

Alice Zhou

From: KeithandMichele Maddison <vinjam97@outlook.com>
Sent: Monday, 16 January 2023 10:16 am
To: Unitary Plan
Cc: KeithandMichele Maddison
Subject: PC-78-Further-Submission (1)
Attachments: PC-78-Further-Submission (1).pdf

Categories: Sarah

Morning,
Please find attached my Further Submission on Plan change 78
My original Submission is referenced #341.
Regards, Michele Maddison

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Michele Clare Maddison

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greylynnresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
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5. I **support** the above submissions in their entirety.

6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
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10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Date:

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

Telephone:

Postal address:

Contact person:

(name and designation, if applicable)

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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- 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.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Monday, 16 January 2023 12:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Bruce Morris

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Bruce Morris

Organisation name: Francis Ryan Close Neighbourhood Group

Full name of your agent:

Email address: bruce_morris@xtra.co.nz

Contact phone number: 021557150

Postal address:
 10 Francis Ryan Close
 Mt Albert
 Auckland 1025

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Kainga Ora

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number Their wish to delete the single house zone
 Point number Their wish to vastly expand the THAB zone
 Point number Their wish to expand walkable catchments

The reasons for my or our support or opposition are:

The Francis Ryan Close Neighbourhood Group objects to the submissions from Kainga Ora and other big developers who seem to consider that wide expansion of high and medium-rise residential blocks are logical to achieve desired residential intensification in Auckland.

Kainga Ora complains at the existing "blanket" use of low density zones by Auckland Council and then proposes its own blanket approach to get rid of the low density zone and reduce residential zones to just two categories.

(The reality is that the single house zones endorsed by the original Unitary Plan have already been greatly truncated in response to the legislative directive for greater intensification.)

The Kainga Ora submission seems self-serving, with no regard to helping the council to find a sensible middle ground that logically blends appropriately-placed multi-storeyed buildings with single and double-storey homes.

In our view, Kainga Ora's objectives fly in the face of building a carefully-created and attractive city that respects the heritage, environment and geographical features we hold dear.

The drive by the agency and fellow big developers to greatly extend the walkable catchments is, in our view, opportunistic and shallow. We object to it strongly.

If they have their way, the city will be opened up to further vast tracts of residential land zoned THAB that will push potential supply endlessly beyond rational demand.

Meanwhile, ordinary families living in traditional suburban residential areas, will suffer from the imposition of multi-storey blocks taking away their light, privacy and right to enjoy their properties.

With the huge volume of THAB-zoned land already designated, developers will be able to pick and choose. Their hopes to dramatically further extend the zone (and eliminate the low density zone) is being pursued primarily to strengthen their commercial opportunities and is opposed strongly by this group.

The threat across Auckland, already apparent, is the consequent impact on property values in areas that will no longer hold appeal to traditional "family" buyers in the suburbs. A zoning pall already hangs over thousands of Auckland homes, seriously compromising vast numbers of property owners.

If its sphere of influence is reinforced and expanded by calls such as those of Kainga Ora, the cost on many ordinary citizens will be high. That is unfair and unjust, and it need not happen to achieve the desired density.

We do need greater intensification, and THAB zones are appropriate when they are on major arterial routes, or sit around rapid transit stations and town or city centres. But 800m is too far, and the Kainga Ora wish to extend them to 1200m is corporately-selfish and would be hugely damaging to generation-old community environments.

Such excess is not needed to achieve reasonable intensification over time because development opportunities are virtually endless without such further rules; it also disregards the rights of citizens to have a say over their property rights - and it threatens to change the face of the city in an unpleasant way.

We need more homes, yes, and more affordable homes. But Auckland is not Manhattan, and Kainga Ora and other big developers should have greater regard for the ordinary people who live here and support the pleasing growing shape of our city.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 16 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I represent 14 property owners devastated by the fact their homes have been designated THAB from their existing single house - a decision that seems illogical because the land is now zoned high density surrounded entirely by low density. Kainga Ora would have that endorsed and expanded across Auckland and, in the public interest, we think that would be a huge mistake impacting the future of our city.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Monday, 16 January 2023 11:16 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Hilary Craig

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Hilary Craig

Organisation name:

Full name of your agent: hilary craig

Email address: hilaryollie@gmail.com

Contact phone number: 0212029241

Postal address:
46 Tiri Road
Manly
Whangaparaoa 0930

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Bryan Evans and Sharon Evans
3 South Avenue
Little Manly
Whangaparaoa
Auckland 0930

Submission number: 383-1, 383-2, 383-3, 383-4

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All of the points in Bryans & Sharons submissions

The reasons for my or our support or opposition are:

I support their submission, every time it rains little manly goes to red so we can't swim in our local beach. So many people come to the beaches now the rubbish spills over and often end up in the water there is no no carparking available. We have major issues with sewage. Lots of people have invested everything to live in this coastal area that may be compromised due to intensification. Taking sunlight and views is selfish with only one investor wining whilst all Neighbours loose, these are typically the people who have lived there the longest whilst the property developer has no intension of living in the area and no regard for the impact on others. It's a very small stretch of land that is not coping with the population already. From little Manly to the plaza can take 30 mins on a school day. The bus system

is not often enough. The environmental impact is huge let alone the stress it's causing residence intensification in this area is wrong.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 16 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

The Neighbour has just bought the land in front of our house he has said he is building 4 x 3 storied apartments once the unitary plan changes. That will take our view and the other Neighbours behind him. Let alone the sunlight of many others. We built this house around the view if he goes ahead, we will be looking at a ugly building from every space in our house. 2 storied would be in keeping of this area. 3 storied is grossly unfair to the community as they have all lived there for years and years in my case 20 years. My kids already can't swim in our beaches when it rains I can't believe in this day in age we are not looking after our environment more. Please consider people with views and there life investment will be totally effected.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Alice Zhou

From: Sean Molloy <sean.molloy@extensor.co.nz>
Sent: Monday, 16 January 2023 3:05 pm
To: Unitary Plan
Cc: Sean Molloy
Subject: PC 78 Further submission
Attachments: template.docx

Categories: Sarah

Dear Sir

Please find attached my further submission to Plan Change 78 attached

Regards

Sean Molloy
Director

Extensor Advisory Limited

Ground Floor, Shortland Chambers, 70 Shortland Street, Auckland 1010

P O Box 1877, Shortland Street, Auckland 1140

Office: +649 366 9444

DDI: +649 222 0698

Mob: +6421 877 340

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PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Sean Molloy

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).

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Signature of person making further submission:

.....
Date:

16/01/2023

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission

sean.molloy@extensor.co.nz.....

Telephone: 021 877340

Postal address:

14 Dublin Street, Saint Marys Bay,
Auckland, 1011.....

Contact

Sean Molloy.....
....

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Alice Zhou

From: Steve Donoghue-Cox <stevedonoghuecox@gmail.com>
Sent: Monday, 16 January 2023 2:37 pm
To: Unitary Plan
Subject: PC78 Further Submission St Mary's Bay From Stephen Donoghue-Cox
Attachments: PC-78-Further-Submission S V Donoghue-Cox.pdf

Categories: Sarah

Dear Sir/Madam, please find my further submission to the Proposed Plan Change 78 which is attached.

Kind Regards

Stephen Donoghue-Cox

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Stephen Victor Donoghue-Cox

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Signature of person making further submission:

Date:

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

Telephone:

Postal address:

Contact person:

(name and designation, if applicable)

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: sara bruce <sarabruce@hotmail.com>
Sent: Monday, 16 January 2023 3:03 pm
To: Unitary Plan
Subject: PC78 Further submission
Attachments: PC-78-Further-Submission.pages

Categories: Sarah

Submission attached-
Regards
Sara

Alice Zhou

From: sara bruce <sarabruce@hotmail.com>
Sent: Tuesday, 17 January 2023 4:16 pm
To: Sarah El Karamany
Subject: Re: PC78 Further submission
Attachments: PC-78-Further-Submission.pdf

Sorry Sarah.

Attached.
 Sara

> On 17/01/2023, at 2:17 PM, Sarah El Karamany <sarah.elkaramany@aucklandcouncil.govt.nz> wrote:

>

> Hi Sara,

>

> Thank you for your email. But unfortunately, we cannot open your attachment. Could you please resend, preferably in PDF or word format.

>

> Kind regards,

> Sarah

>

> Kia pai tō rā

>

> Sarah El Karamany | Planning Technician | Plans and Places Department

> Auckland Council, Level 24, 135 Albert Street, Auckland 1011

> Visit our website: www.aucklandcouncil.govt.nz

>

>

> -----Original Message-----

> From: sara bruce <sarabruce@hotmail.com>

> Sent: Monday, 16 January 2023 3:03 pm

> To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

> Subject: PC78 Further submission

>

>

>

> Submission attached-

> Regards

> Sara

> [Girl in swimming goggles playing at an Auckland splash

pad.]<https://ourauckland.aucklandcouncil.govt.nz/tags/summer/?utm_source=ac_footer&utm_medium=email&utm_campaign=Splash_time_calling&utm_id=2022-12-SIH>

>

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expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.
> <Mail Attachment.eml>

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Sara Bruce

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greylynnresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions.
6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
7. I **oppose** submissions that seek to in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

Signature of person making further submission:

Sara Bruce

Date:

16 Jan 2023

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

sarabruce@hotmail.com

Telephone:

21824575

Postal address:

Contact person:

(name and designation, if applicable)

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: Sarah Allen <sarahallen@yahoo.com>
Sent: Monday, 16 January 2023 8:35 pm
To: Unitary Plan
Subject: PC78 - further submission
Attachments: 20230116200500_001.pdf

Categories: Sarah

Sent from my iPad

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. My name is Sarah Allen, I live with my family at 14 Seymour Street, St Mary's Bay, Auckland.
2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.
6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz

949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com

1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Date: 16 January 2023

Email address:

sarahallen@yahoo.com

Telephone:

021 1697883

Postal address:

14 Seymour Street, St Mary's Bay, Auckland

Contact person:

(name and designation, if applicable)

Sarah Allen

Alice Zhou

From: barbarajchapman25@gmail.com
Sent: Monday, 16 January 2023 7:19 pm
To: Unitary Plan
Subject: PC78 Submission
Attachments: PC-78-Further-Submission BJ Chapman.pdf

Categories: Sarah

Dear Auckland Council

Please find attached my PC78 submission for St Marys Bay.

Kind regards, Barbara Chapman

Sent from my iPhone

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Barbara Joan Chapman

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greylynnresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.

6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz

941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com

1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Date:

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

Telephone:

Postal address:

Contact person:

(name and designation, if applicable)

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- 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.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Monday, 16 January 2023 7:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Victoria and Phillip Lowe

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Victoria and Phillip Lowe

Organisation name:

Full name of your agent:

Email address: lowe1@xtra.co.nz

Contact phone number: 09 535 9815

Postal address:
 340 Point View Drive
 Shamrock Park
 Auckland 2016

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Kainga Ora , Housing New Zealand
 developmentplanning@kiangaora.govt.nz

Submission number: No 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 873. 279 and 873.280 re the SRL and 873.1 - 873.38

The reasons for my or our support or opposition are:

1. The intensification proposed under Plan Change 78 sought extended by Kaianga Ora is unnecessary as enough additional housing supply was enabled for the next 30 years under the Unitary Plan according to Auckland Council. The extension is therefore not necessary and accordingly it is in breach of the fundamental premis in S 32 of the RMA.

2 . The extension sought by Kainga Ora is also therefore in breach of S 5 of BORA in wrongly supporting a need for urgency re further housing supply and therefore , in turn, by unjustly supporting an unreasonable limit unduly preventing a normal right of appeal to the Environment Court. This limit unreasonably adversely affects people and communities re the loss of the legal right and practical ability to protect their wellbeing in accordance with the purpose of the RMA Section 5 , (1) and (2) (a) (b) and (c) . Kianga Ora submissions that the Plan Change be significantly

extended in both length and height under this unjust process, is in breach S 5 (1) and (2) of the RMA and S 5 of BORA and its submissions must be declined.

3. No investigation of alternatives under S32 of the RMA was undertaken for Plan Change 78 nor any assessment of effects in each area of proposed intensification, and accumulatively . In which case , as no necessary work was done to establish the potential impact of the Plan Change on the environment and on existing structures, or required to be created, in accordance with the need to prove sustainable resource management under the RMA and as Kainga Ora has provided no evidential basis to justify its extension of the areas to be intensified , then its request cannot possibly be taken seriously and granted . The cost benefits socially, economically and environmentally, cannot be weighed . A mere request for extension of intensification such as made here by Kianga Ora is not consistent with the level of environmental assessment legally required for and with a Plan Change under the RMA . A site by site evaluation instead (Auckland Council) is not 'planning' ensuring that standards of amenities and the environment will be maintained and enhanced for this and future generations. In which case, Kainga Ora request for an extension of the areas to be intensified and to what extent must be declined.

4. Re Submission Point 873.279 and 873 . 280 . Kianga Ora and Auckland Council have both ignored the long established Sensitive Ridge Line (SRL) put in place to protect views both to and from the city re the long hill / ridge line backdropping the city to the east of the Botany Town Centre. This landscape protection has been upheld by building height restrictions over residential property to the west of the Countryside Living Zone, where the SRL is located due to its land contour. So the SRL was obviously relevant to Plan Change 78 and it should have been noted and assessed re any impact of intensification upon it. The failure to take note of the SRL breaches S 6 (b) of the RMA which expressly requires "The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development."

Background information. Under the Unitary Plan, the SRL mysteriously disappeared and had to be reinstated after public objection. Then a newly proposed urban area bisecting the Countryside Living Zone but accessed from the city, rising to the top of the ridge line roughly opposite the Botany Town Centre was approved , but not until after the Key government declared this land a Special Housing Policy Zone (SHPZ) taking it out of the Unitary Plan process. This was clearly done to remove strong public opposition and not because of the need for more cheaper housing in this area ! Very little was provided alongside the large lot sections created. Now Kianga Ora wants landowners to be able to change an SPHZ designation ! But no justification is provided for this. It also seeks to significantly extend both in length and in height, the amount of high rise intensification able to go in front of the SRL area! This is unjust as well as outrageous and illegal. I.e. The RMA enables people and communities to provide for their wellbeing and it is unfair and unreasonable for Authorities to frustrate this legal right by ignoring well established , relevant and important land protection notations. Deliberate oversight and contrived entity manipulation by the Authorities in frustration of the purpose and provisions of the RMA MUST be stopped as it makes a farce of people and communities right to proper legal participation and to fairly influence the future of their area and the overall environment. I.e. The Kianga Ora extension sought is in breach of S 7 (c) and S 7 (f) of the RMA , which requires amenity values and the environment to be maintained and enhanced. I.e. The Plan Change intensification and extension sought in this location is illegal under the RMA in view of the SRL . Which is likely why the Authorities have chosen to ignore it once again. I.e. They know well from the Unitary Plan that the SRL is there and a highly relevant factor, so they have clearly simply left us once again to defend it, while this time knowing our our hands are largely tied re no power or legal right of appeal to an independent Environment Court. This is not fair, just or honest or transparent planning ensuring the protection of peoples wellbeing and the environment , and upholding the right to justice free and democratic society as required by law. The Kianga Ora submission and Plan Change 78 in this area are flawed re omission of the SRL and both must therefore be declined.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 16 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We live in the area protected by the SRL and aby residential height restrictions which have been ignored by Kianga Ora and Auckland Council.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 1:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Gary Deeney
Attachments: Further Submission - PC78 - Seaview Road.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Gary Deeney

Organisation name: Waipu Trust

Full name of your agent:

Email address: matthew@positiveplanning.co.nz

Contact phone number: 093020461

Postal address:
Level 17
55 Shortland Street
Auckland Central
Auckland 1010

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Refer to attached further submission document

Submission number: Refer to attached further submission document

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Refer to attached further submission document

The reasons for my or our support or opposition are:
Refer to attached further submission document

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
Refer to attached further submission document

Submission date: 17 January 2023

Supporting documents
Further Submission - PC78 - Seaview Road.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Refer to attached further submission document

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: Matthew Harrison <matthew@positiveplanning.co.nz>
Sent: Tuesday, 17 January 2023 1:03 pm
To: Unitary Plan
Subject: Further submission on Plan Change 78 Auckland Unitary Plan
Attachments: Further Submission - PC78 - Seaview Road.pdf

Dear Sir/Madam,

Please find attached our further submission to the proposed Plan Change 78 – Auckland Unitary Plan.

Kind regards,
Matt Harrison Assoc.NZPI BSc (LPDP)

Positive Planning Limited
Level 17, 55 Shortland Street
PO Box 228, Shortland Street
Auckland 1010

Office +64 9 302 0461
DDI 028 2555 4840
Email matthew@positiveplanning.co.nz

www.positiveplanning.co.nz

17th January 2023

Auckland Council
Private Bag 92300
Auckland 1142

**AUCKLAND UNITARY PLAN – PROPOSED PLAN CHANGE 78 – INTENSIFICATION
– FURTHER SUBMISSION**

1.0 Submitter Details

Name: Waipu Trust
Postal Address: 48 Seaview Road
Email Address: gary@positiveplanning.co.nz

2.0 Agent Details:

Organisation: Positive Planning Limited
Contact: Gary Deeney
Postal Address: PO Box 582, Shortland Street 1140
Email Address: gary@positiveplanning.co.nz
Phone: (09) 302 0461 or 021 828 969

3.0 Stance on Proposed Plan Change 78 Submission/s in relation to this Further Submission:

This is a further submission relating to the following submission/s:

Submissions to **Oppose**:

- Submission #873.18-200 – Kainga Ora
 - Address for service: developmentplanning@kaingaora.govt.nz

To summarise the submission we oppose, the abovementioned submission seeks to remove the character areas over Remuera, including all relevant properties along

Seaview Road, Remuera, and significantly intensify this area by way of rezoning properties from low-density to either Mixed Housing Urban Zone or Terrace Housing and Apartment Building Zone.

Submission to **Support**:

- We refer to attachment 1, listing the submissions we oppose and respective addresses for service.

To summarise the submissions we support, these seek to retain the character overlays and low-density zoning for those sites within Remuera, particularly all those sites located on Seaview Road, Remuera.

4.0 Reasons for the Submission

Our reasons for opposing and supporting the abovementioned submissions are as follows:

- Seaview Road and the surrounding area are located within the established suburb of Remuera. The removal of the character overlays and implementation of intensified re-zoning of these properties would be a significant loss of heritage and character within Auckland for a historical and established suburb. The intensification for Seaview Road and surrounding area, sought after within plan change 78 and the Kainga Ora submission, is considered to be excessive and inappropriate given the established character, as well as the infrastructure constraints for this area.

5.0 Preferred Outcome:

For the reasons stated in section 4.0 of this further submission, we consider the following outcomes appropriate:

- Reject any proposed intensification/intensified zoning for Remuera and Seaview Road.
- Retain the identified character overlays as a qualifying matter over Remuera, including Seaview Road and surrounding area.

6.0 Hearings:

We wish to be heard in support of this further submission. If others make a similar further submission, we will consider presenting a joint case with them at a hearing.

Yours Faithfully,

Positive Planning Limited

On behalf of – Waipu Trust



Gary Deeney

B.R.P (Hons), MNZPI

Director

Attachment 1 – List of Submissions Supported

SUB#	NAME OF SUBMITTER	ADDRESS FOR SERVICE
748	Marisa Cameron	missycameron@hotmail.com
750	Peter Bruce Clarke	peterclarke888@gmail.com
809	Stephen E. Jancys	Stephen.jancys@totalgrp.co.nz
810	Sally Louise Lawrence	sally.lawrence@extra.co.nz
814	Albert Harison Waalkens	waalkens@quaychambers.co.nz
866	Mrs Stefanie Jennifer Mary Hernon	enniskerry@extra.co.nz
869	Sir Ian Barker and Dr Mary Lady Barker	bcarruthers@shortlandchambers.co.nz
948	Remuera Heritage Inc	suecoopernz@gmail.com
980	Patricia Tonkin	patriciatonkin@extra.co.nz
999	Sarah Jane Reid	Sarah@donaldReid.co.nz
1060	Jennifer Ese	jen.esse@outlook.com
1061	John Tonkin	patriciatonkin@extra.co.nz
1119	Eva Claire Cohen	Eva@plum.co.nz
1197	Craig Thomas Sheffield	craig.sheffield@extra.co.nz
1308	Dr Angela Mary Jakobsen	DrAngelaJakobsen@hotmail.com
1309	Melanie Gibbons	melanie.tonkin@gmail.com
1334	Garyn Hayes	garyn@splash.co.nz
1337	Aveny Moore	aveny.moore@extra.co.nz
1394	Susan Smart	smart.susan@gmail.com
1494	Mrs Susan Spiers Moody	moodyfive@yahoo.com
1505	Andrew Preece	andy.preece@hotmail.co.nz
1535	Denise Evelyn MacDougall	denisemacdougall12@gmail.com
1587	Hugh Butler Lusk	hughlusk@gmail.com
1620	Christine Margaret Caughey	christine.caughey@gmail.com
1643	Deborah Chambers	debchambers@bankside.co.nz
1682	Julian Delano	juicydelano@gmail.com
1777	Jennifer Maher	jenhurd@gmail.com
1990	Fiona Terry and Malcolm Webb	fiona.terry@extra.co.nz
2018	Paterson Family Trust	glendapaterson@extra.co.nz
2021	Character Coalition Incorporated	jaburns@extra.co.nz
2132	Mrs Rhoda Elliott	rhodahelliott@hotmail.com
2165	Fergus Clark	fergusclark@gmail.com
2179	Seaview Road Residents Group	christine.caughey@gmail.com
2202	Mr Peter Robinson and Mrs Lesley Cooper	p-rob@extra.co.nz
2204	Mrs Alison Mary Gardner and Mr James Graham Gardner	aligardner@extra.co.nz
2265	Kelly Michael Quinn	kelly.quinn@bankside.co.nz
2312	Lynne Fergusson	lynne@fergusson.co.nz
2379	Jeremy Robert Priddy	Jeremy.Priddy@cooperandcompany.org
2387	Kristina Ferguson	robert.kris@extra.co.nz
2388	Robert Ferguson	robert.kris@extra.co.nz

ADDENDUM TO FURTHER SUBMISSIONS LODGED TO COUNCIL**Further Submission Details:****1.0 Submitter Details:**

Name: Waipu Trust
Postal Address: 48 Seaview Road
Email Address: gary@positiveplanning.co.nz

ADDENDUM TO LODGED FURTHER SUBMISSION:**7.0 Submitters Interest in Proposal/Submission:**

The submitter has an interest in the proposal/submissions that is greater than the interest of the general public because they own a property and/or live in the area affected by the proposal/submission.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 1:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Grant Dickson

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Grant Dickson

Organisation name: Upland Realty Ltd

Full name of your agent:

Email address: grant.dickson@uplandrealty.co.nz

Contact phone number: 021726812

Postal address:
27B Upland Rd
Remuera
Auckland 1050

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Retirement Village Neighbourhood group

Submission number: 1995.2

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1995.2 Infrastructure -

The reasons for my or our support or opposition are:
Infrastructure - Areas with
long-term infrastructure
constraints

Also storm-water and wastewater infrastructure is not capable of intensive development. the current unitary plan was established on the basis of SW/WW infrastructure capability.

The NPS-UD is a central Govt cookie cutter approach and laid mon top of ab infrastructure issue. Cameras have revealed a blocked and discontinued line currently on the council GIS viewer in our area which is to be deleted. Evidence in the area of wet overflows and backing up Density cannot be increased until there has been there has been significant upgrade of SW/WW to cope with any significant increase in density to MDRS from MHS

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

Live on the land in Upland RD, had previous experience in dealing with Watercare and Healthy waters in regards to wet overflows into the Orakei basin stemming from lack of pump station capacity, combines SW/WW properties including e-coli testing of Pourewa stream

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:16 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Grant Dickson

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Grant Dickson

Organisation name: Upland Realty Ltd

Full name of your agent: Grant Dickson

Email address: grant.dickson@uplandrealty.co.nz

Contact phone number: 021726812

Postal address:
 27B Upland Rd
 Remuera
 Auckland 1050

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 The Coalition for more homes

Submission number: 1079

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 1-6

The reasons for my or our support or opposition are:

1. There is currently enough supply under the unitary plan to build 900,000 homes with out increasing density.
2. Due to over supply of apartments and small homes the market cant sell what it already has and has already corrected 10-20%. This had nothing to do with the NPS -UD requirement.
3. There is no demand or perceived demand at the expense of sacrificing special character areas or decreasing the living standards of established neighbour-hoods with infill housing not in character with the neighbour-hood.
4. The current unitary plan has plenty of capacity to meet demand for up to 30 years without changing density
5. Infrastructure capacity is not available for a radical change in density in brownfields areas. Developers cant fund this upgrade when they have to add it to the costs of the development build, making it uneconomic and driving up the end prices.
- 6 Many central suburbs are not suitable for development because of infrastructure concerns and the risk of selling these apartments. Developer projects are on hold.

