequently walk themselves to the park or beach every day.

Having lived in Mixed Housing Zones with my wife before we had children, we moved here deliberately to live more quietly with our toddler and infant child - so we would be very disappointed if this were accepted.

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

Submission date: 17 May 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 99 (Private) - Alex Hurley
Date: Friday, 17 May 2024 10:00:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alex Hurley
Organisation name:
Agent's full name:
Email address: alexhurley92@gmail.com
Contact phone number: 022 106 0272
Postal address:
19 Rambler Crescent
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)
Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
plan change 99
Property address: 13 Cresta Ave. Beach Haven
Map or maps:
Other provisions:
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? No
The reason for my or our views are:
I'm not sure if the choice above (to have the provisions amended) is for or against the development of the 81 dwellings.

To be clear I am against this development. If we say yes to this, what is to stop more. :(

If we cannot abide by the unitary plans there is no point in them being there. Thanks

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

Submission date: 17 May 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 99 (Private) - Andrew Mcmanus
Date: Friday, 17 May 2024 10:15:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Mcmanus

Organisation name:

Agent's full name:

Email address: andymac.189@gmail.com

Contact phone number:

Postal address:
482 Huia Road. Langholm
Langholm
Auckland 0604

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Plan change 99

Property address: 13 Cresta and 96 Beach Haven 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? No

The reason for my or our views are:
This will degrade the city of Auckland, is it can happen once it can happen again. and to anywhere, the unitary plan is there for a reason.

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

Submission date: 17 May 2024

Attend a hearing

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

Declaration

88.1

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

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

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

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 99 (Private) - Robyn Plummer
Date: Friday, 17 May 2024 10:15:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robyn Plummer
Organisation name:
Agent's full name:
Email address: robyn.a.plummer@gmail.com
Contact phone number:
Postal address:
28A Brigantine Drive
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)
Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Zoning intensification
Property address: 13 Cresta Ave and 96 Beach Haven Rd
Map or maps:
Other provisions:
Do not change the zone to create more intensification.
Do you support or oppose the 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 is change is not in keeping with the surroundings and the intensification is not suitable to the area.

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

Submission date: 17 May 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 99 (Private) - Gallo Boyle and James Boyle
Date: Friday, 17 May 2024 11:15:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gallo Boyle and James Boyle

Organisation name:

Agent's full name:

Email address: gallo@nhae.co.nz

Contact phone number:

Postal address:
1/90 Beach Haven Road
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 99 (Private)

Plan change name: PC 99 (Private): 13 Cresta Avenue and 96 Beach Haven Road, Beach Haven

My submission relates to

Rule or rules:
Appendix 3 - Urban Growth
Comments from the developer regarding the change in the zone from SH to MHU will enable 70-100 dwellings on site.

Property address: 13 Cresta Avenue & 96 Beach Haven Road

Map or maps:

Other provisions:
Plan change will not impact the surrounding urban amenity.

The decision from the Council Hearings Committee in 2023 resulted in no further action (or so we thought) as the development of intensive housing was not suitable in this location.

Do you support or oppose the provisions you have specified? I or we oppose the 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 an increase from the Developer's previous application for 85 apartments.
This would impact our local infrastructure and place pressure on urban amenities.
Within the last 12 months housing developments in our local Beach Haven area have increased considerably. Completed housing projects with new residents & families, were welcomed; no.s 268 Rangatira Road, 157 & 169 Beach Haven Road, and pre-sold Beach Haven developments in infancy stages.
These new developments have been built alongside an already Kainga Ora intensified area.

This has already added to our traffic challenges in & out of Beach Haven. Local schools & daycares are at capacity given the number of new & existing residents in the area. This new development will only exacerbate an already bursting community.

What is the purpose of a Hearings Committee decision if it does not stand?

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

Submission date: 17 May 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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