7. First home buyers will NOT be the intended recipient of homes in central suburbs due to the high end costs of development in brownfield area which has infrastructure constraints and parking traffic issues already.
- 8 Forcing parking to be off street only creates congestion and also increases carbon foot print as traffic spends more time in jams in the central city.
9. Traffic flows, parking, public transport SW/ WW would have to be increased substantially before its economic or feasible to meet first home buyer demand .
10. First home buyer demand is affected more greatly by OCR. Interest rate rises earnings and inflation are especially a greater factor in meeting the perceived housing shortage than removing Special character area and allowing density to impact residences already absorbing the affect of the existing unitary plan which allows significant development in its own right.
11. There are many development projects of several stories high on the market now and previously. 3-6 Stories have been built in the current Unitary plan in the central area of which several has many vacancies for sale. The capacity has not been filled.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I have past experience as Director of Ray White Projects and Developments.

Also a licensed agent and principal of Upland Realty in Remuera.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 12:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Wendy and Douglas Johnston

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Wendy and Douglas Johnston

Organisation name:

Full name of your agent: Wendy Johnston

Email address: wendyj18b@gmail.com

Contact phone number: 0211244734 0224267607

Postal address:
18B Hillcrest Grove
Hill Park
Manurewa
Manurewa
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Julia Gatley julia.gatley@auckland.ac.nz

Submission number: 1737

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1737.1

The reasons for my or our support or opposition are:
We support this submitter's application. We agree with her comments regarding the mid-century modern Special Character Area of Hill Park in the Unitary Plan and believe this should be retained.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We have lived in Hill Park for 26 years and have a strong knowledge of and appreciation for the area and its unique and special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 10:46 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Wendy and Doug Johnston

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Wendy and Doug Johnston

Organisation name:

Full name of your agent: Wendy Johnston

Email address: wendyj18b@gmail.com

Contact phone number: 0211244734 0224267607

Postal address:
18B Hillcrest Grove
Hill Park
Manurewa
Manurewa
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Wendy and Doug Johnston, 18B Hillcrest Grove, Hill Park, Manurewa

Submission number: 1006

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1006.1

The reasons for my or our support or opposition are:
Our views have not changed since our original submission. We recognise that the Hill Park area provides a significant ecological environment for Auckland City and we request these attributes be given better recognition/protection through application of appropriate Overlays and recognised as a Qualifying matter.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We have lived in Hill Park for 26 years and have a strong knowledge of the area and its unique ecological environment and special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 12:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Wendy and Douglas Johnston

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Wendy and Douglas Johnston

Organisation name:

Full name of your agent: Wendy Johnston

Email address: wendyj18b@gmail.com

Contact phone number: 0211244734 0224267607

Postal address:
18B Hillcrest Grove
Hill Park
Manurewa
Manurewa
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Glen Anthony Frost on behalf of Hillpark Residents Association

Submission number: 1126

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1126.1

Point number 1126.2

Point number 1126.3

Point number 1126.4

Point number 1126.5

The reasons for my or our support or opposition are:

We support information supplied in this submission regarding the need for Hillpark's Special Character Overlay to be considered as a Qualifying Matter specifically in regards to the unique combination of natural and built environments - the subdivision having originally been designed around trees. All information in this submission is in accordance with our views regarding the preservation of the character of Hillpark.

We support the submitter's application in its entirety.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We have lived in Hill Park for 26 years and have a strong knowledge and appreciation for the area and its unique and special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 11:46 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Wendy and Douglas Johnston

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Wendy and Douglas Johnston

Organisation name:

Full name of your agent: Wendy Johnston

Email address: wendyj18b@gmail.com

Contact phone number: 0211244734 0224267607

Postal address:
 18B Hillcrest Grove
 Hill Park
 Manurewa
 Manurewa
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Mr Graham R. Falla and Prof Mick N. Clout on behalf of the South Auckland Branch, Royal Forest and Bird Protection Society of New Zealand

Submission number: 1082

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 1082.2
 Point number 1082.3

The reasons for my or our support or opposition are:

We agree with the submitters' recognition of the significance of the wider Hill Park ecological/natural environment, and their request that these attributes be afforded better recognition/protection through application of appropriate Overlays and recognised as a qualifying matter. We support their submission in its entirety.

We specifically refer to the careful planning in the past which has maintained parcels of mature forest on public land as well as preserving a substantial amount of mature trees on the rear of residential properties. Much of the tree cover at the rear of residential land is along natural watercourses thus helping to maintain water quality and support aquatic

life. It has been of great concern in recent years in Hill Park to see the deliberate felling of mature native trees without consideration for the environment to make way for houses.

We endorse their recommendation that Hill Park should be provided with an Overlay ('Special Character'?) acknowledging the abundance of trees and wildlife that makes it so special.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We have lived in Hill Park for 26 years and have a strong knowledge of and appreciation for the area and its unique and special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Alice Zhou

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Sent: Tuesday, 17 January 2023 11:31 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Wendy and Douglas Johnston

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Wendy and Douglas Johnston

Organisation name:

Full name of your agent: Wendy Johnston

Email address: wendyj18b@gmail.com

Contact phone number: 0211244734 0224267607

Postal address:
18B Hillcrest Grove
Hill Park
Manurewa
Manurewa
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Mr Graham R. Falla and Prof Mick N. Clout, 55 Wedgewood Ave, Mangere East

Submission number: 935

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 935.1
Point number 935.2
Point number 935.3

The reasons for my or our support or opposition are:

We agree with the submitters' recognition of the significance of the wider Hill Park ecological/natural environment, and their request that these attributes be afforded better recognition/protection through application of appropriate Overlays and recognised as a qualifying matter. We support their submission in its entirety.

We specifically refer to the careful planning in the past which has maintained parcels of mature forest on public land as well as preserving a substantial amount of mature trees on the rear of residential properties. Much of the tree cover at the rear of residential land is along natural watercourses thus helping to maintain water quality and support aquatic

life. It has been of great concern in recent years in Hill Park to see the deliberate felling of mature native trees without consideration for the environment to make way for houses.

We endorse their recommendation that Hill Park should be provided with an Overlay ('Special Character'?) acknowledging the abundance of trees and wildlife that makes it so special.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We have resided in Hill Park for 26 years and have a strong knowledge and appreciation of the area and its unique and special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 1:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Wendy and Douglas Johnston

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Wendy and Douglas Johnston

Organisation name:

Full name of your agent:

Email address: wendyj18b@gmail.com

Contact phone number: 0211244734 0224267607

Postal address:
18B Hillcrest Grove
Hill Park
Manurewa
Manurewa
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Ms Amy Margaret Parlane and Mr Leslie James Parlane
28 Hill Road,
Hill Park

Submission number: 2269

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2269.2
Point number 2269.8
Point number 2269.16
Point number 2269.17
Point number 2269.23

The reasons for my or our support or opposition are:
We support the submission in its entirety points 2269.1 through to 2269.34 from these applicants with specific reference to:

-2269.2 The need to transition between Town and Local Centres, Medium Density and residential (Special Character Areas) for the reasons given in this submission

- 2269.8 The need to provide protection for the existing watercourses within Hillpark for the reasons given in this submission

- 2269.16 Particularly pertinent is the comment regarding the reduction of the breadth and connectivity of our ecological migration corridor, which will undermine the wildlife populations and their genetic diversity. We support the reasons given in this submission

-2269.17 We also support the existing SEA Terrestrial Overlay for Hillpark for the reasons given in this submission.

-2269.23 Highlights the need to recognise Hillpark suburb's significant natural environment as a Qualifying matter for the reasons as given in this submission

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We have lived in Hillpark for 26 years. We have a strong knowledge of and an appreciation for the area and its unique and special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 1:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - David Southcombe
Attachments: Further Submission - PC78 - Jervois Road.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: David Southcombe

Organisation name: David Southcombe Trust

Full name of your agent: Positive Planning Ltd. - Matthew Harrison

Email address: matthew@positiveplanning.co.nz

Contact phone number: 093020461

Postal address:
Level 17
55 Shortland Street
Auckland Central
Auckland 1010

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Refer to attached further submission document

Submission number: Refer to attached further submission document

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Refer to attached further submission document

The reasons for my or our support or opposition are:
Refer to attached further submission document

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 17 January 2023

Supporting documents
Further Submission - PC78 - Jervois Road.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Refer to attached further submission document

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: Matthew Harrison <matthew@positiveplanning.co.nz>
Sent: Tuesday, 17 January 2023 1:22 pm
To: Unitary Plan
Subject: Further submission on Plan Change 78 Auckland Unitary Plan
Attachments: Further Submission - PC78 - Jervois Road.pdf

Dear Sir/Madam,

Please find attached our further submission to the proposed Plan Change 78 – Auckland Unitary Plan.

Kind regards,
Matt Harrison Assoc.NZPI BSc (LPDP)

Positive Planning Limited
Level 17, 55 Shortland Street
PO Box 228, Shortland Street
Auckland 1010

Office +64 9 302 0461
DDI 028 2555 4840
Email matthew@positiveplanning.co.nz

www.positiveplanning.co.nz

17th January 2023

Auckland Council
Private Bag 92300
Auckland 1142

**AUCKLAND UNITARY PLAN – PROPOSED PLAN CHANGE 78 – INTENSIFICATION
– FURTHER SUBMISSION**

1.0 Submitter Details

Name: David Southcombe Trust
Postal Address: 4 Sentinel Road, Herne Bay
Email Address: david@maidstone.co.nz

2.0 Agent Details:

Organisation: Positive Planning Limited
Contact: Gary Deeney
Postal Address: PO Box 582, Shortland Street 1140
Email Address: gary@positiveplanning.co.nz
Phone: (09) 302 0461 or 021 828 969

3.0 Stance on Proposed Plan Change 78 Submission/s in relation to this Further Submission:

This is a further submission relating to the following submission/s:

Submissions to Oppose:

- Submission #873 – Kainga Ora
 - Address for service: developmentplanning@kaingaora.govt.nz
- Submission #1582 – Jervois Properties Ltd.
 - Address for service: philip@campbellbrown.co.nz
- Submission #2146 – Henderson Enterprises Ltd.
 - Address for service: nick@civix.co.nz
- Submission #2224 – JL Trust
 - Address for service: hamish@clcgroup.co.nz
- Submission #2225 – Zanj Ltd.
 - Address for service: hamish@clcgroup.co.nz

To summarise the submissions we oppose, the abovementioned submissions propose to remove height variation controls and established character overlays on the sites 155, 157, 159, 161 & 163 Jervois Road. In addition, the submissions propose to revise the height variation control to as high as 37 metres.

Submission to Support:

- Submission #131 – Ronald Philip Tapplly
 - Address for service: tapron@xtra.co.nz
- Submission #410 – Jane Neill
 - Address for service: janeneill@xtra.co.nz
- Submission #605 – Julia Gatley
 - Address for service: Julia.gatley@auckland.ac.nz
- Submission #704 – Debra Tunncliffe
 - Address for service: d.tunnel@xtra.co.nz
- Submission #937 – Devenport Heritage Inc.
 - Address for service: mmcrae@xtra.co.nz
- Submission #1645 – Parnell Community Committee
 - Address for service: parnellpcc@gmail.com

To summarise the submissions we support, the abovementioned submissions seek to decline Plan Change 78 and/or retain the character overlays and height restrictions, ultimately seeking to protect and preserve Auckland's heritage and character.

4.0 Reasons for the Submission

Our reasons for opposing and supporting the abovementioned submissions are as follows:

- The properties located at 155, 157, 159, 161 & 163 Jervois Road, Herne Bay are located within the established Herne Bay local centre and character area. These sites are located within the middle of this town centre and have been identified as sites that contribute to the established character for this local centre, as well as the wider Herne Bay area.
- The sites each contain similarly constructed villas which actively contribute to and represent the established character of Herne Bay. Each of these sites form the end of the block between Lawrence Street and Sentinel Road and would be a significant loss of heritage and character if the height variation control and character overlay were to be removed.

5.0 Preferred Outcome:

For the reasons stated in section 4.0 of this further submission, we consider the following outcomes appropriate:

- Retain a 13-metre height variation control over the sites 155, 157, 159, 161 & 163 Jervois Road, Herne Bay.
- Reject any proposed intensification and/or increasing the height variation control over the sites 155, 157, 159, 161 & 163 Jervois Road, Herne Bay.
- Retain the character overlays as a qualifying matter over the sites 155, 157, 159, 161 & 163 Jervois Road, Herne Bay.

6.0 Hearings:

We wish to be heard in support of this further submission. If others make a similar further submission, we will consider presenting a joint case with them at a hearing.

Yours Faithfully,

Positive Planning Limited

On behalf of – David Southcombe Trust



Gary Deeney
B.R.P (Hons), MNZPI
Director

ADDENDUM TO FURTHER SUBMISSIONS LODGED TO COUNCIL**Further Submission Details:****1.0 Submitter Details:**

Name: David Southcombe Trust
Postal Address: 4 Sentinel Road, Herne Bay
Email Address: david@maidstone.co.nz

ADDENDUM TO LODGED FURTHER SUBMISSION:**7.0 Submitters Interest in Proposal/Submission:**

The submitter has an interest in the proposal/submissions that is greater than the interest of the general public because they own a property and/or live in the area affected by the proposal/submission.

Alice Zhou

From: Camali <camali@xtra.co.nz>
Sent: Tuesday, 17 January 2023 4:18 pm
To: Unitary Plan
Cc: Bev Parslow; hello@greyllynresidents.org.nz; jeff@fearonhay.com; enquiries@parnellheritage.org.nz; mariankohler03@gmail.com; jaburns@xtra.co.nz; brian@metroplanning.co.nz; bartlett@shortlandchambers.co.nz; rajm@isolutionsnz.com; gbresidentsandraterpayersass@gmail.com; matthew@positiveplanning.co.nz; David Wren 2 (External); Iain McManus; amanda@proarch.co.nz; Vijay.lala@tattico.co.nz; nbuckland; Tom Morgan; michael@campbellbrown.co.nz; Logan@propertynz.co.nz; Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); helen.atkins@ahmlaw.nz; michael@campbellbrown.co.nz; John Mackay; michael@campbellbrown.co.nz; dallan@ellisgould.co.nz; Tom Morgan; russell@rtjproperty.co.nz; mark.vinall@tattico.co.nz; nickr@barker.co.nz; morehomesnz@gmail.com; kbergin@frl.co.nz; Mark.Vinall@tattico.co.nz; vignesh@mhg.co.nz; emma@civilplan.co.nz; yu.yi@synergyplanningassociates.com; hwillers@gmail.com; jeremy@jeremyhansen.co.nz; Ross Cooper; Philip@campbellbrown.co.nz; greenredblueblack@gmail.com; scottwinton@hotmail.com; harryplatt555@icloud.com; office@brownandcompany.co.nz; Jessica Esquilant; david@whitburngroup.co.nz; Lowrie.matt@gmail.com; michael@campbellbrown.co.nz; Bill Loutit; mark.vinall@tattico.co.nz; aaronjgrey@gmail.com
Subject: Plan Change 78 - Further submissions
Attachments: PC-78-Further-Submission (2).docx
Categories: Sarah

Goodafternoon

Please find attached my further submission to Plan Change 78.

Kind Regards

Cameron Loader

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Cameron Loader

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greylynnresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.

6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz

941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com

1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsonagrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronigrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Cameron Loader

Date:

17 January 2023

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

cameron@finstar.co.nz

Telephone:

0274765094

Postal address:

9 Ring Terrace, St Marys Bay, Auckland

Contact person:

(name and designation, if applicable)

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 2:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
PO BOX 67063
MT EDEN
AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Heritage NZ
PO Box 105291
Auckland
ATTN: Bev Parslow
bparslow@heritage.org.nz

Submission number: 872

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 872.16

The reasons for my or our support or opposition are:

-

Heritage NZ #872

We SUPPORT all of this submission, and in particular note our support for :

At #872.16 – rejecting the methodology used to assess SCAs, because :

- the existing methodology provides a very incomplete view to the components of an SCA, and the comprehensive submission from Heritage NZ explains in detail the numerous shortcomings to the methodology
- amongst other matters, the methodology arbitrarily excludes Grade 4 properties as a significant part of SCAs
- Council's s.32 assessment on special character discusses at length the value of dwellings Graded 4+5+6, but then dismisses without explanation the inclusion of Grade 4 properties in the assessment methodology; this is illogical and unjustifiable.
- also, the methodology arbitrarily excludes any reference to the key features additional to the dwelling itself such as streetscape, landscaped gardens and building set-backs, subdivision patterns, as unique and valuable features in SCAs
- Council's s.32 assessment on special character discusses the importance of non-dwelling features in defining special character areas but then goes on to give no weighting whatsoever to these features in the assessment methodology, rather focusing the assessment solely on the dwelling structure; this is illogical and unjustifiable.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 1:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Heritage NZ
 PO Box 105291
 Auckland
 ATTN: Bev Parslow
 bparslow@heritage.org.nz

Submission number: 872

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 872.4

The reasons for my or our support or opposition are:
 Heritage NZ #872

We SUPPORT all of this submission, and in particular note our support for :

At #872.4 – supporting special character areas (SCAs) being treated as a qualifying matter, because :

- SCAs are long-established planning tools used over many years in Auckland City
- SCAs respect historical development patterns unique to the city
- SCAs provide for the maintenance and enhancement of a well-recognised feature in the city's urban environment
- SCAs represent a miniscule part (less than 3%) of total housing across Auckland
- SCAs, if subject intensification rules, would add a de minimis quantity in new dwellings compared to what is already being provided for (less than 1% possibly added to already proposed new dwelling capacities)
- SCAs are a finite, diminishing and non-renewable resource
- the NPS-UD standards specifically provide Qualifying Matters with values similar to SCAs
- Auckland Council decisions have fully endorsed the importance of retaining SCAs and treating them as a Qualifying Matter.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 9:45 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Character Coalition Incorporated
 106 Marsden Avenue
 Balmoral
 Auckland 1024
 ATTN: John Andrews Burns

Submission number: 2021

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 2021.43

The reasons for my or our support or opposition are:
 CHARACTER COALITION #2021

We SUPPORT all of this submission and particularly note the following matters:

At #2021.43 -- seeking clarification that SCA rules and standards should replace other relevant rules and standards in

any residential zone

- We support this practical step to avoid confusion which arises from time to time in interpreting the correct standards to apply to planning Resource Consent applications

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 5:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
PO BOX 67063
MT EDEN
AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Character Coalition Incorporated
106 Marsden Avenue
Balmoral
Auckland 1024
ATTN: John Andrews Burns

Submission number: 2021

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2021.31
Point number 2021.32
Point number 2021.33
Point number 2021.34

The reasons for my or our support or opposition are:
CHARACTER COALITION #2021

We SUPPORT all of this submission and particularly note the following matters:

At #2021.31 to 2021.34 – these points are inter-related and cover the topic of rejecting the methodology used to identify the scope and expanse of special character areas

- the existing methodology provides a very incomplete view to the components of an SCA, and the comprehensive submission from the Character Coalition explains this in detail
- we are aware of and support the cross-submission being provided by the Character Coalition which includes a detailed report (22Nov'22) by the late Mr Jeremy Salmond, a respected specialist in special character and heritage matters, reviewing the many problems with the methodology.
- amongst other matters, the methodology arbitrarily excludes Grade 4 properties as a significant part of SCAs
- Council's s.32 assessment on special character discusses at length the value of dwellings Graded 4+5+6, but then dismisses without explanation the inclusion of Grade 4 properties in the assessment methodology; this is illogical and unjustifiable.
- also, the methodology arbitrarily excludes any reference to the key features additional to the dwelling itself such as streetscape, landscaped gardens and building set-backs, subdivision patterns, as unique and valuable features in SCAs
- Council's s.32 assessment on special character discusses the importance of non-dwelling features in defining special character areas but then goes on to give no weighting whatsoever to these features in the assessment methodology, rather focusing the assessment solely on the dwelling structure; this is illogical and unjustifiable.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 11:15 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Waka Kotahi, NZ Transport Agency
 Evan Keating
 Principal Planner - Environmental Planning
 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.7

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

At #2049.7 – seeking removal of reference to “special character” in Assessment Criteria for THAB [at H6.8.2(2)(ad)] where special character is adjoining to or across the street from new development

We OPPOSE these submissions because :

- if a special character area is adjacent to or across the street from a THAB zone, then this is a zone/overlay “edge/interface” location which requires specific assessment
- a zone/overlay interface (the edges) is always a very sensitive position, and if this interface is not carefully managed it can lead to the downgrading of the adjacent SCA properties, in-turn potentially having a snowball effect where downgraded SCA properties fall out of use and the SCA boundary is eroded (contracted)
- degradation at the edges has been a common experience in SCAs across the city, where “edges” are progressively eroded one property at a time ultimately leading to the elimination of SCAs; this should be avoided.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

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Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
PO BOX 67063
MT EDEN
AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Character Coalition Incorporated
106 Marsden Avenue
Balmoral
Auckland 1024
ATTN: John Andrews Burns

Submission number: 2021

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2021.28
Point number 2021.35
Point number 2021.36
Point number 2021.37

The reasons for my or our support or opposition are:
CHARACTER COALITION #2021

We SUPPORT all of this submission and particularly note the following matters:

At #2021.28 and #2021.35 - 37-- these points are inter-related and cover the topic of seeking various technical amendments regarding rules and standards in the SCAO

- we support #2021.28 seeking the addition of qualifying matter status to sites adjacent to and within a visual catchment of SCA sites, because:
 - the importance of addressing properties at the interface between SCA and non-SCA
 - a zone/overlay interface (the edges) is always a very sensitive position, and if this interface is not carefully managed it can lead to the downgrading of the adjacent SCA properties, in-turn potentially having a snowball effect where downgraded SCA properties fall out of use and the SCA boundary is eroded (contracted)
 - degradation of edges has been a common experience in SCAs across the city, where “edges” are progressively eroded one property at a time ultimately leading to the elimination of SCAs; this should be avoided
- we support #2021.35 amending Objective D18.2(4) to read: “Existing and proposed residential buildings provide for and respond to ...”. because:
 - this amendment reinforces the fundamental intent of SCAs to maintain and enhance special character values of an area.
- we support #2021.36 adding a new policy D18.2(7) because it reinforces the fact that new dwellings in SCAs must maintain and enhance special character values especially when being a replacement to a demolished building
- we support #2021.37 amending Table D18.4.1(A1) making restoration and repairs of special character buildings a permitted activity that does not require compliance with standards, because:
 - this amendment recognises the importance of maintaining and enhancing the character and design features of a special character building.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

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Email address: Suzanne@speer.co.nz

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AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Kainga Ora - Homes & Communities
PO BOX 74598
Greenlane
Auckland 1051
ATTN: Brendon Liggett, Manager - Development Planning
Email: developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 873.28

The reasons for my or our support or opposition are:
Kainga Ora #873

We OPPOSE this extensive submission, and in particular note our opposition to :

#873.28 --- seeking amendment to qualifying matters to be applied by overlays rather than by zones or precincts

We OPPOSE this submission because :

- special character areas, as a qualifying matter, are already addressed in the AUP through an overlay tool complete with a comprehensive set of objectives, policies and standards; in the new "intensification details", there is no intended proposal to amend any details in the SCAO and this should remain as is
- in the residential SCAO, this mostly has an underlying zoning of LDRZ; the LDRZ and SCAO are inter-related and complementary planning tools and there is no need to make any amendments to either of these tools as it relates to SCAO.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

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Plan change name: PC 78: Intensification

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Original submitters name and address:
Kainga Ora - Homes & Communities
PO BOX 74598
Greenlane
Auckland 1051
ATTN: Brendon Liggett, Manager - Development Planning
Email: developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 873.2
Point number 873.198
Point number 873.218

The reasons for my or our support or opposition are:
Kainga Ora #873

We OPPOSE this extensive submission, and in particular note our opposition to :

#873.2 – seeking the deletion of all references to the LDRZ across the city and the replacement of this zone with either MDUZ or THAB zones, including numerous other sub-points which appear to target the deletion of virtually all LDRZ areas across the city, for example #873.198 which refers to deleting properties in Newmarket, Parnell, Remuera including along Gillies Ave Epsom, and #873.218 which refers to deleting properties in Mt Eden and Epsom including Shipherds Avenue and Marama Avenue and Epsom Avenue, and many more areas across the city.

We OPPOSE all submissions relating to the removal of the LDRZ anywhere in the city because:

- the LDRZ is an integral part of the overall residential zoning mix available to city residents
- the AUP, in the RPS at Policy B2.4.2(1), clearly refers to the importance of “providing for a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of an area”; this policy is unchanged in the new intensification amendments
- the NPS-UD also recognises diversity in residential zones, at Policy 2.2.1
“planning decisions contribute to a well-functioning urban environment, which are urban environments that, as a minimum :
(a) have or enable a variety in homes that
(i) meet the needs, in terms of type, price, and location, of different households”
- the LDRZ is a unique urban residential zone with features and standards not found in other residential zones, and thus contributes to providing a variety in residential zone types across Auckland City
- notably, the LDRZ primarily applies as the underlying zone to all special character areas – residential overlay (SCAO)
- the LDRZ and the SCAO are integrated planning tools focused on the “maintenance and enhancement” of special character areas that reflect notable history in the city’s development patterns
- specifically in the case of properties along Gillies Ave and others adjoining streets within the Eden Epsom SCA (like Brightside Road, Shipherds Avenue, Owens Road, Marama Avenue, Cecil Road, Epsom Avenue, Mountain Road, Sharp Road, Albury Avenue), recent council planning decisions for a resource consent and an Environment Court decision for a private plan change covering properties along Gillies Ave have declined such applications, thus confirming the importance and suitability of the LDRZ (then SHZ) and the SCAO in this area.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

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Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Waka Kotahi, NZ Transport Agency
 Evan Keating
 Principal Planner - Environmental Planning
 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.23

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

#2049.23 -- seeking a generic implementation of design control overlays to guide special character

We OPPOSE these amendments to the suite of special character standards because :

- the existing objectives, policies and standards for the SCAO (at RPS B5.3) already include specific design controls to achieve the primary objective to “maintain and enhance” SCAs.
- there is no proposal to amend these objectives, policies and standards and they should be retained as is.
- it is important to note that objectives, policies and standards in the SCAO have a strong relationship with the objectives, policies and standards found in the underlying zoning usually the LDRZ; the SCAO and the LDRZ are complementary and this balance is important to be maintained.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

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 Evan Keating
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 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.5

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

#2049.5 – regarding the MDUZ and seeking removal of the words “neighbourhood character” from Matters of Discretion criteria [at H5.8.1(1)(b) and (2)(b)]; and also seeking removal of reference to “special character” in

Assessment Criteria for MDUZ [at H5.8.2(2)(ad)]

- the key words proposed for removal are a fundamental criteria to any description of the features and values found in a residential area, and should thus be retained
- the purpose of assessment criteria is to guide new development standards that reflect local neighbourhood amenity, beneficial to both new project occupants and existing residents
- the AUP is about building residential character, not destroying it by removing it from essential assessment criteria
- where special character area is adjacent to or across the street from a MDUZ, then this is a zone/overlay “edge/interface” location which requires specific assessment
- a zone/overlay interface (the edges) is always a very sensitive position, and if this interface is not carefully managed it can lead to the downgrading of the adjacent SCA properties, in-turn potentially having a snowball effect where downgraded SCA properties fall out of use and the SCA boundary is eroded (contracted)
- degradation at the edges has been a common experience in SCAs across the city, where “edges” are progressively eroded one property at a time ultimately leading to the elimination of SCAs; this should be avoided.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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Original submission details

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 Evan Keating
 Principal Planner - Environmental Planning
 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.3

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

At #2049.3 – seeking removal of several key words from various parts of the LDRZ, like
 • remove “suburban character” from the zone description

- remove “established residential neighbourhood, suburban character, general spaciousness” from the zone policies at 3(1) and 3(2).
- remove “intensity and scale of development” from the assessment criteria for RDAs [at H3A.8.2(1)(a)(i)]

We OPPOSE these submissions because :

- the key words proposed for removal are fundamental characteristics to any description of the features and values found in the LDRZ, and should thus be retained
- our primary submission clearly refers to the importance of these words in defining the nature and character of LDRZ areas, and by extension they should be a fundamental part of any assessment reporting that establishes the local environment baseline compared to any new proposed development
- the purpose of assessment criteria is to guide new development standards that reflect local neighbourhood amenity, beneficial to new project occupants and existing residents
- the LDRZ is found mostly as an underlying zoning to SCAs; the key words proposed for deletion are an essential part of the assessment standards set up to “maintain and enhance” the character and amenity values in SCAs (as clearly set out in the AUP at the RPS : objective B5.3(2))
- the full agreement in standards between the LDRZ and SCA overlays is essential to achieving a successful outcome in maintaining and enhancing the character and amenity values in SCAs because the LDRZ and SCAs are inter-linked planning tools.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

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 Evan Keating
 Principal Planner - Environmental Planning
 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.25

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

#2049.25 -- seeking the removal of all demolition controls to special character

We OPPOSE these amendments because :

- the removal of demolition controls to special character would erode and defeat the whole purpose of maintaining and enhancing special character areas
- In the AUP, at the RPS at B5.4 – explanation and reasons for adoption, at the 5th paragraph, is a clear explanation of the importance of controls on design and demolition :
“The identified character of these special character areas, should be maintained and enhanced by controls on demolition and design and appearance of new buildings and additions and alterations to existing buildings.”
- and also at the RPS in B5.4, at the 6th paragraph, are these key reasons for these controls:
- ... “maintenance and enhancement of the overall special character of an area from change by demolition, modification of existing building or development of new buildings which would be inappropriate in the context of the area; and
- supporting appropriate ongoing use and adaptive re-use to enable effective functioning and vitality of the areas.”:
- the proposed amendments are contrary to the fundamental purposes of the SCAO.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 12:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Waka Kotahi, NZ Transport Agency
 Evan Keating
 Principal Planner - Environmental Planning
 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.9

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

At 2049.9 – seeking the retention of the walking distances to centres as first proposed in PC78.

- we support this in part only, subject to our primary submission seeking a closer review of “edge and route modifying factors” and how this influences where boundaries are defined because:
 - according to Council’s explanatory notes, walking distances are supposed to reflect the distance that an average person is likely to walk within a prescribed time/distance eg. around 15mins/1200metres from the edge of the city centre; 10mins/800 metres from a regional centre; this is what submission #2049.9 supports
 - existing distances are already “unrealistically achievable” for a significant portion of the population in terms of being a useful measure of time/distance that “an average person” would actually walk to access good, services, employment and so on
 - in Chapter G2 about walkable catchments are two key points to bear in mind: distances are described as “around 800 metres from Business - Metropolitan Centre Zones”, and distances can be affected by “edge and route modifying factors” – that is, the actual distance is flexible and, for example could be less than 800 metres to a Metropolitan Centre Zone subject to modifying factors.
- our primary submission points out several examples where the edge and route modifying factors around the Newmarket Metropolitan Centre Zone have been incorrectly applied resulting in appropriate amendments to actual boundaries to the walkable catchment.
- we oppose any expansion to walkable distances, and seek a closer review of edge and route modifying factors to more realistically define walkable catchment boundaries.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Specify upon which grounds you come within this category:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 10:45 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

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Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
PO BOX 67063
MT EDEN
AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Kainga Ora - Homes & Communities
PO BOX 74598
Greenlane
Auckland 1051
ATTN: Brendon Liggett, Manager - Development Planning
Email: developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 873.11
Point number 873.14
Point number 873.15

The reasons for my or our support or opposition are:
Kainga Ora #873

We OPPOSE this extensive submission, and in particular note our opposition to :

#873.11, 873.14 and 873.15 – these points are inter-related and cover the topic of seeking expansion of walkable distances around centres

We OPPOSE any expansion to walking distances because:

- according to Council's explanatory notes, walking distances are supposed to reflect the distance that an average person is likely to walk within a prescribed time/distance eg. around 15mins/1200metres from the edge of the city centre; 10mins/800 metres from a regional centre
- existing distances are already "unrealistically achievable" for a significant portion of the population in terms of being a useful measure of time/distance that "an average person" would walk to access good, services, employment and so on; to increase these distances is unwarranted
- the adoption of 800m from regional centres like Newmarket already significantly erodes the special character in our area of interest in Eden Epsom and no further expansion is justified
- catchment boundaries should be logical, readily identifiable respect road boundaries and geographic features, and recognise the loss of amenity and adverse effects that can arise through incompatibility with the zoning of adjoining properties
- in Chapter G2 about walkable catchments are two key points to bear in mind: distances are described as "about xxx metres", and distances can be affected by "edge and route modifying factors" – that is, the actual distance is flexible and, for example could be less than 800 metres to regional centres subject to modifying factors
- our primary submission points out several examples where the edge and route modifying factors have been incorrectly applied resulting in necessary amendments to defining actual boundaries to walkable catchments
- we oppose any expansion to walkable distances, and seek a closer review of edge and route modifying factors to more realistically define walkable catchment boundaries.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

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From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 11:30 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

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Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 0212238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Waka Kotahi, NZ Transport Agency
 Evan Keating
 Principal Planner - Environmental Planning
 Email: Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2049.4

The reasons for my or our support or opposition are:
 Waka Kotahi #2049

We OPPOSE this extensive submission, and in particular note our opposition to :

At 2049.4 – seeking amendment to the Activity Table in the LDRZ and MDUZ to expand non-residential activities

We OPPOSE these submissions because :

- existing limits to non-residential activities focus on a select few activities that are small in size and have a clearly “local” business base
- a small business size (by m2 shop size) and with only a local business/customer focus is critical to avoiding adverse effects on neighbours and neighbourhoods
- adverse effects on neighbours include noise, hours of operation, traffic generation, light glare, and other erosion of residential amenity
- there is a direct relationship between the scale of adverse effects and the size of a business and the expanse of its customer base
- the AUP clearly sets out the purpose for having zones at A1.6.4-zone - ... “zones manage the way in which areas of land ... are to be used, developed or protected. The spatial application of zones generally identifies where similar uses and activities are anticipated.”
- the AUP also clearly sets out a centres-based strategy for providing for business activities, in the RPS at Objective B2.5.1(2) – “commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors.” The purpose of this strategy is twofold : to create strong business focal points, and to avoid adverse effects between business and non-business activities eg. business vs. residential.
- non-residential activities are well provided for across the city in over 150 business and retail centre zones and there is no need to expand non-residential activities in residential zones imposing unnecessary adverse effects.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 10:16 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Southern Cross Healthcare Limited
 C/- MinterEllisonRuddWatts
 PO Box 105249
 Auckland 1143
 ATTN: Bianca Tree/Amy Dresser
 bianca.tree@minterellison.co.nz
 amy.dresser@minterellison.co.nz

Submission number: 2067

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2067.1

The reasons for my or our support or opposition are:
 SOUTHERN CROSS #2067

We OPPOSE all of this submission, and in particular note our opposition to :

At #2067.1 – seeking the removal of the SCA from specific properties at 149,151,153 Gillies Avenue; and other nearby properties along the western side of Gillies Avenue; and at 2, 4, 6 & 8 Brightside Road.

We OPPOSE these changes because:

- the Environment Court has recently comprehensively considered and rejected a private plan change for the Gillies Avenue properties owned by Southern Cross Healthcare Ltd (SX) at 149,151&153 Gillies Avenue. - refer Decision [2022] NZEnvC 060. In particular the Environment Court upheld the existing zoning of these Gillies Avenue sites as Residential - Single House Zone (now proposed as LDRZ) subject to a Special Character Area Overlay (SCAO) and refused to approve a Special Purposes - Healthcare and Hospital Zone for those sites. There is no justification to revisit the firm conclusions reached by the Environment Court.
- the Court also considered the existing low-density zonings along the western side of Gillies Avenue (generally between Albury Avenue and Epsom Avenue, just north and south of the SX sites), and concluded that retention of the same zoning and SCAO as for the SX owned sites was appropriate.
- the Court also considered the existing SCAO applying at 2 – 8 Brightside Road (across the street from the SX sites) and concluded that retention of the same zoning and SCAO as for the SX owned sites was appropriate.
- The proposed LDRZ and SCAO for all the above sites remain appropriate. These properties are an integral part of a comprehensive and well-defined SCA and in particular provide a readily identifiable boundary of quality special character to the SCA.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 12:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Southern Cross Healthcare Limited
 c/- MinterEllisonRuddWatts
 PO Box 105249
 Auckland 1143
 ATTN: Bianca Tree/Amy Dresser
 bianca.tree@minterellison.co.nz
 amy.dresser@minterellison.co.nz

Submission number: 2067

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2067.3

The reasons for my or our support or opposition are:
 SOUTHERN CROSS #2067

We OPPOSE all of this submission, and in particular note our opposition to :

#2067.3 – seeking properties at 149,151,153 Gillies Avenue to be included within a walkable catchment (inter-related with #2067.6 – seeking the rezoning of properties at 149,151,153 Gillies Avenue to THAB; and also inter-related with #2067.7 – alternatively, seeking the rezoning of properties at 149,151,153 Gillies Avenue to Special Purposes – Healthcare Facilities and Hospital Zone)

These submissions are inter-related and we OPPOSE all these changes because:

- there is no justification to extend the walkable catchments proposed and in some cases the distances and consequent walking boundaries should be modified as sought in our primary submission because existing boundaries in the area of 149,151,153 Gillies Avenue do not reflect significant “edge and route modifying factors” that should modify the walking catchment boundary
- the expansion of walkable catchments would further erode the purpose of the proposed LDRS zoning and SCA Overlay for this area
- according to Council’s explanatory notes, walking distances are supposed to reflect the distance that an average person is likely to walk within a prescribed time/distance ie. around 15mins/1200metres from the edge of the city centre; 10mins/800 metres from a Business - Metropolitan Centre Zone.
- existing distances are already “unrealistically achievable” for a significant portion of the population in terms of being a useful measure of time/distance that “an average person” would walk to access good, services, employment and so on; to increase these distances is unwarranted.
- boundaries should be logical, readily identifiable, respect road boundaries and geographical features, and recognise the loss of amenity and adverse effects that can arise through incompatibility with the zoning of adjoining properties.
- in Chapter G2 about walkable catchments are two key points to bear in mind: distances are described as around 800 metres from a Metropolitan Centre Zone (Newmarket in this instance) and distances can be affected by “edge and route modifying factors” – that is, the actual distance is flexible subject to modifying factors.
- our primary submission points out several examples where the edge and route modifying factors around the Newmarket Metropolitan Centre Zone have been incorrectly applied resulting in necessary amendments to be made to define the actual boundaries to walkable catchments and in some instances a little less than the 800m for the Newmarket Centre.
- we oppose any expansion to walkable distances, and seek a closer review of edge and route modifying factors to more realistically define walkable catchment boundaries.

AND

- it is inappropriate to rezone land at 149,151,153 Gillies Avenue to THABZ because it does not fall within a walkable catchment and this suggestion should be rejected as inappropriate and erosive on residential amenity and special character found adjacent in the immediate area.
- the rezoning of land at 149,151,153 Gillies Avenue to Special Purposes- Healthcare and Hospital Zone has already been considered and decisively rejected by the Environment Court (Decision [2022] NZEnvC 060) and this requested zoning should be rejected.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

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Sent: Thursday, 19 January 2023 1:16 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

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Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

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 Southern Cross Healthcare Limited
 c/- MinterEllisonRuddWatts
 PO Box 105249
 Auckland 1143
 ATTN: Bianca Tree/Amy Dresser
 bianca.tree@minterellison.co.nz
 amy.dresser@minterellison.co.nz

Submission number: 2067

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2067.7

The reasons for my or our support or opposition are:
 SOUTHERN CROSS #2067

We OPPOSE all of this submission, and in particular note our opposition to :

#2067.7 – alternatively, seeking the rezoning of properties at 149,151,153 Gillies Avenue to Special Purposes – Healthcare Facilities and Hospital Zone

(inter-related with #2067.3 – seeking properties at 149,151,153 Gillies Avenue to be included within a walkable catchment; and also #2067.6 – seeking the rezoning of properties at 149,151,153 Gillies Avenue to THAB)
See the Society's further submissions against these points.

• the rezoning of land at 149,151,153 Gillies Avenue to Special Purposes - Healthcare and Hospital Zone has already been considered and decisively rejected by the Environment Court in its recent decision (Decision [2022] NZEnvC 060) and this zoning request should be rejected out of hand. These residential properties are to be retained with their Residential Special Character Area Overlay and low density residential underlying zoning LDRZ.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

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Plan change name: PC 78: Intensification

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 c/- MinterEllisonRuddWatts
 PO Box 105249
 Auckland 1143
 ATTN: Bianca Tree/Amy Dresser
 bianca.tree@minterellison.co.nz
 amy.dresser@minterellison.co.nz

Submission number: 2067

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2067.4

The reasons for my or our support or opposition are:
 SOUTHERN CROSS #2067

We OPPOSE all of this submission, and in particular note our opposition to:

At #2067.4 – seeking to increase the walkable distance to the Newmarket metropolitan centre and the Newmarket train station be increased to 1200 metres

We OPPOSE this change because:

- according to Council's explanatory notes, walking distances are supposed to reflect the distance that an average person is likely to walk within a prescribed time/distance ie. around 15mins/1200metres from the edge of the city centre; 10mins/800 metres from a Business - Metropolitan Centre Zone.
- existing distances are already "unrealistically achievable" for a significant portion of the population in terms of being a useful measure of time/distance that "an average person" would walk to access good, services, employment and so on; to increase these distances is unwarranted
- the adoption of 800m from metropolitan centres such as Newmarket already significantly erodes the special character in our area of interest in Eden Epsom and no further expansion is justified.
- boundaries should be logical, readily identifiable, respect road boundaries and geographical features, and recognise the loss of amenity and adverse effects that can arise through incompatibility with the zoning of adjoining properties.
- in Chapter G2 about walkable catchments are two key points to bear in mind: distances are described as "around 800 metres from a Business - Metropolitan Centre Zone", and distances can be affected by "edge and route modifying factors" – that is, the actual distance is flexible and, for example could be less than 800 metres to a metropolitan centre subject to modifying factors.
- our primary submission points out several examples where the edge and route modifying factors around the Newmarket Metropolitan Centre Zone have been incorrectly applied resulting in necessary amendments to be made in defining actual boundaries to walkable catchments, often resulting in this being slightly less than the 800m in some locations for the Newmarket Centre.
- we oppose any expansion to walkable distances, and seek a closer review of edge and route modifying factors to more realistically define walkable catchment boundaries.
- we note that submissions from Waka Kotahi (#2049.9) support maintaining walking distances "as is" which we support in part subject to further work on details of "edge and route modifying factors" and consequential amendments to actual boundary positions as discussed in our primary submission.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 1:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
 PO BOX 67063
 MT EDEN
 AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Southern Cross Healthcare Limited
 c/- MinterEllisonRuddWatts
 PO Box 105249
 Auckland 1143
 ATTN: Bianca Tree/Amy Dresser
 bianca.tree@minterellison.co.nz
 amy.dresser@minterellison.co.nz

Submission number: 2067

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 2067.6

The reasons for my or our support or opposition are:
 SOUTHERN CROSS #2067

We OPPOSE all of this submission, and in particular note our opposition to :

#2067.6 – seeking the rezoning of properties at 149,151,153 Gillies Avenue to THAB;

(and also inter-related with #2067.7 – alternatively, seeking the rezoning of properties at 149,151,153 Gillies Avenue to Special Purposes – Healthcare Facilities and Hospital Zone; and #2067.3 – seeking properties at 149,151,153 Gillies Avenue to be included within a walkable catchment)

- it is inappropriate to rezone land at 149,151,153 Gillies Avenue to THABZ because it does not fall within a walkable catchment and this suggestion should be rejected as inappropriate and erosive on residential amenity and special character found adjacent in the immediate area.
- according to Council's explanatory notes, walking distances are supposed to reflect the distance that an average person is likely to walk within a prescribed time/distance ie. around 15mins/1200metres from the edge of the city centre; 10mins/800 metres from a Business - Metropolitan Centre Zone.
- existing distances are already "unrealistically achievable" for a significant portion of the population in terms of being a useful measure of time/distance that "an average person" would walk to access good, services, employment and so on; to increase these distances is unwarranted.
- boundaries should be logical, readily identifiable, respect road boundaries and geographical features, and recognise the loss of amenity and adverse effects that can arise through incompatibility with the zoning of adjoining properties.
- in Chapter G2 about walkable catchments are two key points to bear in mind: distances are described as "around 800 metres from a Business - Metropolitan Centre Zone", and distances can be affected by "edge and route modifying factors" – that is, the actual distance is flexible and, for example could be less than 800 metres to a regional centre subject to modifying factors - in this instance the Newmarket metropolitan centre.
- our primary submission points out several examples where the edge and route modifying factors around the Newmarket Metropolitan Centre Zone have been incorrectly applied resulting in necessary amendments to be made in defining actual boundaries to walkable catchments and in some instances a little less than the 800m for the Newmarket Centre.
- we oppose any expansion to walkable distances, and seek a closer review of edge and route modifying factors to more realistically define walkable catchment boundaries.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Therese Strickland

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 7:01 PM
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: EDEN EPSOM RESIDENTIAL PROTECTION SOCIETY INCORPORATED

Organisation name:

Full name of your agent: Robert Speer - Vice President

Email address: Suzanne@speer.co.nz

Contact phone number: 021 2238090

Postal address:
PO BOX 67063
MT EDEN
AUCKLAND 1349

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
OneSixOne Medical Group Limited
c/- Anthony Blomfield
Bentley & Co Ltd
PO Box 4492
Shortland St
Auckland 1140
Email: ablomfield@bentley.co.nz

Submission number: 1269

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 1269.1
Point number 1269.2

The reasons for my or our support or opposition are:
OneSixOne Medical Group Ltd
Submission #1269

We OPPOSE all of this submission, and in particular note our opposition to :

At #1269.1 and #1269.2 – seeking removal of the Special Character Area Overlay (SCAO) from specific properties at 159 and 161 Gillies Avenue, and other nearby properties along the western side of Gillies Avenue; and also seeking change in the residential zoning from LDRZ to MHUZ.

The reasons for the Society's opposition are :

- the Environment Court in its recent decision ([2022] NZEnvC 060) has comprehensively considered and rejected a private plan change for the Gillies Ave properties owned by Southern Cross Healthcare Ltd (149,151,153 Gillies Avenue) which is very close by to the OneSixOne sites at 159-161 Gillies Avenue. In particular the Court upheld the existing zoning of 149,151,153 Gillies Ave sites as SHZ (now LDRZ) subject to a SCAO and refused to approve a Special Purposes- Healthcare and Hospital zone for those sites.
- the Court also considered the existing low density zonings along the western side of Gillies Avenue (generally between Albury Avenue and Epsom Avenue, being north and south of the SX sites and also the OneSixOne properties at 159-161 Gillies Avenue). The Court concluded that these properties were a distinct part of the SCAO and that retention of the same zoning SHZ (now LDRZ) and SCAO as for the SX owned sites was appropriate.
- The proposed LDRZ and SCAO for all the above sites remain appropriate. These properties are an integral part of a comprehensive and well-defined SCA and in particular the properties along Gillies Avenue west side provide a readily identifiable boundary to the high quality special character found in the local SCA.
- It is notable that the subject sites at 159-161 Gillies Avenue include a high quality property Grade 6 in Council's assessment, as is the case with several other properties along the western side of Gillies Avenue.
- It is notable that the subject sites at 159-161 Gillies Avenue are well outside a walkable catchment, and that Gillies Avenue is a secondary arterial road according to the Auckland Plan with limited public transport.
- There is no justification to revisit the firm conclusions reached by the Environment Court regarding the appropriateness of special character and low density residential along the Gillies Avenue west side.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

This submission is prepared by the Eden Epsom Residential Protection Society Incorporated. The Society is supported by more than 100 households in the Eden Epsom area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: Oscar Fransman <oscar.fransman@googlemail.com>
Sent: Tuesday, 17 January 2023 5:50 pm
To: Unitary Plan
Cc: Oscar Fransman
Subject: PC78 Further Submission
Attachments: Further submission - O Fransman.pdf

*Dear Sir/Madam,
Please find my further submission to Plan Change 78 attached.
Regards
Oscar*

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Oscar Fransman

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.
6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

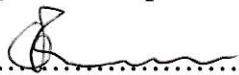
Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz

1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz

2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrinson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:


.....

Date:

12/01/2023
.....

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

oscar.fransman@googlemail.com

Telephone:

0210 513 914

Postal address:

C/o- P.O. Box 28612 Remuera, Auckland 1541

Contact person: [*name and designation, if applicable*]
.....

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: Louise Ford <Louise.Ford@ahmlaw.nz>
Sent: Tuesday, 17 January 2023 2:05 pm
To: Unitary Plan
Subject: FW: PC78 - IMSB further submission
Attachments: 2023-01-17 - IMSB Further Submission on PC78 - Final Draft.pdf

Apologies, I miss-typed your email. Please see below.

From: Louise Ford
Sent: Tuesday, 17 January 2023 2:04 pm
To: unitaryplan@aucklandcouncil.govt.nz; clyon@xtra.co.nz; grahamalder@outlook.com; iain@civitas.co.nz; bparslow@heritage.org.nz; developmentplanning@kaingaora.govt.nz; nickr@barker.co.nz; Makarenad@barker.co.nz; dsadlier@ellisgould.co.nz; puriricottage@gmail.com; morehomesnz@gmail.com; karen.a.wilson@xtra.co.nz; aaron@civilplan.co.nz; karl_flavell@hotmail.com; cmcgarr@bentley.co.nz; info@southpacificarchitecture.co.nz; edith@tamaoho.maori.nz
Cc: Helen Atkins <helen.atkins@ahmlaw.nz>; Miriana Knox <miriana.knox@imsb.maori.nz>
Subject: PC78 - IMSB further submission

Kia ora

For filing and by way of service, please see the attached further submission of the Independent Māori Statutory Board on Plan Change 78.

Nga mihi
 Louise

Louise Ford
 Senior Solicitor

Atkins Holm Majurey Limited
 PH: +64 9 304 0429 | MOB: 027 2844 033 | FAX: +64 9 309 1821
Louise.Ford@ahmlaw.nz
 Level 19, 48 Emily Place, AUCKLAND 1010
 PO Box 1585, Shortland Street, AUCKLAND 1140

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FURTHER SUBMISSION IN SUPPORT OF OR IN OPPOSITION TO THE SUBMISSION ON A NOTIFIED PROPOSAL FOR PLAN CHANGE 78

UNDER CLAUSE 8 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

TO: AUCKLAND COUNCIL

SUBMITTER: INDEPENDENT MĀORI STATUTORY BOARD

1. This is a further submission in on Plan Change 78: Intensification to the Auckland Unitary Plan (**PC78**) on behalf of the Independent Māori Statutory Board (**Board**).
2. The Board made a submission on PC78 on 29 September 2022.
3. The Board is an organisation who has and represents a relevant aspect of the public interest. The Board represents the interests of Māori in Tāmaki Makaurau.
4. The Board assists the Auckland Council (**Council**) with performing functions and exercising its decision-making powers in a way that will improve outcomes for Māori. Our goal is that of promoting cultural, economic, environmental and social issues of significance to Māori.
5. The Board's positions regarding the submissions of other parties and the particulars of those submissions along with the relief sought can be found in the attached table titled **Table A**.
6. We wish to be heard in support of our submission and further submissions.
7. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

DATE: 17 January 2023



Helen Atkins

on behalf of the Independent
Māori Statutory Board

Address for Service of submitter: C/- Helen Atkins / Louise Ford

Atkins Holm Majurey Ltd
Level 19, 48 Emily Place
PO Box 1585, Shortland Street
Auckland 1140

Telephone:

(09) 304 0294

Email:

louise.ford@ahmlaw.nz

Contact person:

Helen Atkins / Louise Ford

TABLE A – FURTHER SUBMISSIONS OF THE BOARD

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
Donald and Catherine Lyon Trust	202.6	Approve the amendments proposed for the Maunga Viewshafts and Height and Building Sensitive Areas Overlay (including height, earthworks, coverage and landscape controls and assessment criteria).	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Donald and Catherine Lyon Trust	206.8	Further strengthen the controls of the [Maunga Viewshafts and Height and Building Sensitive Areas] Overlay through the introduction of a minimum impermeable surface control to maintain the open, highly vegetated character of the maunga slopes, reduce the effects of excessive runoff and to reinforce the landscaping control.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Donald and Catherine Lyon Trust	206.9	Further strengthen the controls of the [Maunga Viewshafts and Height and Building Sensitive Areas] Overlay through the introduction of a more restrictive height in relation to boundary (HIRB) control that is more in keeping with the values of the maunga, more in keeping with the intentions of the height sensitive overlay controls and mitigates the impact of large imposing	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
		structures on the maunga slopes (the HIRB control of the current unitary plan zoning seems more appropriate).			
SNPshot Technologies	239.1	Protect Sites and Places of Significance to Mana Whenua in particular the volcanic viewshafts and Height and Building Sensitive Areas around Takarunga / Mt Victoria.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Iain McManus	812.19	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Heritage New Zealand Pouhere Taonga	872.2	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
Heritage New Zealand Pouhere Taonga	872.12	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Heritage New Zealand Pouhere Taonga	872.23	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas Overlay as a Qualifying Matter.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Kāinga Ora	873.58	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Whātua Ōrākei Group	895.3	Ngāti Whātua Ōrākei strongly supports the inclusion of Qualifying Matters D14 Maunga Viewshafts and Building Height Sensitive Areas Overlay.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Whātua Ōrākei Group	895.4	Ngāti Whātua Ōrākei strongly supports the inclusion of Qualifying Matters D14 Maunga Viewshafts and Building Height Sensitive Areas Overlay, particularly in relation to	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
		Maungakiekie One Tree Hill scheduled as Viewshaft 01 One Tree Hill of Schedule 9.			
Karaka Harbourside Estates Limited	998.1	Delete the "Māori Relationship with Taonga" qualifying matter or its application on Pararēkau Island.	Oppose	This is inconsistent with the Board's submission for the reasons set out in that submission.	Reject
Karaka Harbourside Estates Limited	998.2	Delete all proposed amendments to Pararēkau and Kopuahingahinga Precinct.	Oppose	This is inconsistent with the Board's submission for the reasons set out in that submission.	Reject
Karaka Harbourside Estates Limited	998.3	Rezone to Mixed Housing Urban those parts of Pararēkau Island that are not subject to qualifying matters (other than the Precinct and flood plains).	Oppose	This is inconsistent with the Board's submission for the reasons set out in that submission.	Reject
Catherine H Peters and Jonathan B Anyon	1036.4	Protect all maunga singly and collectively in Auckland's volcanic field from development, use and subdivision.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
The Coalition for More Homes	1079.79	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Support	This is consistent with the Board's submission for the	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
				reasons set out in that submission.	
The Coalition for More Homes	1079.85	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
The Coalition for More Homes	1079.86	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)	1084.1	Te Ākitai supports Auckland Council's proposal to place a Residential - Low Density Zone on Pararēkau Island (in the Hingaia Islands).	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)	1084.5	Place area around Pukekiwiriki / Pukekiwiriki Pā covered by the proposed height variation control in Low-Density Residential Zone, allowing for development not to exceed one dwelling.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Te Ākitai Waiohua Waka Taua	1084.6	Place area around Pukekiwiriki / Pukekiwiriki Pā covered by the proposed height	Support	This is consistent with the Board's submission for the	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
Incorporated Society (Te Ākitai Waiohua)		variation control in Low-Density Residential Zone, allowing for development not to exceed one dwelling.		reasons set out in that submission.	
Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)	1084.7	Place area around Pukekiwiriki / Pukekiwiriki Pā covered by the proposed height variation control in Low-Density Residential Zone, allowing for development not to exceed one dwelling.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)	1084.10	If not legally possible to place area around Pukekiwiriki / Pukekiwiriki Pā covered by the proposed height variation control in Low-Density Residential Zone, delete area from PC78 pending a plan change to allocate an appropriate Site and Place of Significance to Mana Whenua Overlay.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Te Ākitai Waiohua Waka Taua Incorporated Society (Te Ākitai Waiohua)	1084.11	If not legally possible to place area around Pukekiwiriki / Pukekiwiriki Pā covered by the proposed height variation control in Low-Density Residential Zone, delete area from PC78 pending a plan change to allocate an appropriate Site and Place of Significance to Mana Whenua Overlay.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
Te Ākitai Waiohūa Waka Taua Incorporated Society (Te Ākitai Waiohūa)	1084.24	Te Ākitai Waiohūa supports applying the new Residential – Low Density Residential zone over all residential zoned properties affected by a coastal hazard, however notes that the reasoning for this should include recognition of cultural values including the importance of maintaining a low density of development at the coastal edge and the risk of damaging important sites to mana whenua, which dominate the coastal margin and may include kōiwi.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Civil Plan Consultants Limited	2272.8	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Aaron Grey	2273.12	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Te Ata Waiohūa	2392.1	Approve and support precincts that recognise and protect Māori cultural values being treated as Qualifying Matters.	Support	This is consistent with the Board's submission for the	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
				reasons set out in that submission.	
Ngāti Te Ata Waiohua	2392.7	Support the retention of the Sites and Places of Significance Overlay as a Qualifying Matter.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Te Ata Waiohua	2392.14	Support the identification of three scheduled urupā sites in residential zones to be subject to a more stringent activity status of Non-Complying Activity for any new buildings and structures and building alterations and additions where the building footprint is increased.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Te Ata Waiohua	2392.16	Rezone proposed Mixed Housing Urban zoned land adjacent to Pukekiwiriki Pā, given potential effects on character and views of the pā, as well as the significant geological and ecological resources existing within that area to Low Density Residential zone (not HVC within MHU zoning). With reference to RMA Section 6(e) submitter considers the area of concern has an important "relationship of Māori and their	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
		culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga" and should be included by Council as a qualifying matter in this area. [Refer to map on page 5 of submission for extent].			
Ngāti Te Ata Waiohua	2392.17	Supports proposed Low-Density zoning for Pararēkau Island. As a qualifying matter RMA Section 6(e) is relevant, as well as the current basis of coastal erosion.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Te Ata Waiohua	2392.18	Supports proposed Low-Density zoning for Pararēkau Island. As a qualifying matter RMA Section 6(e) is relevant, as well as the current basis of coastal erosion.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
The Athena Trust	1347.2	Reject all changes in the plan change to Chapter D14.	Oppose	This is inconsistent with the Board's submission for the reasons set out in that submission.	Reject
Auckland Branch Committee, Te Kāhui Whaihanga New Zealand	1575.2	Amend the plan to address concerns that application of this legislation will result in unintended consequences including social impacts, loss of cultural built heritage, low	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
Institute of Architects		quality housing and loss of significant vegetation.			
Ngāti Tamaoho Te Tai Ao Unit	1905.2	Recognise and protect Māori cultural values being treated as Qualifying Matters within Precincts and retain those protections.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Tamaoho Te Tai Ao Unit	1905.3	Apply more stringent activity status of non-complying activity for any new buildings and structures and building alterations and additions where the building footprint is increased - for the three scheduled urupā sites in residential sites (including the church site at 31 Church Road, Māngere Bridge).	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Tamaoho Te Tai Ao Unit	1905.4	Recognise the cultural and historical significance of Māngere Māori Urupā (including the flu epidemic), and do not allow any development on this site (31 Church Road, Māngere Bridge).	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Tamaoho Te Tai Ao Unit	1905.16	Maintain buffers around the ancestral maunga and sites of significance so development cannot build to the footprint of those areas.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

SUBMITTER NAME	SUBMITTER POINT	SUMMARY OF SUBMITTER POSITION	BOARD POSITION	REASONS	DECISION SOUGHT
Ngāti Tamaoho Te Tai Ao Unit	1905.17	Seek to integrate Auckland Council's cultural landscapes pilot programme as a means of scheduled protection for wāhi tupuna (ancestral sites) alongside existing mana whenua sites of significance scheduling (Ngāti Tamaoho proposes that cultural landscape protections be at least on a par with the scheduling of Precincts).	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Tamaoho Te Tai Ao Unit	1905.18	Seek to schedule all Ngāti Tamaoho nominated sites of significance and cultural landscapes as part of a single omnibus plan change.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Tamaoho Te Tai Ao Unit	1905.19	Replace Mixed Housing Urban zone with a low-density residential zoning in Pukekiwiriki Pā Historic Reserve (refer to figure in submission).	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow
Ngāti Tamaoho Te Tai Ao Unit	1905.20	Approve qualifying matter for Pararēkau Island.	Support	This is consistent with the Board's submission for the reasons set out in that submission.	Allow

Alice Zhou

From: Patrick Forrester <patrick@maxhealth.co.nz>
Sent: Tuesday, 17 January 2023 5:01 pm
To: Unitary Plan
Subject: Further submission on Unitary Plan
Attachments: unitary plan feedback-Patrick_Forrester.pdf

Hello,

Please find attached a further submission on the Unitary Plan. Please confirm that you have received this, thanks.

Best regards

Patrick Forrester- 2 Green St, St Mary's Bay

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:
 PATRICK RICHARD FORRESTER

2. This is a further submission in support of and in opposition to submissions on
 proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest
 the general public has because I own a property and live in the area affected by the
 Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.
6. The reasons for my **support** are that these submissions in whole or in part
 consistently support the historic heritage and special character of St Mary's Bay at
 present protected under the Auckland Unitary Plan.

7. I oppose the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz

1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz

2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Patrick Loutit

Date:

11 / 01 / 2023

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

patrick @ maxhealth.co.nz

Telephone:

021 - 311 - 357

Postal address:

2 GREEN ST, ST MARYS BAY, 1011

Contact person: *[name and designation, if applicable]*

.....

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 10:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Jason Hoe

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Jason Hoe

Organisation name:

Full name of your agent:

Email address: jason.joseph.hoe@gmail.com

Contact phone number: 0210525174

Postal address:
27 Hill Road
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Jason Hoe

Submission number: 1127.5

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1127.5
Point number 1126.1
Point number 1082.3
Point number 1082.2
Point number 1192.2

The reasons for my or our support or opposition are:
It is really important to protect the natural environment we have in Hillpark for all the animals and insects that reside here.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

We need to have a protection plan in placed for the last bit of green belt in South Auckland.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 10:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Jessie Kim

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Jessie Kim

Organisation name:

Full name of your agent:

Email address: jessie.kim761@gmail.com

Contact phone number: 0211119015

Postal address:
33 Arthur Street
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Jessie Kim

Submission number: 1192.2

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1946.4
Point number 1946.5
Point number 1958.1
Point number 2269.21
Point number 2343.2

The reasons for my or our support or opposition are:
We need to do better at protecting the natural heritage and character we have in hillpark.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I just started renting in the area and we really appreciate the natural beauty and oasis this neighbourhood provides.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 9:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Kylie Kim

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Kylie Kim

Organisation name:

Full name of your agent:

Email address: kyliee89@hotmail.com

Contact phone number: 0211119015

Postal address:
27 Hill Road
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Kylie Kim
kyliee89@hotmail.com

Submission number: 1457.1

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1126.5
Point number 1127.2
Point number 1127.4
Point number 1127.5

The reasons for my or our support or opposition are:
It is really important to protect the ecological heritage we have in hillpark. We need application of appropriate overlays and recognised as a qualifying matter.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have lived in hillpark for 4 years and really appreciate and see the need to fight for the natural environment/unique characters we have here.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 6:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Anthony George Allen

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Anthony George Allen

Organisation name:

Full name of your agent: Tony Allen

Email address: tonyallen@xtra.co.nz

Contact phone number:

Postal address:
tonyallen@xtra.co.nz
Auckland
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Hillpark Residents Association.
glenfrost@gmail.com

Submission number: 1126

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1126.1, 1126.2, 1126.4, 1126.5

The reasons for my or our support or opposition are:
As a resident of Hillpark over the last 42 years I wish to support all the points the submitter has made.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have lived in Hillpark for the last 42 years and have a strong knowledge of and appreciation of the area and it's unique special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 17 January 2023 5:31 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Anthony George Allen

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Anthony George Allen

Organisation name:

Full name of your agent: Tony Allen

Email address: tonyallen@xtra.co.nz

Contact phone number:

Postal address:
 tonyallen@xtra.co.nz
 Auckland
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Mr Graham R Falla and Prof Mick N Clout

Submission number: 935

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number All.

The reasons for my or our support or opposition are:

I agree with all the points made and in particular can endorse his point about native and other birds crashing into glass windows. I live in a 2 story house in Hillpark with native bush in our back yard. If there is intensification particularly with 3 stories and more windows near the bush there will be far more native bird casualties , particularly native pigeons which have a tendency to inadvertantly crash into windows.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 17 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have lived in the Hillpark special character area for 42 years and have a good knowledge of and appreciation of the area and it's unique / special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 8:45 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Anthony George Allen

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Anthony George Allen

Organisation name:

Full name of your agent: Tony Allen

Email address: tonyallen@xtra.co.nz

Contact phone number:

Postal address:
tonyallen@xtra.co.nz
Auckland
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
DOCOMOMO New Zealand
julia.gatley@auckland.ac.nz

Submission number: 1737

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points.

The reasons for my or our support or opposition are:

I have lived in the present Hillpark special character overlay area for the last 42 years and I support all the points made by the submitter.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I have lived in the Hillpark special character overlay area for the last 42 years and have a good appreciation of it's special character.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 8:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Anthony George Allen

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Anthony George Allen

Organisation name:

Full name of your agent: Tony Allen

Email address: tonyallen@xtra.co.nz

Contact phone number:

Postal address:
 tonyallen@xtra.co.nz
 Auckland
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Ms Amy Margaret Parlane and Mr. Leslie James Parlane

Submission number: 2269

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 2269.16 and .17, .21, .22, .23, .24, .25,.27.

The reasons for my or our support or opposition are:
 I agree with all. the submitters extensive, thorough, and well thought out requests and suggestions

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

In relation to the points made about Hillpark and the Hillpark special character overlay and requested extension of the Hillpark SEA's I have lived in Hillpark for 42 years and have a good appreciation of the area and it's special characteristics.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: Christine Caughey <christine.caughey@gmail.com>
Sent: Wednesday, 18 January 2023 11:39 am
Cc: deheij@gmail.com; Delilah McIntyre; Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); dmaiergant@gmail.com; eddetchon@yahoo.co.nz; emma@civilplan.co.nz; Evan Keating; feitongc@gmail.com; gibbonsj97@gmail.com; graeme.mcinnnes@gmail.com; greenredblueblack@gmail.com; Hannah.okane@mitchelldaysh.co.nz; harryplatt555@icloud.com; hjpenwarden@gmail.com; hwillers@gmail.com; iaintbutler@gmail.com; j.b.c.simmonds@gmail.com; Jacqui.hewson@rmgroup.co.nz; jed.l.j.roberts@gmail.com; jeremy@jeremyhansen.co.nz; Jessica Esquilant; John Mackay; jonathan.rickard.nz@gmail.com; joshua.marshall.nz@gmail.com; jwiseman.nz@gmail.com; kelvin.norgrove@strategie.co.nz; layne@bastiongroup.co.nz; liamappleton@msn.com; Logan@propertynz.co.nz; Lowrie.matt@gmail.com; Luke Hinchey; lynda@paperspaces.co.nz; mackereth.g@gmail.com; Makarenad@barker.co.nz; mark.vinall@tattico.co.nz; matthew.r.olsen@gmail.com; matthew.wansbone@gmail.com; michael@campbellbrown.co.nz; mike22240@hotmail.com; morehomesnz@gmail.com; n.grala@harrisingrierson.com; nathaniel.brown@xtra.co.nz; nbuckland; Nick Mattison; nickr@barker.co.nz; nikolas@rusten.co.nz; o'callahanl@wsc.school.nz; office@brownandcompany.co.nz; oliver.wilson.o.w@gmail.com; oscar@oscarsims.co.nz; prasanthi.cottingham@gmail.com; r.lenihanikin@gmail.com; rajm@isolutionsnz.com; Ross Cooper; sally.jacobson@xtra.co.nz; sam.cormack@gmail.com; sarahyates49@gmail.com; scottwinton@hotmail.com; sukhi.singh@babbage.co.nz; Sunny Kan; Tom.Morgan@tattico.co.nz
Subject: Further submissions relating to Plan Change 78 from the Seaview Road Residents Group
Attachments: FurtherSubmissions PC78 170123 PDF.pdf

Kia ora

Please find the attached further submissions relating to the Auckland Unitary Plan Change 78 from the Seaview Road Residents Group.

This email serves as formal lodgement of the further submissions with Auckland Council.

It also provides the formal advice to the primary submitters of the further submissions that apply to their respective listed submissions, as is required.

Kind regards

Christine Caughey and on behalf of the Seaview Road Residents Group

M: +64 27 47 44 219

E: christine.caughey@gmail.com

Alice Zhou

From: Christine Caughey <christine.caughey@gmail.com>
Sent: Wednesday, 18 January 2023 11:58 am
To: Unitary Plan
Subject: Lodgement of Further submissions to AUP Plan Change 78 from the Seaview Road Residents Group
Attachments: FurtherSubmissions PC78 170123 PDF.pdf

Kia ora

This email lodges the attached further submissions in relation to the AUP Plan Change 78 from the Seaview Road Residents Group.

Kind regards

Christine Caughey and on behalf of the Seaview Road Residents Group

M: +64 27 47 44 219

E: christine.caughey@gmail.com

Further submissions to: Auckland Council

unitaryplan@aucklandcouncil.govt.nz

Attn.: Planning Technician, Auckland Council, Private Bag 92300, Auckland 1142

From: The Seaview Road Residents Group ("SRRG"), submitted by Christine Caughey, Sue Haigh and Kelly Quinn on behalf of the SRRG.

Address for Service of Further Submitter:

E: christine.caughey@gmail.com

Mob: 027 47 44219

Contact person: Christine Caughey

Plan change number: **Plan Change ("PC") 78**

Plan change name: PC 78: Intensification (housing) and associated plan changes

Original submission details

Original submitters names and addresses: As listed in the Appendix 1.

Submission numbers: As listed in the Appendix 1.

Do you support or oppose the original submission?

We oppose those parts of the original submissions listed in Appendix 1.

The reasons for opposing the submissions are:

- The relief sought in the listed original submissions is contrary to the purposes and principles of the Resource Management Act (the "**RMA**") and the Objectives and Policies of the Auckland Unitary Plan; the relief sought would not give effect to Sections 6 & 7 of the RMA; and, the relief sought would have significant adverse effects on the environment which would not be able to be avoided, remedied or mitigated.
- The retention of a low density residential zone is essential to support the ongoing protection and maintenance of residential areas that have a special character overlay.
- A low density residential zone ("**LDRZ**") provides an underlying zone that limits both subdivision and increased density.
- A LDRZ supports Auckland's residential heritage and character.
- A LDRZ supports the natural character, ecological value, flora and fauna of Auckland.
- A LDRZ supports and protects the special character Edwardian street – Seaview Road - and for reasons set out in the primary submission number 2179 of the SRRG. http://www.aucklandcity.govt.nz/unitaryplan/NPSUDsubs/PC78_2179_SeaviewRoadResidentsGroup.pdf

- The SRRG has existed for 40 years. Its purpose is to protect the special residential character and amenity values of Seaview Road, an Edwardian era Remuera street, with spacious gardens and settings. The abundance of trees provides for indigenous habitat and birdlife within the city.
- The nature of the original subdivision pattern and low density special character residential provisions have been reinforced through successive district plans and the Auckland Unitary Plan to ensure protection. This applies to all special character areas in Auckland.
- The LDRZ is an essential underlying zone supporting a special character overlay and the continuation of the existing integrity of unique residential streets.
- The special character values that are demonstrated in Seaview Road have consistently over time been supported by expert opinion, including Jeremy Salmond, Heritage Architect.

For the above reasons, the sections of the original submissions listed in Appendix 1 are all opposed. Granting these would seriously undermine the integrity of the special character values demonstrated in Seaview Road and other areas with special character overlays in Auckland. This would be inconsistent with the RMA and the Auckland Unitary Plan.

Submission date: 17 January 2023

Supporting document: Appendix 1

Attend a hearing: **Yes**, we wish to be heard in support of these further submissions:

We would consider presenting a joint case at a hearing if others have made a similar submission? **Yes**

Declaration

What is your interest in the proposal? (*Specify*). We own or have an interest in the properties in Seaview Road where we reside. Many of our members are property owners whose properties will be potentially adversely affected.

Specify upon which grounds you come within this category: We are representatives of residents in Seaview Road and of the Seaview Road Residents Group who are concerned at the potential loss of the low density residential zone across the whole street and the loss of the special character overlay and amenity values in Seaview Road as provided in the Auckland Unitary Plan.

We declare that:

- We understand that we must serve a copy of our further submission on the original submitter within five working days after it is served on the local authority

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

Christine Caughey

Sue Haigh

Kelly Quinn

christine.caughey@gmail.comsuehaigh@xtra.co.nzkelly.quinn@bankside.co.nz

Appendix 1

Further submissions from the Seaview Road Residents Group ("SRRG")						
Sub#/ Point	Original Submitter Name	Address for Service	Summary of Decisions Requested	Topic	Subtopic	SRRG oppose
20.1	Samuel Cormack	sam.cormack@gmail.com	Remove Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
86.2	Nathaniel Brown	nathaniel.brown@xtra.co.nz	Approve the plan change without any amendments. There should be no special character protection for any areas, only for individual buildings.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
113.1	Iain Butler	iainbutler@gmail.com	Remove all Special Character Areas and provisions; do not have this 'exemption' to MDRS. If the provisions are to remain, council needs to do more work to justify the 'character' being preserved.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
116.1	Thomas Dodd	tompipdodd@gmail.com	Amend Special Character Areas so that more affluent suburbs also carry the load of three storey intensification.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
127.1	Joshua Sean Marshall	joshua.marshall.nz@gmail.com	Implement the MDRS and Policy 3 of the NPS UD in the Auckland Light Rail Corridor area (area excluded from the plan change).	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
152.2	Oliver Wilson	oliver.wilson.o.w@gmail.com	Remove the Special Character Overlay as a qualifying matter.	Qualifying Matters -	Appropriatenes s of QM (Special Character)	oppose

				Special Character		
154.2	Graeme McInnes	graeme.mcinnnes@gmail.com	Reject the plan change recognising the poor quality of housing and infrastructure constraints specifically along Dominion Road.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
174.2	Nikolas Rusten	nikolas@rusten.co.nz	Remove Special Character Areas as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
258.2	Christopher Rapson	chris.rapson@gmail.com	Delete or significantly reduce areas that are exempted (from intensification) due to 'special character'.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
292.2	CIVIX Ltd	feitongc@gmail.com	Amend to include wider application of THAB zoning in existing walkable catchments within the entire central Auckland Light Rail Corridor area..	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
351.12	iSolutions	rajm@isolutionsnz.com	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
379.1	Cameron William Churchill	cameron.w.churchill@gmail.com	Reject Special Character Areas - Residential, allow for more density.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
482.1	Michael Richard Adamson	mike22240@hotmail.com	Allow mass development in all character areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
515.1	Liam Appleton	liamappleton@msn.com	Remove all Special Character Areas, it perpetuates inequitable wealth and social outcomes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
711.7	Jessica de Heij	deheij@gmail.com	Remove Special Character Areas as the compromise the delivery of housing. (Refer to submission for detail).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

753.1	Lynda Murphy	lynda@paperspaces.co.nz	Reduce the number of Qualifying Matters to enable the purpose of the plan change [being intensification] to go ahead.	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose
839.26	Russell Property Group	Vijay.lala@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
839.84	Russell Property Group	Vijay.lala@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
839.85	Russell Property Group	Vijay.lala@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
840.13	Auckland City Centre Residents Group	nbuckland@xtra.co.nz	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal	oppose
840.14	Auckland City Centre Residents Group	nbuckland@xtra.co.nz	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
841.107	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
841.108	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
841.11	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other	Urban Environment	Larger rezoning proposal	oppose

			identified QMs [refer to page 52 of the submission for further details].			
841.6	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
841.9	Villages of New Zealand Limited	Tom.Morgan@Tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
871.19	Property Council New Zealand	Logan@propertynz.co.nz	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
871.23	Property Council New Zealand	Logan@propertynz.co.nz	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
871.25	Property Council New Zealand	Logan@propertynz.co.nz	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

873.3	Kāinga Ora	developmentplanning@kaingaora.govt.nz	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
873.32	Kāinga Ora	developmentplanning@kaingaora.govt.nz	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions		oppose
895.14	Ngāti Whātua Ōrākei Group	nickr@barker.co.nz Makarenad@barker.co.nz	Reject the exclusion of land within the Auckland Transport Light Rail Corridor from PC78, and apply the Mixed Housing Urban zone as an interim measure with higher density zones investigated and applied through a future variation.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
898.7	Cornwall Park Trust Board	mark.vinall@tattico.co.nz	Remove all provisions relating to Council imposed qualifying matters and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RM Enabling Act	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose
899.1	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	RMAPlans@hud.govt.nz n.grala@harrisingrierson.com	Review the costs of the proposed SCA restrictions and review the extent of the SCA in light of costs and S77I to S77M (in particular 77L) of RMA. Expect this to result in more enabling provisions and/or a more limited spatial extent for the SCA areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

899.2	Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development	RMAPlans@hud.govt.nz n.grala@harrisingrierson.com	The proposed light rail corridor [excluded from PC78 ALR Exclusion] is appropriately considered and rezoned as required under the RMA and NPS-UD	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
909.6	Bill and Christine Endean	Nick@civix.co.nz	Approve the city centre walkable catchment of 1200m but consider all properties within the catchment including 11 Judge Street, Parnell should be zoned THAB.	Urban Environment	Larger rezoning proposal	oppose
917.1	Winstone Wallboards Limited	Jacqui.hewson@rmgroup.co.nz	Directly engage with the submitter on the future development and provisions in relation to the proposed Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
934.1	John Mackay	john@urbs.co.nz	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
938.153	New Zealand Housing Foundation	michael@campbellbrown.co.nz	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
947.105	Retirement Villages Association of New Zealand Incorporated (RVA)	Luke.Hinchey@chapmantripp.com marika.williams@chapmantripp.com Hannah.okane@mitchelldays.co.nz	Reduce the coverage of the special character maps.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
949.144	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiongroup.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
949.145	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiongroup.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

			located close to centres, transport options.			
949.154	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiongroup.co.nz	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
949.6	Piper Properties Consultants Limited	Tom.Morgan@Tattico.co.nz and layne@bastiongroup.co.nz	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
976.3	Judith Gayleen Mackereth	mackereth.g@gmail.com	[Inferred] Revise the GIS maps for the plan change to accurately show the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
983.3	Daniel Robert	danielrobert.nz@gmail.com	Do not exclude the central isthmus corridor from intensification.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal	oppose
1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o	mark.vinall@tattico.co.nz	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

	Kaipara Whenua Hoko Holdings Limited ('NMWoK')					
1066.2 2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
1066.2 3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
1066.5 4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriatenes s of QMs (Other)	oppose
1066.5 7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings	mark.vinall@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

	Limited ('NMWoK')					
1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	mark.vinall@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1079.2	The Coalition for More Homes	morehomesnz@gmail.com	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
1079.39	The Coalition for More Homes	morehomesnz@gmail.com	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1079.95	The Coalition for More Homes	morehomesnz@gmail.com	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1086.23	Sonn Group	Mark.Vinall@Tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1086.8	Sonn Group	Mark.Vinall@Tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1086.81	Sonn Group	Mark.Vinall@Tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

			cultural values, or any other identified qualifying matters.			
1110.18	Wyborn Capital Limited	nickr@barker.co.nz	Amend Plan Change 78, to include properties that have been excluded within the Auckland Rail Corridor and apply the Mixed Housing Urban zone as an interim measure with higher density zones investigated and applied through a future variation.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1202.4	Brad Allen	bradjamesallen@gmail.com	Reduce the extent of qualifying matters restrictions.	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
1206.9	Daniel Graham Maier-Gant	dmaiergant@gmail.com	Special character should not be a qualifying matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1210.1	Kelvin James Norgrove	kelvin.norgrove@strategiease.co.nz	Exclude all Single House zoned sites within walkable catchments from the Special Character Areas Residential overlay and rezone to the modified version of the existing THAB zone. If the THAB zone is not applied to these sites, apply the Mixed Housing Urban zone instead.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1210.2	Kelvin James Norgrove	kelvin.norgrove@strategiease.co.nz	Remove the Light Rail area under investigation from the planning maps and apply the THAB or Mixed Housing Zoning in a consistent way as they are applied to other walkable catchments and town centres and RTS locations, subject to the decisions made on those matters by the Hearings Panel.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1215.2	617 New North Limited	delilah@civix.co.nz	Give effect to the requirements of the NPS-UD within the Auckland Light Rail corridor via variation to PC78 and apply a zone which is the equivalent to other zones within walking distance of the RTN; This would apply to all of the land bordered by Western Springs Road, New	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

			North Road and Inwood Street.			
1223.2	Emma Dixon	cowie.ea@gmail.com	Reject the Special character areas provisions.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1225.1	Aaron Ghee	delilah@civix.co.nz	Give effect to the requirements of the NPS-UD within the Auckland Light Rail corridor via variation to plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1271.1	Prasanthi	prasanthi.cottingham@gmail.com	[Inferred] Remove Special Character Areas as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1359.29	Hugh Green Limited	emma@civilplan.co.nz	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1359.8	Hugh Green Limited	emma@civilplan.co.nz	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal	oppose
1359.9	Hugh Green Limited	emma@civilplan.co.nz	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal	oppose
1387.5	Sally Helen Jacobson	sally.jacobson@xtra.co.nz	Reject the inclusion of Special Character Areas as a qualifying matter in the plan change.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1416.1	David James Watton	david.watton@hotmail.com	Create residential separate zones and standards for properties within Special Character Areas and those	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose

			with other qualifying matters (non-heritage).			
1430.2	Hanno Willers	hwillers@gmail.com	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1442.1	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1442.2	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
1543.2 11	Winton Land Limited	ross.cooper@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1543.2 12	Winton Land Limited	ross.cooper@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1543.2 19	Winton Land Limited	ross.cooper@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1543.2 3	Winton Land Limited	ross.cooper@tattico.co.nz	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1546.1	Zoe Alexis Dunster	zoealexisdunster@gmail.com	Remove Special Character Areas as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

1555.3	Sarah Louise Rose Yates	sarahyates49@gmail.com	Reject intensification of Special Character Areas. [Inferred] includes some or all of the properties on streets including Lawrence Crescent, David Avenue, Lynmore Drive, Vista Place, Collie Street, Arthur Road, Claude Road, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Great South Road, Halsey Road, Hill Road, Hill Road On Ramp, Hillcrest Grove, Iorangi Place, Jill Place, Kahurangi Place, Kelvyn Grove, Knights Grove, Knox Road, Orams Road, Pantera Way, Patricia Place, Scenic Drive, Southern Motorway, Tampin Road and Walpole Avenue, Hillpark.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1570.1	Rory Lenihan-Ikin	r.lenihanikin@gmail.com	Remove special character areas as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1584.64	30 Hospital Road Limited Partnership	ross.cooper@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1584.9	30 Hospital Road Limited Partnership	ross.cooper@tattico.co.nz	Extend the mapped extent of the Mixed Housing Urban zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1585.128	Gibbonsco Management Limited	ross.cooper@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1585.28	Gibbonsco Management Limited	ross.cooper@tattico.co.nz	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

1585.7	Gibbonsco Management Limited	ross.cooper@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
1585.71	Gibbonsco Management Limited	ross.cooper@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1593.1	Logan Paul O'Callahan	o'callahanl@wsc.school.nz	Reject Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1593.7	Logan Paul O'Callahan	o'callahanl@wsc.school.nz	Review all Special Character Areas to allow for the protection of actual special character and to ensure the overlay is not preventing intensification.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1717.3	Sarah C	greenredblueblack@gmail.com	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1729.2	Scott M Winton	scottwinton@hotmail.com	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1747.1	Harry Platt	harryplatt555@icloud.com	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1792.2	Cameron Wallace	camwallacenz@gmail.com	Do not apply the Low Density Residential Zone in areas identified as falling within a Residential Special Character Area.	Urban Environment	Larger rezoning proposal	oppose
1840.1	Edward Siddle	eddetchon@yahoo.co.nz	Delete all Special Character Areas in Auckland.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1856.1	Jonathan Rickard	jonathan.rickard.nz@gmail.com	Remove the Special Character Areas overlay.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

1885.2	Andrew Calder	andrewgcalder@hotmail.com	Apply the Enabling Housing Supply and Other Matters Amendment Act provisions (MDRS and NPS-UD Policy 3) to the Auckland Light Rail Corridor (ARLC) exclusion area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1886.1 1	Angela Lin	angela.qi.lin@gmail.com	Remove the special character overlay and utilise historic heritage protections where sites and extents of place meet criteria	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1886.1 2	Angela Lin	angela.qi.lin@gmail.com	Remove the special character overlay and utilise historic heritage protections where sites and extents of place meet criteria	Qualifying Matters A-I	Historic Heritage (D17)	oppose
1886.1 4	Angela Lin	angela.qi.lin@gmail.com	Rezone the Auckland Light Rail Corridor (ALRC) to at least MHU zone as a minimum.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1886.1 5	Angela Lin	angela.qi.lin@gmail.com	Apply an appropriate upzone and walkable catchment to rapid transit services (currently Dominion Road, Kingsland Station, Mt Eden Station).	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
1888.2	Anthony James Chapman	ajchapman@gmail.com	Reject the application of the Special Character overlay to wide areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1895.1	Damian Light	damian@damianlight.co.nz	Reject the D18 Special Character Overlay particularly in walkable catchment areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1895.2	Damian Light	damian@damianlight.co.nz	Reject the D18 Special Character Overlay particularly in walkable catchment areas.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
1915.3	Jack Gibbons	gibbonsj97@gmail.com	Amend to reduce heritage/character overlays within walkable catchments.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
1929.1	Jamie Simmonds	j.b.c.simmonds@gmail.com	Amend to remove SCA as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

1930.8	Jed Robertson	jed.l.j.roberts@gmail.com	Amend to remove SCAs as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1932.4	Jessica Wiseman	jwiseman.nz@gmail.com	Amend to protect amenity values and an areas special or historic character for each walkable catchment/THAB/MDRS area.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1953.6	Matthew Wansbone	matthew.wansbone@gmail.com	Remove Special Character Areas from within WCs.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
1953.61	Matthew Wansbone	matthew.wansbone@gmail.com	Remove Special Character Areas from across the isthmus.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
1961.4	Oscar Sims	oscar@oscarsims.co.nz	Delete Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1962.22	Aedifice Property Group	jessica@civix.co.nz	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
1962.25	Aedifice Property Group	jessica@civix.co.nz	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal	oppose
1962.29	Aedifice Property Group	jessica@civix.co.nz	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal	oppose
1962.47	Aedifice Property Group	jessica@civix.co.nz	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal	oppose
1962.56	Aedifice Property Group	jessica@civix.co.nz	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal	oppose

1962.64	Aedifice Property Group	jessica@civix.co.nz	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal	oppose
1976.1	Susan King and Abe King	sunny@avantplanning.co.nz	Delete the Regional Maunga Viewshafts and Height and Building Sensitive Areas overlay as a QM	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
2023.1	Chloride Trust	david@whitburngroup.co.nz	Include within the scope of the plan change the Auckland Light Rail Corridor, including providing appropriate zones within these areas. Make available Light Rail Corridor upzoning by 21 February 2023.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2023.3	Chloride Trust	david@whitburngroup.co.nz	Delete all references to special character, including deleting all of chapter D18, all overlay maps and schedules and appendices relating to special character.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
2025.2	Greater Auckland	Lowrie.matt@gmail.com	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2025.3	Greater Auckland	Lowrie.matt@gmail.com	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
2025.31	Greater Auckland	Lowrie.matt@gmail.com	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
2025.35	Greater Auckland	Lowrie.matt@gmail.com	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose

			Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).			
2033.1 65	Classic Group	Michael@campbellbrown.co.nz	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2034.1	Craigieburn Range Trust	sukhi.singh@babbage.co.nz	Reject the use of qualifying matters to reduce the height and density of development. Express concern this approach contradicts the current AUP structure, which relies on overlays methodology to manage effects rather than using these as a reason for reducing density.	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
2034.2	Craigieburn Range Trust	sukhi.singh@babbage.co.nz	Reject the use of qualifying matters to reduce the height and density of development. Express concern this approach contradicts the current AUP structure, which relies on overlays methodology to manage effects rather than using these as a reason for reducing density.	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose
2034.3	Craigieburn Range Trust	sukhi.singh@babbage.co.nz	Reject Qualifying Matters as proposed to reduce the height and density of development as it contradicts the current AUP structure, which relies on overlays methodology to manage effects, rather than using these as a reason for reducing density.	Qualifying Matters - Special Character		oppose
2036.1 64	Evans Randall Investors Ltd	Michael@campbellbrown.co.nz	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2038.1	Highbrook Living Limited	sukhi.singh@babbage.co.nz	Reject the use of qualifying matters to reduce the height and density of development. Express concern this approach contradicts the current AUP structure, which relies on overlays	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose

			methodology to manage effects rather than using these as a reason for reducing density.			
2040.16	Mike Greer Developments	Michael@campbellbrown.co.nz	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2041.165	Neilston Homes	Michael@campbellbrown.co.nz	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2042.1	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz	Reject Qualifying Matters as proposed to reduce the height and density of development as it contradicts the current AUP structure, which relies on overlays methodology to manage effects, rather than using these as a reason for reducing density.	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
2042.2	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz	Reject Qualifying Matters as proposed to reduce the height and density of development as it contradicts the current AUP structure, which relies on overlays methodology to manage effects, rather than using these as a reason for reducing density.	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose
2042.3	NZ Storage Holdings Limited	sukhi.singh@babbage.co.nz	Reject Qualifying Matters as proposed to reduce the height and density of development as it contradicts the current AUP structure, which relies on overlays methodology to manage effects, rather than using these as a reason for reducing density.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
2049.21	Waka Kotahi	evan.keating@nzta.govt.nz	Undertake further assessment to weigh benefits of character protection against the wider benefits of character protection against wider opportunity cost of development limitations in key areas and reduce extent of special character controls.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose

2049.2 2	Waka Kotahi	evan.keating@nzta.govt.nz	Following review and reduction of special character areas, amend the underlying zones to an appropriate medium or high density zone and address special character through an overlay with design controls that address character while enabling level of development anticipated in the zone.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
2055.5	Brett Carter Family Trust	brettcarter2000@hotmail.com	Remove qualifying matters.	Qualifying Matters A-I	Appropriatenes s of QMs (A-I)	oppose
2083.1 42	Universal Homes	Michael@campbellbrown.co.nz	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2143.1	James Penwarden	hjpenwarden@gmail.com	Delete the Special Character Areas as a qualifying matter.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
2146.2	Henderson Enterprises Limited	Nick@civix.co.nz	Delete the Special Character Area - Residential Overlay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR	oppose
2248.1 27	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriatenes s of QM (Special Character)	oppose
2248.1 28	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriatenes s of QMs (Other)	oppose
2248.1 29	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriatenes s of QMs (A-I)	oppose
2248.2 1	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these	Urban Environment	Larger rezoning proposal	oppose

			constraints through other mechanisms.			
2248.8 1	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2248.8 2	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal	oppose
2248.8 3	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal	oppose
2248.8 4	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
2248.8 5	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose
2248.8 6	Stuart P.C. Ltd	mark.vinall@tattico.co.nz	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
2272.1	CivilPlan Consultants Limited	aaron@civilplan.co.nz	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal	oppose
2272.1 1	CivilPlan Consultants Limited	aaron@civilplan.co.nz	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal	oppose

2272.1 2	CivilPlan Consultants Limited	aaron@civilplan.co.nz	Apply the MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal	oppose
2273.1 3	Aaron Grey	aaronjgrey@gmail.com	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal	oppose
2273.1 5	Aaron Grey	aaronjgrey@gmail.com	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal	oppose
2273.1 6	Aaron Grey	aaronjgrey@gmail.com	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal	oppose
2273.2 7	Aaron Grey	aaronjgrey@gmail.com	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal	oppose
2273.2 74	Aaron Grey	aaronjgrey@gmail.com	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2273.2 75	Aaron Grey	aaronjgrey@gmail.com	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

2273.2 76	Aaron Grey	aaronjgrey@gmail.com	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2273.4 4	Aaron Grey	aaronjgrey@gmail.com	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
2273.7	Aaron Grey	aaronjgrey@gmail.com	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I		oppose

2273.8	Aaron Grey	aaronjgrey@gmail.com	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)	oppose
2284.1	Rock Solid Holdings Limited	sukhi.singh@babbage.co.nz	Does not support the use of qualifying matters as proposed to reduce height and density of development. This approach contradicts the current AUP structure, which relies on overlays methodology to manage effects, rather than using these as a reason for reducing density.	Qualifying Matters Other	Appropriateness of QMs (Other)	oppose
2295.4	Screaton Ltd	andrew@telawyers.co.nz	Reject protection of special character values at the expense of key intensification opportunities (e.g. in a Town Centre Zone), as this is unjustified and contrary to the objectives of the NPS:UD and EHSA.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
2303.1 95	Templeton Group	mark.vinall@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
2303.1 96	Templeton Group	mark.vinall@tattico.co.nz	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose

2303.197	Templeton Group	mark.vinall@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal	oppose
2303.198	Templeton Group	mark.vinall@tattico.co.nz	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC	oppose
2356.7	Matthew Olsen	matthew.r.olsen@gmail.com	Reject the Special Character overlay being used as a qualifying matter. Intensification is most suited to these locations.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)	oppose
873.198	Kainga Ora	developmentplanning@kaingaora.govt.nz	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential	Urban Environment	Larger rezoning proposal	oppose
873.199&873.200	Kainga Ora	developmentplanning@kaingaora.govt.nz	Height variation incl. Seaview Road Remuera	Height	Business and Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)	oppose
873.2	Kainga Ora	developmentplanning@kaingaora.govt.nz	LDRZ Seeks deletion in its entirety	Urban Environment	Larger rezoning proposal	oppose

Alice Zhou

From: Tabitha Bushell <TBushell@eqc.govt.nz>
Sent: Wednesday, 18 January 2023 11:45 am
To: Unitary Plan
Subject: EQC further submission on AUP change 78
Attachments: EQC further submission on AUP change 78 jan 2023.pdf

Kia ora koutou,

Attached is Toka Tū Ake EQC's further submission on the Auckland Unitary Plan Change 78 - Intensification, which I am sending on behalf of Jo Horrocks, Chief Resilience & Research Officer.

Please do not hesitate to contact us regarding this submission, but please direct all emails to resilience@eqc.govt.nz.

Ngā mihi,

Tabitha Bushell

Advisor, Risk Reduction & Resilience | Kaitohutohu Whakaiti Mōrea me te Manahau

Toka Tū Ake | EQC

Mob: +64 27 275 4902

[EQC's Resilience Strategy for Natural Hazard Risk Reduction](#)

[EQC Resilience and Research Programme](#)

**Toka
Tū Ake EQC**

The foundation from which we
stand strong, together

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UNCLASSIFIED

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

PC 78 FS152

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.

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



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

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Jo Horrocks

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

Toka Tū Ake EQC

Address for service of Further Submitter

Telephone:

Fax/Email:

resilience@eqc.govt.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I Oppose Part of the submission of:*(Original Submitters Name and Address)*

Kāinga Ora – Homes and Communities

PO Box 74598, Greenlane, Auckland 1051.
 Email: developmentplanning@kaingaora.govt.nz

*(Please identify the specific parts of the original submission)***Submission Number****Point-Number**

873	1
	2
	3
	6 to 19
	21
	28
	32
	51
	52
	73
	76
	83 to 375, 379 to 383, 385 to 387

The reasons for my opposition are:**873.1 – OPPOSE**

This part of the submission proposes that the Residential – Single House zone is deleted entirely and rezoned with Residential – Mixed Housing Urban zone, which allows for up to three dwellings per site. Areas currently zoned as Residential – Single House include smaller coastal settlements like Omana Beach, Omaha Beach, and Snells Beach, which are at risk from coastal hazards such as storm surges, tsunami and coastal erosion, and inland settlements like Kumeū which have experienced severe flooding in the recent past¹. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future.

873.2 – OPPOSE

This submission proposes that the Residential – Low Density zone is deleted entirely and rezoned with Residential – Mixed Housing Urban zone, which allows for up to three dwellings per site. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards.

873.6 to 873.19 – OPPOSE IN PART

These parts of the submissions propose increasing the spatial extent and allowed heights of the Residential – Terrace Housing and Apartment Buildings zone around business and metropolitan centres. While Toka Tū Ake EQC understands the need for residential intensification, we do not support blanket application of intensification without regards to areas at risk of natural hazards. Toka Tū Ake EQC opposes rezoning for higher density or increasing building height limits in areas which are at risk from natural hazard, particularly those properties within the Coastal Erosion or Coastal Inundation Hazard zones, or in areas at within the Flood Hazard overlays.

873.28 – OPPOSE IN PART

This part of the submission proposes that qualifying matters are applied by overlays rather than zones or precincts, except in the case of flood hazards. Toka Tū Ake EQC supports the use of regulatory overlays in the application of qualifying matters to limit intensification in areas at risk from natural hazards, as long as flood hazard maps are included. Floods are one of the most frequent hazards faced in Aotearoa and can have serious effects on wellbeing if flooding events are severe or repeated. Controlling development via flooding overlays is consistent with other applications of natural hazard qualifying matters and accurate and risk-based regulatory hazard maps are an important tool to limit subdivision and development within areas subject to natural hazard risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk.

¹ <https://www.nzherald.co.nz/nz/west-auckland-flooding-incredible-photos-as-kumeu-experiences-second-wettest-day-on-record/6BEAX3LGS2X3JKSEVOZ7QFFCGQ/>

873.32 – OPPOSE

This part of the submission proposes that all references to Residential – Low Density zone are deleted. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards.

873.51 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. This includes Residential – Low Density zone being deleted entirely and rezoned with Residential – Mixed Housing Urban zone, which allows for up to three dwellings per site. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards

873.52 – OPPOSE

This part of the submission proposes that flood hazard mapping is deleted from the Auckland Unitary Plan. Floods are one of the most frequent hazards faced in Aotearoa and can have serious effects on wellbeing if flooding events are severe or repeated. Controlling development via flooding overlays is consistent with other applications of natural hazard qualifying matters and accurate and risk-based regulatory hazard maps are an important tool to limit subdivision and development within areas subject to flooding risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk. As per our original submission, Toka Tū Ake EQC requests that areas of higher flooding hazard risk, i.e. stream corridors, overland flowpaths and ponding areas are included within the regulatory maps in the district plans.

873.83 to 873.375, 873.379 to 873.383, 873.385 to 873.387 – OPPOSE IN PART

These parts of the submission propose either the rezoning of various areas from lower density zones (Residential – Single House and Residential – Low Density), to higher density zones (Residential – Mixed Urban or Residential – Terrace Housing and Apartment Buildings), or inserting height restriction zones which increase the allowed height for buildings in this area. Toka Tū Ake EQC opposes rezoning for higher density or increasing building height limits in areas which are at risk from natural hazards, particularly those properties within the Coastal Erosion or Coastal Inundation Hazard zones, or in areas at risk from flooding hazards. Natural hazards, particularly coastal erosion and flooding, are already impacting suburbs of Auckland on a regular basis, and the risks from these will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Russel Property Group

Vijay.lala@tattico.co.nz

839	7
	8

The reasons for my opposition are:

839.7 – OPPOSE

This submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, landslides, coastal inundation and flooding, which will likely become more severe in the near future due to the effect of climate change.

839.8 – OPPOSE

This part of the submission proposes deleting the part of the background to the Natural Hazards chapter introducing natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Villages of New Zealand Limited

Tom.Morgan@Tattico.co.nz

841	3
	5
	7
	8
	10
	61
	113
	114
	115

The reasons for my opposition are:

841.3 – OPPOSE

This part of the submission proposes removing “unjustified” qualifying matters in the Unitary Plan. The submission does not define which qualifying matters they consider “unjustified”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

841.5 – OPPOSE

This part of the submission proposes removing overlays and qualifying matters that “inappropriately restrict the implementation of the NPS UD and RMA Enabling Act”. The submission does not define which overlays and qualifying matters they consider “inappropriate”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

841.7 – OPPOSE

This part of the submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

841.8 – OPPOSE

This part of the submission proposes deleting the part of the background to the Natural Hazards chapter introducing natural hazards as qualifying matters in the Unitary Plan. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

841.10 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in

the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

841.51 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

841.113 – OPPOSE

This part of the submission proposes removing the introduction of qualifying matters into zones in the Unitary Plan. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

841.114 – OPPOSE

This part of the submission proposes removing the introduction of qualifying matters into the Unitary Plan. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

841.115 – OPPOSE

This part of the submission proposes that the Residential – Low Density zone is deleted entirely. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : **Oppose** ☒ (tick one) **the submission of:**

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Piper Properties Consultants Limited

Tom.Morgan@Tattico.co.nz and
layne@bastiongroup.co.nz

949	2
	4
	33
	34
	105
	106
	144
	145
	148
	149
	155
	158

The reasons for my support / opposition are:

949.2 – OPPOSE

This part of the submission proposes removing “unjustified” qualifying matters in the Unitary Plan. The submission does not define which qualifying matters they consider “unjustified”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

949.4 - OPPOSE

This part of the submission proposes removing overlays and qualifying matters that “inappropriately restrict the implementation of the NPS UD and RMA Enabling Act”. The submission does not define which overlays and qualifying matters they consider “inappropriate”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

949.33 – OPPOSE

This part of the submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

949.34 – OPPOSE

This part of the submission proposes deleting the part of the background to the Natural Hazards chapter introducing natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

949.105 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas which are located close to

centers and transport options. Areas close to centers and transport options which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

949.106 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

949.144 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas close to centers and transport options which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

949.145 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

949.149 – OPPOSE

This part of the submission proposes removing the introduction of qualifying matters into the Unitary Plan and extending higher intensity zones into areas currently mapped as qualifying matters. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

949.155 – OPPOSE

This part of the submission proposes that flood hazard mapping is deleted from the Auckland Unitary Plan. Floods are one of the most frequent hazards faced in Aotearoa and can have serious effects on wellbeing if flooding events are severe or repeated. Controlling development via flooding overlays is consistent with other applications of natural hazard qualifying matters and accurate and risk-based regulatory hazard maps are an important tool to limit subdivision and development within areas subject to flooding risk. Removing part or all of these regulatory maps opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk. As per our original submission, Toka Tū Ake EQC requests that areas of higher flooding hazard risk, i.e. stream corridors, overland flowpaths and ponding areas, are included within the regulatory

maps in the district plans..

949.158 – OPPOSE

This part of the submission proposes removing the introduction of qualifying matters into the Unitary Plan and extending higher intensity zones into areas currently mapped as qualifying matters. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ **Oppose** ☒ (tick one) the submission of:
 (Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Avant Group Limited ('Avant') and Ngā Maunga Whakahii
 o Kaipara Whenua Hoko Holdings Limited ('NMWoK')
 mark.vinall@tattico.co.nz

1066	54
	58
	109

The reasons for my support / opposition are:

1066.54 – OPPOSE

This part of the submission proposes that the Residential – Low Density zone is deleted entirely. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards.

1066.58 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas close to centers and transport options which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1066.109 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : **Oppose** ☒ (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Fulton Hogan Land Development Limited

1073	12
	119

nickr@barker.co.nz

rebeccas@barker.co.nz

The reasons for my support / opposition are:

1073.12 – OPPOSE

This part of the submission proposes amending Objective H5.2(6) (Mixed Housing Urban zone) as follows - ~~'Development contributes to a high quality built environment that is resilient to the effects of climate change, and contributes to a reduction in carbon emissions.'~~ Toka Tū Ake EQC considers that while reducing carbon emissions is a key element in mitigating the impact of climate change, some degree of atmospheric warming is inevitable, and the climatic impacts are already being felt in Aotearoa. As such it is vital that the built environment in our cities is resilient to the increased risk from natural hazards that will likely occur because of those impacts, which include sea level rise leading to increased coastal erosion, coastal inundation and potential impacts of tsunamis, and increased rainfall in parts of the country, leading to more frequent and severe flooding and landslide events. To be resilient, our communities must adapt, which the original objective wording allows for.

1073.119 – OPPOSE

This part of the submission proposes amending Objective H6.2(5) (Terrace Housing and Apartment Buildings zone) as follows - ~~'Development contributes to a high quality built environment that is resilient to the effects of climate change, and contributes to a reduction in carbon emissions.'~~ Toka Tū Ake EQC considers that while reducing carbon emissions is a key element in mitigating the impact of climate change, some degree of atmospheric warming is inevitable, and the climatic impacts are already being felt in Aotearoa. As such it is vital that the built environment in our cities is resilient to the increased risk from natural hazards that will likely occur because of those impacts, which include sea level rise leading to increased coastal erosion, coastal inundation and potential impacts of tsunamis, and increased rainfall in parts of the country, leading to more frequent and severe flooding and landslide events. To be resilient, our communities must adapt, which the original objective wording allows for.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Oyster Capital

nickr@barker.co.nz

rebeccas@barker.co.nz

1074	9
	115

The reasons for my support / opposition are:

1074.9 – OPPOSE

This part of the submission proposes amending Objective H5.2(6) (Mixed Housing Urban zone) as follows - ~~'Development contributes to a high quality built environment that is resilient to the effects of climate change, and contributes to a reduction in carbon emissions.'~~ Toka Tū Ake EQC considers that while reducing carbon emissions is a key element in mitigating the impact of climate change, some degree of atmospheric warming is likely, and the climatic impacts are already being felt in Aotearoa. As such it is vital that the built environment in our cities is resilient to the increased risk from natural hazards that will likely occur because of those impacts, which include sea level rise leading to increased coastal erosion, coastal inundation and potential impacts of tsunamis, and increased rainfall in parts of the country, leading to more frequent and severe flooding and landslide events. To be resilient, our communities must adapt, which the original objective wording allows for.

1074.115 – OPPOSE

This part of the submission proposes amending Objective H6.2(5) (Terrace Housing and Apartment Buildings zone) as follows - ~~'Development contributes to a high quality built environment that is resilient to the effects of climate change, and contributes to a reduction in carbon emissions.'~~ Toka Tū Ake EQC considers that while reducing carbon emissions is a key element in mitigating the impact of climate change, some degree of atmospheric warming is likely, and the climatic impacts are already being felt in Aotearoa. As such it is vital that the built environment in our cities is resilient to the increased risk from natural hazards that will likely occur because of those impacts, which include sea level rise leading to increased coastal erosion, coastal inundation and potential impacts of tsunamis, and increased rainfall in parts of the country, leading to more frequent and severe flooding and landslide events. To be resilient, our communities must adapt, which the original objective wording allows for.

I seek that the parts of the original submission outlined above be disallow

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Fletcher Residential Limited

1080

19

The reasons for my support / opposition are:

1080.19 – OPPOSE

This part of the submission proposes amending Objective H5.2(6) (Mixed Housing Urban zone) as follows -

'Development ~~contributes to a high quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.~~' Toka Tū Ake EQC considers that while reducing carbon emissions is a key element in mitigating the impact of climate change, some degree of atmospheric warming is likely, and the climatic impacts are already being felt in Aotearoa. As such it is vital that the built environment in our cities is resilient to the increased risk from natural hazards that will likely occur because of those impacts, which include sea level rise leading to increased coastal erosion, coastal inundation and potential impacts of tsunamis, and increased rainfall in parts of the country, leading to more frequent and severe flooding and landslide events. To be resilient, our communities must adapt, which the original objective wording allows for.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Sonn Group

Mark.Vinall@Tattico.co.nz

1086	2
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	22
	23
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	25
	80
	81
	82
	83

The reasons for my support / opposition are:

1086.2 – OPPOSE

This part of the submission proposes removing “unjustified” qualifying matters in the Unitary Plan. The submission does not define which qualifying matters they consider “unjustified”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1086.4 - OPPOSE

This part of the submission proposes removing overlays and QM that “inappropriately restrict the implementation of the NPS UD and RMA Enabling Act”. The submission does not define which overlays and qualifying matters they consider “inappropriate”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1086.6 – OPPOSE

This part of the submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1086.22 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.23 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.24 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.25 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.22 – OPPOSE

This part of the submission proposes that the Residential – Terrace Housing and Apartment Buildings zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.23 – OPPOSE

This part of the submission proposes that the Residential – Terrace Housing and Apartment Buildings zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.24 – OPPOSE

This part of the submission proposes that the Residential – Terrace Housing and Apartment Buildings zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural

hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1086.25 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Winton Land Limited

ross.cooper@tattico.co.nz

1543	48
	49
	62
	65
	66
	116
	117
	211
	212

The reasons for my support / opposition are:

1543.48 – OPPOSE

This part of the submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1548.49 – OPPOSE

This part of the submission proposes deleting the part of the background to the Natural Hazards chapter introducing natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, landslides, coastal inundation and flooding, which will likely become more severe in the near future due to the effect of climate change.

1548.62 – OPPOSE

This part of the submission proposes that the Residential – Low Density zone is deleted entirely. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards.

1548.65 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1548.66 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower

density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1543.116 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1543.117 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1543.211 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1543.212 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Gibbonsco Management Limited

ross.cooper@tattico.co.nz

1585	4
	6
	7
	51
	52
	67
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	73
	128
	129

The reasons for my support / opposition are:

1585.4 – OPPOSE

This part of the submission proposes removing council identified qualifying matters in the Unitary Plan. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1585.6 – OPPOSE

This part of the submission proposes removing “unjustified” qualifying matters in the Unitary Plan. The submission does not define which qualifying matters they consider “unjustified”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1585.7 - OPPOSE

This part of the submission proposes removing overlays and QM that “inappropriately restrict the implementation of the NPS UD and RMA Enabling Act”. The submission does not define which overlays and qualifying matters they consider “inappropriate”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1585.51 – OPPOSE

This part of the submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1585.52 – OPPOSE

This part of the submission proposes deleting the part of the background to the Natural Hazards chapter introducing natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not

allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

1585.67 – OPPOSE

This part of the submission proposes that the Residential – Low Density zone is deleted entirely. Areas currently zoned as Residential – Low Density include parts of suburbs which are at risk from natural hazards. In particular, the Residential - Low Density zone incorporates some of those properties which are within the Coastal Erosion and Coastal Inundation hazard overlays, and some properties at particular risk of flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding being rezoned as Residential – Low Density, in order to limit the exposure of residents and their property to natural hazards.

1585.70 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1585.71 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1585.72 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1585.73 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk

of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1585.128 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

1585.129 – OPPOSE

This part of the submission proposes that down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

Aedifice Property Group

jessica@civix.co.nz

1962	13
	14
	16
	25

The reasons for my support / opposition are:

1962.13 – OPPOSE

This part of the submission proposes that Coastal Erosion is deleted as a qualifying matter from the Auckland Unitary Plan. Coastal erosion is a serious concern in Auckland and is likely to get worse with the impact of climate change and sea-level rise. Controlling development via qualifying matters and accurate and risk-based regulatory hazard maps are an important tool to limit subdivision and development within areas subject to erosion risk. Removing these qualifying matters and their overlays opens the possibility that rules controlling development in erosion-prone areas will be inconsistently applied, exposing people and their properties to unnecessary risk. As per our original submission, Toka Tū Ake EQC requests that properties within the coastal erosion hazard zone are all down-zoned to Residential – Low Density or Residential – Single House.

1962.14 – OPPOSE

This part of the submission proposes that Coastal Erosion is deleted as a qualifying matter from the Auckland Unitary Plan. Coastal inundation is a serious concern in Auckland and is likely to get worse with the impact of climate change and sea-level rise. Controlling development via qualifying matters and accurate and risk-based regulatory hazard maps are an important tool to limit subdivision and development within areas subject to inundation risk. Removing these qualifying matters and their overlays opens the possibility that rules controlling development in areas at risk from inundation will be inconsistently applied, exposing people and their properties to unnecessary risk. As per our original submission, Toka Tū Ake EQC requests that properties within the coastal inundation hazard zone are all down-zoned to Residential – Low Density or Residential – Single House.

1962.16 – OPPOSE

This part of the submission proposes that Flood Plains are deleted as a qualifying matter from the Auckland Unitary Plan. Floods are one of the most frequent hazards faced in Aotearoa and can have serious effects on wellbeing if flooding events are severe or repeated. Removing these qualifying matters and their overlays opens the possibility that rules controlling development in flood-prone areas will be inconsistently applied, exposing people and their properties to unnecessary flood risk. As per our original submission, Toka Tū Ake EQC requests that areas of higher flooding hazard risk, i.e., stream corridors and overland flow paths, are included within the regulatory maps in the district plans, and development within these areas is more restricted than that in ponding areas.

1962.25 – OPPOSE

This part of the submission proposes amending properties within urban areas that are subject to a spatially mapped qualifying matters to be within relevant residential environments, and rezone to Mixed Housing Urban or Terrace Housing and Apartment Buildings. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number



Classic Group

Michael@campbellbrown.co.nz

2033	9
	12

The reasons for my support / opposition are:

2033.12 – OPPOSE

This part of the submission proposes the rezoning of “all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these to a zoning that is based on the most appropriate zone based on accepted land use principles”. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : **Oppose** ☒ (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number



Mike Greer Development

Michael@campbellbrown.co.nz

2040	9

The reasons for my support / opposition are:**2040.9 – OPPOSE**

This part of the submission proposes the rezoning of “all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these to a zoning that is based on the most appropriate zone based on accepted land use principles”. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ **Oppose** ☒ (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Neilston Homes

Michael@campbellbrown.co.nz

2041	9
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	12
	152

The reasons for my support / opposition are:**2041.9 – OPPOSE**

This part of the submission proposes the rezoning of “all (...) flood plains (...) identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these to a zoning that is based on the most appropriate zone based on accepted land use principles”. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2041.10 – OPPOSE

This part of the submission proposes the rezoning of “all (...) flood plains (...) identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these to a zoning that is based on the most appropriate zone based on accepted land use principles”. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2041.11 – OPPOSE

This part of the submission proposes the rezoning of “all (...) flood plains (...) identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these to a zoning that is based on the most appropriate zone based on accepted land use principles”. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2041.12 – OPPOSE

This part of the submission proposes the rezoning of “all (...) flood plains (...) identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these to a zoning that is based on the most appropriate zone based on accepted land use principles”. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2041.152 – OPPOSE

This part of the proposal requests that height limits in the Mixed Housing Urban Zone are increased to 24 m. Toka Tū Ake EQC opposes rezoning for higher density or increasing building height limits in areas which are at risk from natural

hazard, particularly those properties within the Coastal Erosion or Coastal Inundation Hazard zones, or in areas at risk from flooding hazards. Natural hazards, particularly coastal erosion and flooding, are already impacting suburbs of Auckland on a regular basis, and the risks from these will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ **Oppose** ☒ (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Stuart P.C. Ltd

mark.vinall@tattico.co.nz

2248	81
	82
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The reasons for my support / opposition are:**2248.81 – OPPOSE**

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.82 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.83 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.84 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.85 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.86 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor, overland flow path or ponding area) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.87 – OPPOSE

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2248.125 – OPPOSE

This part of the submission rejects the Council's approach to the relationship between Qualifying Matters and underlying zoning in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2248.126 – OPPOSE

This part of the submission rejects the Council's approach to the relationship between Qualifying Matters and underlying zoning in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2248.127 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed.

Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.128 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.129 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2248.130 – OPPOSE

This part of the submission proposes that Qualifying Matters are removed and down-zoning for natural hazards (i.e., zoning properties within areas at risk from natural hazards as lower density than required by the MDRS) is not allowed. Areas currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards, and small settlements which are at serious risk from coastal processes and flooding. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk, and we support the use of Qualifying Matters to limit intensification. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ Oppose ☒ (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number

Point-Number

CivilPlan Consultants Ltd

aaron@civilplan.co.nz

2272	10
	11
	12
	13

The reasons for my support / opposition are:

2272.10 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Building zone within walkable catchments is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2272.11 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings close to town and local centres is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2272.12 – OPPOSE

This part of the submission proposes that the Residential – Terraced Housing and Apartment Buildings zone is extended into Special Housing Area precincts within 400m of land zoned Business-Local Centre or Business-Town Centre regardless of any identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2272.13 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

I support : ☐ **Oppose** ☒ (tick one) **the submission of:** *(Please identify the specific parts of the original submission)*

(Original Submitters Name and Address)

Submission Number

Point-Number

Templeton Group

mark.vinall@tattico.co.nz

2303	2
	4
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The reasons for my support / opposition are:**2303.2 – OPPOSE**

This part of the submission proposes removing “unjustified” qualifying matters in the Unitary Plan. The submission does not define which qualifying matters they consider “unjustified”, we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2303.4 – OPPOSE

This part of the submission proposes removing overlays and Qualifying Matters that “inappropriately restrict the implementation of the NPS UD and RMA Enabling Act”. The submission does not define which overlays and qualifying matters they consider “inappropriate”, so we assume this could refer to natural hazards. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2303.8 – OPPOSE

This part of the submission proposes deleting natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2303.9 – OPPOSE

This part of the submission proposes deleting the part of the background to the Natural Hazards chapter introducing natural hazards as qualifying matters in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2303.190 – OPPOSE

This part of the submission rejects the Council's approach to the relationship between Qualifying Matters and underlying zoning in the Unitary Plan. Urban development and intensification are important for the sustainability and livability of urban areas in Aotearoa. However, it is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2303.191 – OPPOSE

This part of the submission proposes removing council identified qualifying matters in the Unitary Plan. It is key that intensification is targeted and is not allowed in areas which are at risk from natural hazards. Toka Tū Ake EQC supports

the use of natural hazards as qualifying matters to limit application of the MDRS and NPS-UD. Intensification and development in areas at risk from natural hazards would put more people and their properties at risk from hazards common to the Auckland region, in particular coastal erosion, coastal inundation, landslides and flooding, which will likely become more severe in the near future due to the effect of climate change.

2303.195 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2303.196 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2303.197 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

2303.198 – OPPOSE

This part of the submission proposes that the Residential – Mixed Housing Urban zone is extended into areas within the flood plain hazard overlay and any other identified qualifying matter areas. Areas which are currently zoned as lower density than required by the MDRS include parts of suburbs which are at risk from natural hazards. The risk of these hazards will likely increase in the near future with sea level rise, increased rainfall and other effects of climate change. As such, Toka Tū Ake EQC do not consider it appropriate to blanket apply MDRS intensification to these areas without consideration of natural hazard risk. We support selective zoning for intensification in areas at least risk from natural hazards at present and in the future. As per our original submission, we support all properties within coastal hazard zones and areas at high risk of flooding (i.e., being within a stream corridor or overland flow path) being rezoned as Residential – Low Density or Residential – Single House, in order to limit the exposure of residents and their property to natural hazards.

I seek that the parts of the original submission outlined above be disallowed

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 11:05 am
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); Anthony; alana@crockers.co.nz; Michael Campbell; louiselee2000@hotmail.com; rajm@isolutionsnz.com
Subject: Furgher Submissions PC78 AUP Lawrie Knight
Attachments: Form 6 PC78 L Knight.pdf

Hi

Please find attached further submissions on PC78 on behalf of Lawrie Knight.

Kind regards

David Wren

Planning Consultant and Resource Management Commissioner

Planning Policy Research

e. david@davidwren.co.nz

p 09 815 0543

m. PO Box 44351

Point Chevalier

Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: Lawrie Knight

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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

A handwritten signature in blue ink, appearing to be 'L. Knight', written on a light blue grid background.

Signature of person authorised to sign on behalf of person making further submission

18 January 2023

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.3 Oppose	H5.3(14)	The entire policy should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.5 Oppose	E38.1.2(3)and (4)	The proposed amendment is unclear.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.8 Oppose	H5.6.19.1	Entire rule should be deleted	Disallow

Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.13 Oppose	H6.4.1(A2B)	The entire rule should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.16 Oppose	H6.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.19 Oppose	H5.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.20 Oppose	Chapter J	1.5m wide paths are appropriate if desired by land owners.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.47 Oppose	H5.6.12 & H6.6.13	While entire rule should be deleted, out look over car parking areas is common and acceptable.	Disallow
Original submitter name and address Auckland Council		H5.6.18(2), H6.6.19(2) H5.8.2(2)	The entire (2) part of these rules should be deleted. The proposed amendment makes	Disallow

Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.14-939-54 Oppose		the rules more onerous and difficult to comply with.	
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.55 and 56 Support in part	H5.6.20 and H6.6.12	If the rule is retained this improves the applicability of the rule but needs more specificity about extent of overhang allowed.	Allow in part
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.64 and 65 Oppose	H5.8.2(1)(f) and H58.2(2)(i)	These should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.68 Oppose	H6.8.2(3)(l)	Cross reference not required and subject to change	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission 939.70 and 71 Support in part	Maps	The use of the geo maps flooding base map is supported but only as it is time bound to the geomaps existing now. Geomaps is subject to constant updating and any future changes to the	Allow in part

			food maps within the AUP should be my way of plan change.	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.6 Support	THAB Zone	Support removal of QM references from zones and improving consistency between the standards applying to permitted and RD activities. There is no good reason to have the QMs in the zone rules and for any difference in standards. It complicates the plan and adds to confusion.	Allow in part
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.28 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.29 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.48-50	Infrastructure	The existing AUP provisions are sufficient to provide for infrastructure deficits.	Allow

	Support			
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.195 Support	Maps	Support rezoning of Seafeld View Road, Glasgow Terrace and Carlton Gore Road	Allow in part
Original submitter name and address Jonathan Mitchel anthony@savviest.co.nz	Submission number 1855 Support	Maps	Support THAB zone in Grafton due to location close to city, hospital, Newmarket and transportation links.	Allow
Original submitter name and address Body Corporate 156063 alana@crockers.co.nz	Submission number 1121.1 Support	Maps	Support THAB zone in Grafton due to location close to city, hospital, Newmarket and transportation links.	Allow
Original submitter name and address MHE Ltd michael@campbellbrown.co.nz	Submission number 855.1 Support	HVC	This submission is consistent with the submitter's own submission	Allow
Original submitter name and address Louise Li louiselee2000@hotmail.com	Submission number 188.1 Support	QMs	Chapter E36 should be used to manage flood risk and not zone provisions	Allow
Original submitter name and address iSolutions rajm@isolutionsnz.com	Submission number 351.13	MHU and THAB	The MDRS should be applied to all development intensities in these zones.	Allow

	Support			
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Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: Joshua Waterman <J.Waterman@harrisingrierson.com>
Sent: Wednesday, 18 January 2023 11:00 am
To: Unitary Plan
Subject: Further Submission - Bell Family Trust / Hoare & Co
Attachments: PC78 Further Submission - FINAL - 62 Monument Road.pdf

Kia ora,

Please find attached a copy of the Further Submission by the Bell Family Trust and Hoare & Co on Plan Change 78, on submissions made by Kainga Ora and Metlifecare, specifically submission points **873.311, 901.104, 101.73, 901.74, 901.130 and 901.151**

This submission is made on behalf of the Bell Family Trust and Hoare & Co by **Philip Comer of Harrison Grierson**, please contact him in the first instance using the contact details listed in the further submission.

Ngā mihi



JOSHUA WATERMAN
Graduate Planner
(He/Him)

Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

D +64 9 212 5367 **P** +64 9 917 5000

**HARRISON
GRIERSON.
COM**



All our emails and attachments are subject to [conditions](#).

Form 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PROPOSED PLAN CHANGE OR VARIATION



Under Clause 8 of Schedule 1, Resource Management Act 1991

TO: PLANNING TECHNICIAN

AUCKLAND COUNCIL, LEVEL 24, 135 ALBERT STREET

PRIVATE BAG 92300 AUCKLAND 1142

FOR AUCKLAND COUNCIL OFFICE USE ONLY

Submission No:

Receipt Date:

HG REF: A2210295.01

TO: AUCKLAND COUNCIL

NAME: BELL FAMILY TRUST / HOARE & CO (THE FURTHER SUBMITTERS)

1. This is a further submission in opposition to, and in support of, submissions made on the Proposed Plan Change 78 – Intensification (**PC78**).
2. The submitter:

Has an interest in the proposal that is greater than the interest the general public has due to their significant landholdings at 62 Monument Road, Clevedon.
3. The further submission is detailed in paragraphs 4 to 8 inclusive below and summarised in Table 1 on the attached sheet(s).
4. The particular parts of the submissions that the further submitters oppose are:

*Submission point **873.311** by Kainga Ora which seeks to rezone most urban areas of Clevedon from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, as indicated by **Map 124** as part of the submission (refer Table 1 below).*

*Submission point **901.104** by Metlifecare which seeks to retain the operative Clevedon Precinct 1408, as notified.*
5. The particular parts of the submission that the further submitters support are:

*Submission point **901.73** and **901.74** by Metlifecare which seek to delete all references to Flooding Qualifying Matter relating to land at 3 and 17 Clevedon-Kawakawa Road, Clevedon and the surrounding area.*

*Submission point **901.130** by Metlifecare which seeks to retain and support the notified Residential – Single House zoning of the Clevedon village located at 17 Clevedon-Kawakawa Road, Clevedon.*

*Submission point **901.151** by Metlifecare which seeks to delete all references to the Clevedon Precinct Qualifying Matter as they relate to the land at 3 and 17 Clevedon-Kawakawa Road, Clevedon and the surrounding area.*

6. The reasons for the further submitters opposition specific to paragraph 4 above are as follows:

Submission point **873.311** by Kainga Ora - Rezoning of land at Clevedon Village from Single House zone to Mixed Housing Urban zone would support residential subdivision and development at a scale and intensity that is not appropriate for a rural village and that would compromise the established character at Clevedon to the detriment of the amenities of the area. High intensity residential development at Clevedon cannot be supported by existing and foreseeable planned infrastructure investment including investment in water, wastewater and roading. It is the further submitters considered view that such higher intensity housing is not supported by the current and/or foreseeable future residential market which will very likely support standalone housing on more spacious lots than would be encouraged by application of the Mixed Housing Urban zone.

Submission point **901.104** by Metlifecare - Retention of the operative Clevedon Precinct I408 as notified would be inconsistent with the relief sought by the further submitters in their primary submission on PC78 (submission points 1471.1 to 1471.3 inclusive). This primary submission seeks to amend the sub-precinct boundary alignments as they relate to the land at 62 Monument Road, and to vary the minimum lot size in Sub-precinct B to promote housing affordability and to better meet the market.

7. The reasons for the further submitters support specific to paragraph 5 above are as follows:

Submission point **901.73** and **901.74** by Metlifecare - Deletion of the Flooding Qualifying Matter at 3 and 17 Clevedon-Kawakawa Road, Clevedon **and the surrounding area** (bold and underline emphasis added) is supported as blanket application of this Qualifying Matter will trigger additional resource consent requirements or intensity constraints for future development at Clevedon Village on land that is not at risk from flood hazards (including the higher elevations of land at 62 Monument Road that is not within the flood plain).

Submission point **901.130** by Metlifecare - The further submitters support retention of the notified Residential – Single House zoning at Clevedon Village, including on land at 62 Monument Road, for the reasons outlined in paragraph 6 above in relation to submission point **873.311**.

Submission point **901.151** by Metlifecare - Deletion of the Clevedon Precinct Qualifying Matter at 3 and 17 Clevedon-Kawakawa Road, Clevedon **and the surrounding area** (bold and underline emphasis added) is supported as application of this Qualifying Matter will trigger additional resource consent requirements or intensity constraints for future development at Clevedon Village, including on land at 62 Monument Road, and undermine the delivery of more, and more affordable, housing at Clevedon Village.

8. The further submitters seek the following decisions from the local authority:

That the up-zoning from Single House zone to Mixed Housing Urban zone, as sought by Kainga Ora (873.311, not be approved for Clevedon Village, AND;

That the notified Single House zone be retained in relation to the land at 62 Monument Road but with the amendments to sub-precinct boundaries and the minimum lot area for lots in Sub-precinct B, as sought in the further submitters' primary submission on PC78 (1471.1 to 1471.3 inclusive), AND;

That the Qualifying Matters relating to Flooding and the Clevedon Precinct be deleted as per the relief sought by Metlifecare (901.73, 901.74 and 901.151).

9. The further submitters wish to be heard in support of their primary submission and this further submission.
10. If others make a similar submission/further submission, the further submitters will consider presenting a joint case with them at the hearing.

FURTHER SUBMITTERS DETAILS

Date: 18 January 2023

Signed:



Address for Service: Bell Family Trust / Hoare & Co
c/- Harrison Grierson Consultants Limited
P O Box 5760, Victoria Street West
AUCKLAND 1142
Attention: Philip Comer

Email: p.comer@harrisingrierson.com

Telephone: (09) 966 3382

Mobile: 021 662 760

NOTE TO PERSON MAKING FURTHER SUBMISSION:

A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to the local authority.

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

SUBMITTER AND ADDRESS FOR SERVICE

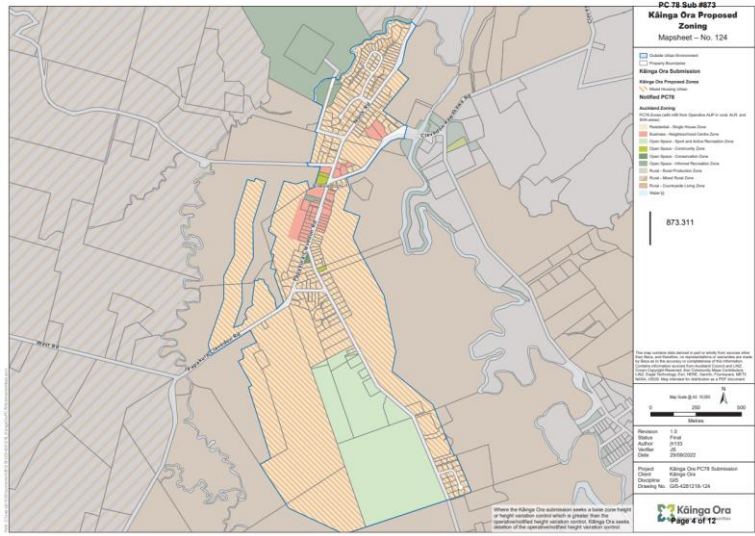
Kainga Ora
(developmentplanning@kaingaora.govt.nz)

SUBMISSION	REF
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**PART OPPOSED /
SUPPORTED**

REASONS

The submission seeks to rezone land at Clevedon Village from Residential – Single House Zone and Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone. **Refer to Map 124 below which is sourced from Appendix 2 of Kainga Ora’s submission:**



The further submitters oppose the relief sought by Kainga Ora in its submission for the following reason:

1. Rezoning of land at Clevedon Village from Single House zone to Mixed Housing Urban zone would support residential subdivision and development at a scale and intensity that is not appropriate for a rural village and would compromise the established character at Clevedon to the detriment of the amenities of the area. High intensity residential development at Clevedon cannot be supported by existing and foreseeable planned infrastructure investment including investment in water, wastewater and roading. It is the

RELIEF SOUGHT

Retain the zoning for the Clevedon Village as per the notified version of PC78 but with the additional amendments sought by the further submitters in their primary submission (1471.1 to 1471.3 inclusive).

TABLE 1: FURTHER SUBMISSION SUMMARY TABLE

SUBMITTER AND ADDRESS FOR SERVICE	SUBMISSION REF	PART OPPOSED / SUPPORTED	REASONS	RELIEF SOUGHT
			<i>further submitters considered view that such higher intensity housing is not supported by the current and/or foreseeable future market which will very likely support standalone housing on more spacious lots than would be encouraged by application of the Mixed Housing Urban zone.</i>	
Metlifecare (bianca.tree@minterellison.co.nz)	901.104	Oppose	Submission point 901.104 seeks to retain operative Clevedon Precinct I408, as notified. The further submitters oppose the relief sought by Metlifecare in its submission for the following reasons: Retention of the operative Clevedon Precinct I408 as notified would be inconsistent with the relief sought by the further submitters in their primary submission on PC78 (submission points 1471.1 to 1471.3 inclusive). This primary submission seeks to amend the sub-precinct boundary alignments as they relate to the land at 62 Monument Road, and to vary the minimum lot size in Sub-precinct B to promote housing affordability and to better meet the market.	Retain the zoning for the Clevedon Village as per the notified version of PC78 but with the additional amendments sought by the further submitters in their primary submission (1471.1 to 1471.3 inclusive).
Metlifecare (bianca.tree@minterellison.co.nz)	901.73 and 901.74	Support	Submission points 901.73 and 901.74 seek to delete all references to Flooding Qualifying Matter relating to land at 3 and 17 Clevedon-Kawakawa Road, Clevedon and the surrounding area. The further submitters support the relief sought by Metlifecare in its submission for the following reasons: Deletion of the Flooding Qualifying Matter at 3 and 17 Clevedon-Kawakawa Road, Clevedon <u>and the surrounding area</u> (bold and underline emphasis added) is supported as blanket application of this Qualifying Matter will trigger additional resource consent requirements or intensity constraints for future development at Clevedon Village on land that is not at risk from flood hazards (including the higher elevations of land at 62 Monument Road that is not within the flood plain).	Delete the Qualifying Matter relating to Flooding as per the relief sought by Metlifecare.

TABLE 1: FURTHER SUBMISSION SUMMARY TABLE

SUBMITTER AND ADDRESS FOR SERVICE	SUBMISSION REF	PART OPPOSED / SUPPORTED	REASONS	RELIEF SOUGHT
Metlifecare (bianca.tree@minterellison.co.nz)	901.130	Support	Submission point 901.130 seeks to retain the notified Residential – Single House zoning of the Clevedon village located at 17 Clevedon-Kawakawa Road, Clevedon. The further submitters support the relief sought by Metlifecare in its submission for the following reasons: 1. <i>The further submitters support retention of the notified Residential – Single House zoning of the Clevedon Village, including land at 62 Monument Road, for the reasons outlined in paragraph 6 above in relation to Submission point 873.311.</i>	Retain the zoning for the Clevedon Village as per the notified version of PC78 but with the additional amendments sought by the further submitters in their primary submission (1471.1 to 1471.3 inclusive).
Metlifecare (bianca.tree@minterellison.co.nz)	901.151	Support	Submission point 901.151 seeks to delete all references to the Clevedon Precinct Qualifying Matter relating to land at 3 and 17 Clevedon-Kawakawa Road, Clevedon and the surrounding area. The further submitters support the relief sought by Metlifecare in its submission for the following reasons: 1. <i>Deletion of the Clevedon Precinct Qualifying Matter at 3 and 17 Clevedon-Kawakawa Road, Clevedon <u>and the surrounding area</u> (bold and underline emphasis added) is supported as application of this Qualifying Matter will trigger additional resource consent requirements or intensity constraints for future development at Clevedon Village, including on land at 62 Monument Road, and undermine the delivery of more, and more affordable, housing at Clevedon Village.</i>	Delete the Qualifying Matter relating to the Clevedon Precinct as per the relief sought by Metlifecare.

A2210295.01

Alice Zhou

From: Don Lyon <don.lyon@beca.com>
Sent: Wednesday, 18 January 2023 10:31 am
To: Unitary Plan
Subject: Further submission - PC78
Attachments: FURTHER SUBMISSION IN SUPPORT.pdf

Kia ora,

For filing with Council, and by way of service to submitters, please find attached a Further Submission of Donald and Catherine Lyon and the Donald and Catherine Lyon Trust. Please acknowledge receipt to our address for service, clyon@xtra.co.nz

Ngā mihi

Don Lyon

Sensitivity: General

NOTICE: This email, if it relates to a specific contract, is sent on behalf of the Beca company which entered into the contract. Please contact the sender if you are unsure of the contracting Beca company or visit our web page <http://www.beca.com> for further information on the Beca Group. If this email relates to a specific contract, by responding you agree that, regardless of its terms, this email and the response by you will be a valid communication for the purposes of that contract, and may bind the parties accordingly. This e-mail together with any attachments is confidential, may be subject to legal privilege and applicable privacy laws, and may contain proprietary information, including information protected by copyright. If you are not the intended recipient, please do not copy, use or disclose this e-mail; please notify us immediately by return e-mail and then delete this e-mail.

sensitivity: General

**FURTHER SUBMISSION IN SUPPORT OF OR IN OPPOSITION TO THE SUBMISSION ON A
NOTIFIED PROPOSAL FOR PLAN CHANGE 78**

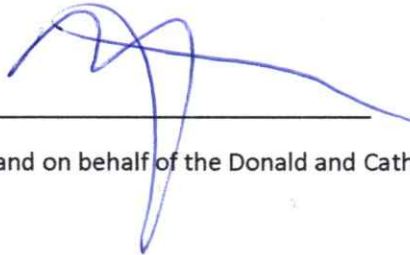
UNDER CLAUSE 8 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

TO: AUCKLAND COUNCIL

**SUBMITTER: DONALD JAMES AND CATHERINE ELIZABETH LYON AND THE DONALD AND
CATHERINE LYON TRUST**

1. This is a further submission on Plan Change 78: Intensification, to the Auckland Unitary Plan (PC78).
2. The submitter made a number of submissions on PC 78 in September 2022.
3. We could not gain an advantage in trade competition through this submission.
4. The submitters positions regarding the submissions of other parties and the particulars of those submissions along with the relief sought can be found in the attached table 1.
5. We wish to be heard in support of our submission and further submissions
6. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

DATE: 18 January 2023



Signed by Donald and Catherine Lyon for and on behalf of the Donald and Catherine Lyon Trust

Address for Service:

15 Summit Drive Mt Albert, 1025 Auckland

clyon@xtra.co.nz

telephone: +6421834303

TABLE 1 – FURTHER SUBMISSIONS OF DONALD JAMES AND CATHERINE ELIZABETH LYON AND THE DONALD AND CATHERINE LYON TRUST

Submitter Name	Submission Number	Summary of the Submitters Position	Further Submitter's Position	Reasons	Decision Sought
HERITAGE NEW ZEALAND POUHERE TAONGA	872 in total and in particular submission points 872.16, 872.17, 872.18, 872.20 872.23, 872.24	Generally supportive of the Qualifying Matters however the submitter identifies significant flaws in methodology and errors of assessment and judgement in the re-survey of Special Character Areas. They seek in particular: 23.1 Reject the redrawn Special Character Areas (as determined by the re-assessment surveys) and retain the pre-PC78 SCAs. 23.3 Balance the effects of intensification by making provision for more open, recreational and green spaces.	Support	This is consistent with the Submitters own submission and the reasons set out in that submission. Heritage New Zealand Pouhere Taonga provides further important evidence of why PC78 cannot be approved in its current form.	Allow
INDEPENDENT MĀORI STATUTORY BOARD	Submission points 894.2, 894.3, 894.4, 894.5, 894.6, 894.9	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Support	This is consistent with the Submitters own submission with respect to providing adequate recognition of and protection to Maunga which is a matter of national importance. In our original submission we sought that some provisions of the Maunga Viewshafts and Height Sensitive Building Areas overlay be strengthened, and additional protections be added.	Allow

Alice Zhou

From: Pieter Holl <pieter.holl@outlook.co.nz>
Sent: Wednesday, 18 January 2023 11:38 am
To: Unitary Plan
Cc: Bev Parslow; hello@greyllynresidents.org.nz; jeff@fearonhay.com; enquiries@parnellheritage.org.nz; marionkohler03@gmail.com; jaburns@xtra.co.nz; brian@metroplanning.co.nz; bartlett@shortlandchambers.co.nz; rajm@isolutionsnz.com; gbresidentsandratepayersass@gmail.com; matthew@positiveplanning.co.nz; David Wren 2 (External); Iain McManus; amanda@proarch.co.nz; Vijay.lala@tattico.co.nz; nbuckland; Tom Morgan; michael@campbellbrown.co.nz; Logan@propertynz.co.nz; Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); helen.atkins@ahmlaw.nz; michael@campbellbrown.co.nz; John Mackay; michael@campbellbrown.co.nz; dallan@ellisgould.co.nz; Tom Morgan; russell@rtjproperty.co.nz; mark.vinall@tattico.co.nz; nickr@barker.co.nz; morehomesnz@gmail.com; kbergin@frl.co.nz; Mark.Vinall@tattico.co.nz; vignesh@mhg.co.nz; vignesh@mhg.co.nz; emma@civilplan.co.nz; yu.yi@synergyplanningassociates.com; hwillers@gmail.com; jeremy@jeremyhansen.co.nz; Ross Cooper; Philip@campbellbrown.co.nz; Ross Cooper; Ross Cooper; greenredblueblack@gmail.com; scottwinton@hotmail.com; harryplatt555@icloud.com; office@brownandcompany.co.nz; Jessica Esquilant; david@whitburngroup.co.nz; Lowri.matt@gmail.com; michael@campbellbrown.co.nz; michael@campbellbrown.co.nz; michael@campbellbrown.co.nz; michael@campbellbrown.co.nz; Bill Loutit; mark.vinall@tattico.co.nz; aaronjgrey@gmail.com
Subject: Further submission on Plan Change 78
Attachments: 2023.1.18 Pieter Holl further submission on zoning changes.docx

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Pieter Lionel Holl

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.

6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz

1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com

2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronigrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

.....

Date:

18 January 2023

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

pieter.holl@outlook.co.nz

Telephone:

0274 784 997

Postal address:

PO Box 91442, Victoria Street West, Auckland 1142

Contact person: *[name and designation, if applicable]*

Pieter Lionel Holl

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 11:32 am
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); Anthony; alana@crockers.co.nz; Michael Campbell; louiselee2000@hotmail.com; rajm@isolutionsnz.com
Subject: Further Submission PC78 3 Park Avenue Ltd and Michael Knight
Attachments: Form 6 PC78 3 Park.pdf

Hi

Please find attached further submissions on PC78 from 3 Park Avenue Ltd and Michael Knight

Kind regards

David Wren
Planning Consultant and Resource Management Commissioner
Planning Policy Research
e. david@davidwren.co.nz
p 09 815 0543
m. PO Box 44351
Point Chevalier
Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: 3 Park Avenue Ltd and Michael Knight

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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

A handwritten signature in blue ink, appearing to be 'M. Knight', is written on a light blue background.

Signature of person authorised to sign on behalf of person making further submission

18 December 2023

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.3 Oppose	H5.3(14)	The entire policy should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.5 Oppose	E38.1.2(3)and (4)	The proposed amendment is unclear.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.8 Oppose	H5.6.19.1	Entire rule should be deleted	Disallow

Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.13 Oppose	H6.4.1(A2B)	The entire rule should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.16 Oppose	H6.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.19 Oppose	H5.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.20 Oppose	Chapter J	1.5m wide paths are appropriate if desired by land owners.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.47 Oppose	H5.6.12 & H6.6.13	While entire rule should be deleted, out look over car parking areas is common and acceptable.	Disallow
Original submitter name and address Auckland Council		H5.6.18(2), H6.6.19(2) H5.8.2(2)	The entire (2) part of these rules should be deleted. The proposed amendment makes	Disallow

Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.14-939-54 Oppose		the rules more onerous and difficult to comply with.	
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.55 and 56 Support in part	H5.6.20 and H6.6.12	If the rule is retained this improves the applicability of the rule but needs more specificity about extent of overhang allowed.	Allow in part
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.64 and 65 Oppose	H5.8.2(1)(f) and H58.2(2)(i)	These should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.68 Oppose	H6.8.2(3)(l)	Cross reference not required and subject to change	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission 939.70 and 71 Support in part	Maps	The use of the geo maps flooding base map is supported but only as it is time bound to the geomaps existing now. Geomaps is subject to constant updating and any future changes to the	Allow in part

			food maps within the AUP should be my way of plan change.	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.6 Support	THAB Zone	Support removal of QM references from zones and improving consistency between the standards applying to permitted and RD activities. There is no good reason to have the QMs in the zone rules and for any difference in standards. It complicates the plan and adds to confusion.	Allow in part
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.28 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.29 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz 	Submission number 873.48-50	Infrastructure	The existing AUP provisions are sufficient to provide for infrastructure deficits.	Allow

	Support			
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.195 Support	Maps	Support rezoning of Seafeld View Road, Glasgow Terrace and Carlton Gore Road	Allow in part
Original submitter name and address Jonathan Mitchel anthony@savviest.co.nz	Submission number 1855 Support	Maps	Support THAB zone in Grafton due to location close to city, hospital, Newmarket and transportation links.	Allow
Original submitter name and address Body Corporate 156063 alana@crockers.co.nz	Submission number 1121.1 Support	Maps	Support THAB zone in Grafton due to location close to city, hospital, Newmarket and transportation links.	Allow
Original submitter name and address MHE Ltd michael@campbellbrown.co.nz	Submission number 855.1 Support	HVC	This submission is consistent with the submitter's own submission	Allow
Original submitter name and address Louise Li louiselee2000@hotmail.com	Submission number 188.1 Support	QMs	Chapter E36 should be used to manage flood risk and not zone provisions	Allow
Original submitter name and address iSolutions rajm@isolutionsnz.com	Submission number 351.13	MHU and THAB	The MDRS should be applied to all development intensities in these zones.	Allow

	Support			
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Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 10:32 am
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); philipawheeler@gmail.com; louiselee2000@hotmail.com; rajm@isolutionsnz.com
Subject: Further Submission PC78 Auckland Unitary Plan Arkcon Ltd
Attachments: Form 6 PC78 Arkcon.pdf

Hi

Please find attached further submissions on PC78 on behalf of Arkcon Ltd

Kind regards

David Wren

Planning Consultant and Resource Management Commissioner

Planning Policy Research

e. david@davidwren.co.nz

p 09 815 0543

m. PO Box 44351

Point Chevalier

Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: Arkcon Ltd

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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



Signature of person authorised to sign on behalf of person making further submission

18 January 2023

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.1 Oppose	H5.2(9)	The entire objective should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.3 Oppose	H5.3(14)	The entire policy should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.5 Oppose	E38.1.2(3)and (4)	The proposed amendment is unclear.	Disallow
		H5.6.19.1	Entire rule should be deleted	Disallow

Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.8 Oppose			
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.13 Oppose	H6.4.1(A2B)	The entire rule should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.16 Oppose	H6.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.19 Oppose	H5.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.20 Oppose	Chapter J	1.5m wide paths are appropriate if desired by land owners.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.47	H5.6.12 & H6.6.13	While entire rule should be deleted, out look over car parking areas is common and acceptable.	Disallow

	Oppose			
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.14-939-54 Oppose	H5.6.18(2), H6.6.19(2) H5.8.2(2)	The entire (2) part of these rules should be deleted. The proposed amendment makes the rules more onerous and difficult to comply with.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.55 and 56 Support in part	H5.6.20 and H6.6.12	If the rule is retained this improves the applicability of the rule but needs more specificity about extent of overhang allowed.	Allow in part
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.64 and 65 Oppose	H5.8.2(1)(f) and H58.2(2)(i)	These should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.68 Oppose	H6.8.2(3)(l)	Cross reference not required and subject to change	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission 939.70 and 71	Maps	The use of the geo maps flooding base map is supported but only as it is time bound to the geomaps existing now. Geomaps is	Allow in part

	Support in part		subject to constant updating and any future changes to the food maps within the AUP should be my way of plan change.	
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.74 to 77 Oppose	Maps	There is insufficient information in this submission to know which sites are proposed to have a zone change.	Only allow once maps are provided and affected owners have an opportunity to make a further submission.
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.4 Support	MHU Zone	Support removal of QM references from zones and improving consistency between the standards applying to up to three dwellings and those applying to 4 or more dwellings. There is no good reason to have the QMs in the zone rules and for any difference in standards. It complicates the plan and adds to confusion.	Allow in part
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.6 Support	THAB Zone	Support removal of QM references from zones and improving consistency between the standards applying to permitted and RD activities. There is no good reason to have the QMs in the	Allow in part

			zone rules and for any difference in standards. It complicates the plan and adds to confusion.	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.28 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.29 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.36 Support	SEA	Agree that SEA should be independent of zoning. The use of small areas of SEA to effectively downzone a large piece of land is not necessary to achieve protection of the SEA.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.48-50 Support	Infrastructure	The existing AUP provisions are sufficient to pervade for infrastructure deficits.	Allow
Original submitter name and address Philip Wheeler	Submission number 312.1	SEA	SEA provisions should remain as in the AUP:OP and not be	Disallow

philipawheeler@gmail.com	Oppose		introduced into zone provisions.	
Original submitter name and address Louise Li louiselee2000@hotmail.com	Submission number 188.1 Support	QMs	Chapter E36 should be used to manage flood risk and not zone provisions	Allow
Original submitter name and address iSolutions rajm@isolutionsnz.com	Submission number 351.13 Support	MHU and THAB	The MDRS should be applied to all development intensities in these zones.	Allow

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 10:17 am
To: Unitary Plan
Cc: Michael Campbell; allana@xtra.co.nz; brian@metroplanning.co.nz
Subject: Further Submission PC78 Auckland Unitary Plan
Attachments: Form 6 PC78 Rutherford Rede.pdf

Hi

Please find attached further submissions on behalf of Rutherford Rede Limited

Kind regards

David Wren
Planning Consultant and Resource Management Commissioner
Planning Policy Research
e. david@davidwren.co.nz
p 09 815 0543
m. PO Box 44351
Point Chevalier
Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: Rutherford Rede Limited

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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



Signature of person authorised to sign on behalf of person making further submission

18 January 2022

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address MHE Ltd michael@campbellbrown.co.nz	Submission number 855.1 Support	HVC	This submission is consistent with the submitter's own submission	Allow
Original submitter name and address Allana Robinson allana@xtra.co.nz	Submission number 330.1 and 330.7 Oppose	Maps	I oppose any change proposed in this submission including but not limited to walkable catchment that would impinge on the development potential of 91 College Hill as set out in PC78 and the further submitters original submission. The further submitter does not oppose any other part of the submission.	Disallow

Original submitter name and address St Mary's Bay Residents Association brian@metroplanning.co.nz 	Submission number 2193 Oppose in part	Maps and MUZone	I oppose any change proposed in this submission including but not limited to walkable catchment that would impinge on the development potential of 91 College Hill as set out in PC78 and the further submitters original submission. The further submitter does not oppose any other part of the submission.	Disallow in part.
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Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 11:19 am
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); philipawheeler@gmail.com; louiselee2000@hotmail.com; rajm@isolutionsnz.com
Subject: Further Submissions PC78 - Jeremy Adams
Attachments: Form 6 PC78 Adams.pdf

Hi

Please find attached further submissions on PC78 on behalf of Jeremy Adams

Kind regards

David Wren

Planning Consultant and Resource Management Commissioner

Planning Policy Research

e. david@davidwren.co.nz

p 09 815 0543

m. PO Box 44351

Point Chevalier

Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: Jeremy Adams

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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

A handwritten signature in blue ink, appearing to be 'JA', is written on a light blue grid background.

Signature of person authorised to sign on behalf of person making further submission

18 January 2023

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.1 Oppose	H5.2(9)	The entire objective should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.3 Oppose	H5.3(14)	The entire policy should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.5 Oppose	E38.1.2(3)and (4)	The proposed amendment is unclear.	Disallow
		H5.6.19.1	Entire rule should be deleted	Disallow

Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.8 Oppose			
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.13 Oppose	H6.4.1(A2B)	The entire rule should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.16 Oppose	H6.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.19 Oppose	H5.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.20 Oppose	Chapter J	1.5m wide paths are appropriate if desired by land owners.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.47	H5.6.12 & H6.6.13	While entire rule should be deleted, out look over car parking areas is common and acceptable.	Disallow

	Oppose			
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.14-939-54 Oppose	H5.6.18(2), H6.6.19(2) H5.8.2(2)	The entire (2) part of these rules should be deleted. The proposed amendment makes the rules more onerous and difficult to comply with.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.55 and 56 Support in part	H5.6.20 and H6.6.12	If the rule is retained this improves the applicability of the rule but needs more specificity about extent of overhang allowed.	Allow in part
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.64 and 65 Oppose	H5.8.2(1)(f) and H58.2(2)(i)	These should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.74 to 77 Oppose	Maps	There is insufficient information in this submission to know which sites are proposed to have a zone change.	Only allow once maps are provided and affected owners have an opportunity to make a further submission.
Original submitter name and address Auckland Council	Submission number 939.78	Maps	This is supported however the zoning of 14-16 Rame Road, Greenhithe should be MHU	Allow

<u>Unitaryplan@aucklandcouncil.govt.nz</u>	Support		zone as requested by the submitter	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.4 Support	MHU Zone	Support removal of QM references from zones and improving consistency between the standards applying to up to three dwellings and those applying to 4 or more dwellings. There is no good reason to have the QMs in the zone rules and for any difference in standards. It complicates the plan and adds to confusion.	Allow in part
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.28 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.29 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.36	SEA	Agree that SEA should be independent of zoning. The use of small areas of SEA to effectively downzone a large piece of land is not necessary	Allow

	Support		to achieve protection of the SEA.	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.48-50 Support	Infrastructure	The existing AUP provisions are sufficient to pervade for infrastructure deficits.	Allow
Original submitter name and address Philip Wheeler philipawheeler@gmail.com	Submission number 312.1 Oppose	SEA	SEA provisions should remain as in the AUP:OP and not be introduced into zone provisions.	Disallow
Original submitter name and address Louise Li louiselee2000@hotmail.com	Submission number 188.1 Support	QMs	Chapter E36 should be used to manage flood risk and not zone provisions	Allow
Original submitter name and address iSolutions rajm@isolutionsnz.com	Submission number 351.13 Support	MHU and THAB	The MDRS should be applied to all development intensities in these zones.	Allow

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 11:39 am
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); philipawheeler@gmail.com; Michael Campbell; louiselee2000@hotmail.com; rajm@isolutionsnz.com
Subject: Further Submissions PC78 Domain Gardens Development Limited
Attachments: Form 6 PC78 1 Domain.pdf

Hi

Please find attached further submissions on PC78 on behalf of Domain Gardens Development Limited

Kind regards

David Wren
Planning Consultant and Resource Management Commissioner
Planning Policy Research
e. david@davidwren.co.nz
p 09 815 0543
m. PO Box 44351
Point Chevalier
Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: Domain Gardens Development Limited

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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

A handwritten signature in blue ink, appearing to be 'A. H.', written on a light blue background.

Signature of person authorised to sign on behalf of person making further submission

18 December 2023

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.1 Oppose	H5.2(9)	The entire objective should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.3 Oppose	H5.3(14)	The entire policy should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council	Submission number 939.5	E38.1.2(3)and (4)	The proposed amendment is unclear.	Disallow

<u>Unitaryplan@aucklandcouncil.govt.nz</u>	Oppose			
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.8 Oppose	H5.6.19.1	Entire rule should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.13 Oppose	H6.4.1(A2B)	The entire rule should be deleted as SEA matters should be dealt with in Chapter D9	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.16 Oppose	H6.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.19 Oppose	H5.6.12(3)	The entire rule and should be deleted	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.20 Oppose	Chapter J	1.5m wide paths are appropriate if desired by land owners.	Disallow

Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.47 Oppose	H5.6.12 & H6.6.13	While entire rule should be deleted, out look over car parking areas is common and acceptable.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.14-939-54 Oppose	H5.6.18(2), H6.6.19(2) H5.8.2(2)	The entire (2) part of these rules should be deleted. The proposed amendment makes the rules more onerous and difficult to comply with.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.55 and 56 Support in part	H5.6.20 and H6.6.12	If the rule is retained this improves the applicability of the rule but needs more specificity about extent of overhang allowed.	Allow in part
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.64 and 65 Oppose	H5.8.2(1)(f) and H58.2(2)(i)	These should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.68 Oppose	H6.8.2(3)(l)	Cross reference not required and subject to change	Disallow

Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission 939.70 and 71 Support in part	Maps	The use of the geo maps flooding base map is supported but only as it is time bound to the geomaps existing now. Geomaps is subject to constant updating and any future changes to the food maps within the AUP should be my way of plan change or flooding removed as aQM	Allow in part
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.83 Oppose	Maps	1 Domain Drive and adjoining properties in Parnell Road (487-501 Parnell Road) should not be deleted from this walkable catchment as access to the sites are available through the Domain. Additionally the maps in the submission are unclear as they do not show the walkable catchment from the Newmarket centre which includes these properties.	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.6	THAB Zone	Support removal of QM references from zones and improving consistency between the standards applying to permitted and RD	Allow in part

	Support		activities. There is no good reason to have the QMs in the zone rules and for any difference in standards. It complicates the plan and adds to confusion.	
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.28 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.29 Support	QMs	Agree that QMs are best applied through overlays and not by changes to zone provisions.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.36 Support	SEA	Agree that SEA should be independent of zoning. The use of small areas of SEA to effectively downzone a large piece of land is not necessary to achieve protection of the SEA.	Allow
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.48-50 Support	Infrastructure	The existing AUP provisions are sufficient to pervade for infrastructure deficits.	Allow

Original submitter name and address Philip Wheeler philipawheeler@gmail.com	Submission number 312.1 Oppose	SEA	SEA provisions should remain as in the AUP:OP and not be introduced into zone provisions.	Disallow
Original submitter name and address MHE Ltd michael@campbellbrown.co.nz	Submission number 855.1 Support	HVC	This submission is consistent with the submitter's own submission	Allow
Original submitter name and address Louise Li louiselee2000@hotmail.com	Submission number 188.1 Support	QMs	Chapter E36 should be used to manage flood risk and not zone provisions	Allow
Original submitter name and address iSolutions rajm@isolutionsnz.com	Submission number 351.13 Support	MHU and THAB	The MDRS should be applied to all development intensities in these zones.	Allow

Note to person making further submission

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- it discloses no reasonable or relevant case:

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- 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.

Alice Zhou

From: David Wren <david@davidwren.co.nz>
Sent: Wednesday, 18 January 2023 10:41 am
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); rajm@isolutionsnz.com
Subject: Further Submissions PC78 The Subdivision Company
Attachments: Form 6 PC78 Subdivision Co.pdf

Hi

Please find attached further submissions on PC 78 on behalf of the subdivision Company Ltd

Kind regards

David Wren
Planning Consultant and Resource Management Commissioner
Planning Policy Research
e. david@davidwren.co.nz
p 09 815 0543
m. PO Box 44351
Point Chevalier
Auckland 1022

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council unitaryplan@aucklandcouncil.govt.nz

Name of person making further submission: The Subdivision Company Ltd

This is a further submission in support of (or in opposition to) submissions on proposed Plan Change 78 to the Auckland Unitary Plan (**AUP**) (the **proposal**):

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, I have made a submission on the proposal and am the owner and/or act for the owner of property affected by the proposal.

I support (or oppose) the submissions for the reasons as set out in the table below.

I wish to be heard in support of my further submission.

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



Signature of person authorised to sign on behalf of person making further submission

18 January 2023

Electronic address for service of person making further submission: david@davidwren.co.nz

Telephone: 09 8150543

Postal address : PO Box 44351, Point Chevalier, Auckland 1022

Contact person: David Wren- Planner

I oppose / support the original submission of:	The particular parts of the original submission I oppose/support are:	Provision No. of the Proposed Auckland Unitary Plan	The reasons for my opposition are:	I seek that the whole or part of the original submission be allowed or disallowed:
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.3 Oppose	H5.3(14)	The entire policy should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.5 Oppose	E38.1.2(3)and (4)	The proposed amendment is unclear.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.8 Oppose	H5.6.19.1	Entire rule should be deleted	Disallow
Original submitter name and address		H5.6.12(3)	The entire rule and should be deleted	Disallow

Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.19 Oppose			
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.20 Oppose	Chapter J	1.5m wide paths are appropriate if desired by land owners.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.47 Oppose	H5.6.12 & H6.6.13	While entire rule should be deleted, out look over car parking areas is common and acceptable.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.14- 939-54 Oppose	H5.6.18(2), H6.6.19(2) H5.8.2(2)	The entire (2) part of these rules should be deleted. The proposed amendment makes the rules more onerous and difficult to comply with.	Disallow
Original submitter name and address Auckland Council <u>Unitaryplan@aucklandcouncil.govt.nz</u>	Submission number 939.55 and 56 Support in part	H5.6.20 and H6.6.12	If the rule is retained this improves the applicability of the rule but needs more specificity about extent of overhang allowed.	Allow in part

Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission number 939.64 and 65 Oppose	H5.8.2(1)(f) and H58.2(2)(i)	These should be deleted as is contrary to MDRS and transfers responsibility for footpaths from Council to private owners.	Disallow
Original submitter name and address Auckland Council Unitaryplan@aucklandcouncil.govt.nz	Submission 939.70 and 71 Support in part	Maps	The use of the geo maps flooding base map is supported but only as it is time bound to the geomaps existing now. Geomaps is subject to constant updating and any future changes to the flood maps within the AUP should be my way of plan change.	Allow in part
Original submitter name and address Kāinga Ora developmentplanning@kaingaora.govt.nz	Submission number 873.48-50 Support	Infrastructure	The existing AUP provisions are sufficient to provide for infrastructure deficits.	Allow
Original submitter name and address iSolutions rajm@isolutionsnz.com	Submission number 351.13 Support	MHU and THAB	The MDRS should be applied to all development intensities in these zones.	Allow

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: Julia Fraser <julia.fraser@russellmcveagh.com>
Sent: Wednesday, 18 January 2023 12:18 pm
To: Unitary Plan
Cc: sam.cormack@gmail.com; nikolas@rusten.co.nz; parnellpcc@gmail.com; enquiries@parnellheritage.org.nz; mariankohler03@gmail.com; bartlett@shortlandchambers.co.nz; iaintbutler@gmail.com; laurencenewhook@gmail.com; liamappleton@msn.com; Amanda Coats (Proarch Architects Ltd); nbuckland; Nick Mattison; Unitary Plan; helen@telawyers.co.nz; matthew.wansbone@gmail.com; Jessica Esquilant; matthew.r.olsen@gmail.com; amartin@ssqv.co.nz; chris.rapson@gmail.com; nomadsathome@xtra.co.nz; Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group); drawbridge6@gmail.com; Jacob Burton; Daniel Minhinnick
Subject: Plan Change 78 Further Submission - Parnell East Community Group
Attachments: Parnell East Community Group - PC78 Further submission.pdf

Good afternoon

We act for Parnell East Community Group ("**PECG**"). Please find **attached** for filing a further submission on Plan Change 78 on behalf of PECG.

Parties subject to the further submission have been copied in by way of service.

We would be grateful if you could please confirm receipt by way of return email.

Kind regards

Julia

Julia Fraser

Solicitor

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Please think of the environment before printing this email.

**FURTHER SUBMISSION IN OPPOSITION TO SUBMISSION ON PUBLICLY NOTIFIED
PROPOSED POLICY STATEMENT OR PLAN CHANGE OR VARIATION UNDER CLAUSE 8 OF
FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Auckland Council

NAME: Parnell East Community Group ("**PECG**")

FURTHER SUBMISSION ON: Plan Change 78 ("**PC78**")

1. PECG made a submission on PC78 and its members own land that is the subject of numerous submissions, and as such has a greater interest than the general public.

Scope of further submission

2. This is a further submission in support of and opposition to the submissions on PC78 outlined in the attached **Appendix**.

Reasons for further submission

3. For the submissions that are supported, the reasons for this further submission are that the supported submissions (if accepted):
 - (a) will promote sustainable management of resources, and therefore will achieve the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (b) are not contrary to Part 2 and other provisions of the RMA;
 - (c) will meet the reasonably foreseeable needs of future generations;
 - (d) will enable social, economic and cultural wellbeing;
 - (e) are consistent with the purposes and provisions of the Act and other relevant planning documents including the National Policy Statement of Urban Development 2020 ("**NPS-UD**");
 - (f) are appropriate and consistent with the purpose and principles of the RMA;
 - (g) are necessary to avoid, remedy or mitigate the adverse effects of the proposed activity; and

- (h) represent the most appropriate way to achieve the objectives of the RMA, the objectives of the Auckland Unitary Plan ("**AUP**") and/or development objectives of the Medium Density Residential Standards.
4. For the submissions that are opposed, the reasons for this further submission are that the opposed submissions (if accepted):
- (a) will not promote sustainable management of resources, and therefore will not achieve the purpose and principles of the RMA;
 - (b) are contrary to Part 2 and other provisions of the RMA;
 - (c) will not meet the reasonably foreseeable needs of future generations;
 - (d) will not enable social, economic and cultural wellbeing;
 - (e) are contrary to the purposes and provisions of the Act and other relevant planning documents including the NPS-UD;
 - (f) are inappropriate and inconsistent with the purpose and principles of the RMA;
 - (g) are not necessary to avoid, remedy or mitigate the adverse effects of the proposed activity; and
 - (h) do not represent the most appropriate way to achieve the objectives of the RMA, the objectives of the NPS-UD or development objectives of the Medium Density Residential Standards.

Specific reasons for further submission

5. Without limiting the generality of paragraphs 3 and 4 above, the specific reasons for the further submission are outlined in the attached **Appendix**.

Decision sought

6. PECG seeks that the supported submissions be allowed and the opposed submissions be disallowed as set out in the attached **Appendix** to this further submission.
7. PECG wishes to be heard in support of this further submission.
8. PECG would consider presenting a joint case at any hearing with others that make a similar submission.

PARNELL EAST COMMUNITY GROUP by its solicitors and authorised agents Russell
McVeagh:



Signature: D J Minhinnick / J W Burton

Date: 18 January 2023

Address for Service: C/- Jacob Burton
Russell McVeagh
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TO: Original submitters

APPENDIX

SPECIFIC REASONS FOR FURTHER SUBMISSION OF PARNELL EAST COMMUNITY GROUP

SPECIAL CHARACTER OVERLAY

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Specific reasons for support / opposition	Decision Sought
20	Samuel Cormack	Qualifying Matters - Special Character	Remove Special Character as a Qualifying Matter.	Oppose	For the reasons outlined in PEGG's primary submission. Further, the AUP appropriately recognised Parnell as containing significant special character values and the level of density proposed in this area under PC78 can continue to recognise and protect these values while achieving the objectives and policies of the NPS-UD, through a Special Character Overlay and corresponding level of density.	The submission be disallowed.
174	Nikolas Rusten	Qualifying Matters - Special Character	Remove Special Character Areas as a qualifying matter.	Oppose	For the reasons outlined in PEGG's primary submission. Further, the NPS-UD contemplates a nuanced approach to enabling density that recognises and provides for special character values to be protected where appropriate. The AUP recognised Parnell as containing significant special character values and the level of density proposed in this area under PC78 can continue to recognise and protect these values while achieving the objectives and policies of the NPS-UD, through a Special Character Overlay and corresponding level of density.	The submission be disallowed.
1645	Parnell Community Committee	Qualifying Matters - Special Character	Reinstate all operative Special Character Areas. Amend the Special Character Overlay to include 104-112 and 118-130 St Stephens Avenue, and 2-6 Judges Street, Parnell. [inferred to include 104 St Stephens Avenue, 106 St Stephens Avenue, 108 St Stephens Avenue, 110 St Stephens Avenue, 112 St Stephens Avenue, 118 St Stephens Avenue, 120 St Stephens Avenue, 122 St Stephens Avenue, 124 St Stephens Avenue, 124B St Stephens Avenue, 126 St Stephens Avenue, 128 St Stephens Avenue and 130 St Stephens Avenue, and 2 Judge Street, 4 Judge Street and 6 Judge Street, Parnell.	Support	For the reasons provided in PEGG's primary submission, and because the specific properties outlined contribute to Parnell's traditional architecture, complementing the character of Eastern Parnell and should be included under the Special Character Overlay, which should be retained as a qualifying matter.	The submission be allowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Specific reasons for support / opposition	Decision Sought
1823	Parnell Heritage Inc	Qualifying Matters - Special Character	Retain the operative Unitary Plan Special Character Areas overlay and include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street. Reconsider the threshold of 'high quality' in deciding which SCA's and parts of SCAs to retain, based on rating individual properties rather than streetscapes as a whole. Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Support	A broader methodology for recognising special character would further reinforce the retention of those areas outlined in PEGC's primary submission as being included within the Special Character Overlay, together with the expanded areas on St Stephens Avenue and Judge Street as sought in PEGC's primary submission.	The submission be allowed.
1950	Herne Bay Residents' Association Incorporated	Qualifying Matters – Special Character	Reconsider its criteria assessment of heritage and special character areas to include streetscapes. Identify all existing special character areas in the AUP and amend the plan change to include these as qualifying matters.	Support as it relates to Parnell	A broader methodology for recognising heritage and special character in the context of Parnell is appropriate and would further reinforce the retention of those areas outlined in PEGC's primary submission.	The submission be allowed as it relates to Parnell.
2201	Freemans Bay Residents Association Incorporated	Qualifying Matters – Special Character	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings	Support as it relates to Parnell	Application of the LDRZ to land covered by the Special Character Overlay as it applies to Parnell recognises the unique nature of these areas of land and the need for their protection. The use of a broader methodology is appropriate and recognises the characteristics of the Eastern Parnell area.	The submission be allowed as it relates to Parnell.

WALKABLE CATCHMENT

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
113	Iain Butler	WC General - Methodology	Amend the 1200m walkable catchments to 1500 metres at a minimum.	Oppose	For the reasons outlined in PEGG's primary submission, and because a blanket 1500m walkable catchment is overly blunt and will result in poor planning outcomes. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to. Where density is enabled within unrealistic walkable catchments it will not contribute to a well-functioning urban environment, contributing to for example increased traffic congestion and pressure on infrastructure.	The submission be disallowed.
411	Mrs Judith Newhook et al	WC City Centre - Extent	Amend the City Centre Walkable Catchment extent to remove part of Parnell, specifically the enclave bounded by Judges Bay Road, Judges Bay, Saint Stephens Avenue, and Gladstone Road, Parnell[inferred including Bridgewater Road, Rota Place, Judge Street, Canterbury Place, and Taurarua Terrace, Parnell]. Also remove the strip one section deep, on the west side of Gladstone Road between Cleveland Road and upper Saint Stephens Avenue opposite the corner of Parnell School [inferred including 12-88 Gladstone Road, Parnell]. Recognise the walkability in relation to steep topography and limited access to amenities (Refer to the submission for further details).	Support	This submission is supported as the edge of the city centre should be measured from a destination that is pedestrian appropriate, rather than the Port Precinct or SH16 (The Strand and Quay Park).	The submission be allowed.
515	Liam Appleton	WC General - Methodology	Expand walkable catchments to no less than 1500m, with provision for further expansion, to allow for more efficient intensification around existing public transport routes.	Oppose	For the reasons outlined in PEGG's primary submission, and because a blanket 1500m walkable catchment is overly blunt and will result in poor planning outcomes. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves a destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to. Where density is enabled within unrealistic walkable catchments it will not contribute to a well-functioning urban environment, contributing to for	The submission be disallowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
					example increased traffic congestion and pressure on infrastructure.	
836	North Eastern Investments Limited	WC City Centre - Extent	Retain a walkable catchment of 1200 metres or more for the city centre	Oppose	For the reasons outlined in PEGG's primary submission, and because a blunt approach to intensification based on physical proximity to the city centre will lead to poor planning outcomes. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in selves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to. Where density is enabled within unrealistic walkable catchments it will not contribute to a well-functioning urban environment, contributing to for example increased traffic congestion and pressure on infrastructure.	The submission be disallowed.
840	Auckland City Centre Residents Group	WC General - Methodology	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather than three different walkable catchments with three different distances.	Oppose	For the reasons outlined in PEGG's primary submission, and because a blanket 2000m walkable catchment is overly blunt and will result in poor planning outcomes. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to. Where density is enabled within unrealistic walkable catchments it will not contribute to a well-functioning urban environment, contributing to for example increased traffic congestion and pressure on infrastructure.	The submission be disallowed.
909	Bill and Christine Endean	WC City Centre - Extent	Approve the city centre walkable catchment of 1200m but consider all properties within the catchment including 11 Judge Street, Parnell should be zoned THAB.	Oppose	For the reasons outlined in PEGG's primary submission, and because a blunt approach to intensification based on physical proximity to the city centre will lead to poor planning outcomes. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to. Where density is enabled within unrealistic walkable catchments it will not contribute to a well-functioning urban environment, contributing to for example increased traffic congestion and pressure on infrastructure.	The submission be disallowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
939	Auckland Council	WC RTN Parnell	Refine the walkable catchment based on updated information about station entrances, and as shown in Attachment 2. Seek consequential changes to proposed zoning as identified (unless a QM is proposed which requires a zoning response)	Oppose	For the reasons set out in PEEG's primary submission, the walkable catchment area and methodology, and corresponding zoning, needs to better reflect the typography and streetscape of the area. A reduced walkable catchment area is appropriate for Parnell with appropriately lower density zoning to reflect this.	The submission be disallowed.
1645	Parnell Community Committee	Single or small area rezoning proposal	Amend the City Centre walkable catchment to run only to the east side of The Parnell Rose Gardens and Gladstone Road, and no more than 1200m measured east from Spark Arena, as the closest city amenity to Parnell.	Support	For the reasons outlined in PEEG's primary submission, and because the edge of the city centre should be measured from a destination that is pedestrian appropriate, rather than the Port Precinct or SH16 (The Strand and Quay Park).	The submission be allowed.
1762	The Rosanne Trust	WC City Centre - Extent	None of Eastern Parnell should be identified as being within the walkable catchment of the city centre. Amend the "edge" of the city centre zone for the purpose of PC78, relevant access points to it and the extent of the city centre "walkable catchment" in the vicinity of Eastern Parnell, to be generally as provisionally shown on the plan attached to the submission as Annexure B. If the "edge" of the city centre zone is not accepted as being generally as provisionally shown in "Annexure B" to the submission, and the city centre "edge" is instead extended towards Gladstone Road, Parnell, then the extent of the city centre "walkable catchment" from that new "edge" should be correspondingly reduced, so that it still extends only as far as currently provisionally shown in Annexure B to the submission. None of Eastern Parnell should be identified as being within the walkable catchment of the Parnell train station.	Support	For the reasons set out in PEEG's primary submission, the walkable catchment area and methodology, and corresponding zoning, needs to better reflect the typography and streetscape of the area. A reduced walkable catchment area is appropriate for Parnell with appropriately lower density zoning to reflect this.	The submission be allowed.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
1823	Parnell Heritage Inc	WC General	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Support	The methodology for calculating the walkable catchment requires refinement to retain those areas outlined in PECG's primary submission within the Special Character Overlay.	The submission be allowed.
1953	Matthew Wansbone	WC RTN Parnell	Amend WC for RTN stops on the isthmus to 1600m [Parnell].	Oppose	For the reasons outlined in PECG's primary submission, and because the walkable catchment identified in PC78 as notified provides an appropriate level of density near to Parnell train station.	The submission be disallowed.
1962	Aedifice Property Group	WC RTN Parnell	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Oppose	For the reasons outlined in PECG's primary submission, and because the walkable catchment identified in PC78 as notified provides an appropriate level of density near to Parnell train station.	The submission be disallowed.
2356	Matthew Olsen	WC City Centre - Extent	Allow intensification in area close to the city centre, including Ponsonby, Eden Terrace and Parnell.	Oppose	For the reasons outlined in PECG's primary submission, and because a blunt approach to intensification based solely on physical proximity to the city centre will lead to poor planning outcomes. In the context of Parnell, the city centre should not be measured from the Port Precinct or SH16 (The Strand and Quay Park), which are not in themselves destinations for pedestrians and do not reflect the reality of the "city centre" and destinations pedestrians walk to.	The submission be disallowed.

REZONING

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
554	Patrick Howard Castle	Single or small area rezoning proposal	Approve the proposed THAB zoning on the western side of St Stephens Avenue from Bridgewater Road to Judge Street and on the south side of Judge Street in Parnell East, including 130 St Stephens Avenue, 128 St Stephens Avenue, 126 St Stephens Avenue, 124B St Stephens Avenue, 124A St Stephens Avenue, 124 St Stephens Avenue, 122 St Stephens Avenue, 120 St Stephens Avenue, 118 St Stephens Avenue, 114 St Stephens Avenue, 112 St Stephens Avenue, 10 Judge Street, 8 Judge Street, 6 Judge Street and 4 Judge Street, Parnell.	Oppose	This submission is opposed as it does not recognise the appropriate zoning in the Eastern Parnell area. LDRZ is appropriate these properties to protect the character of the area for the reasons outlined in PECG's submission.	The submission be disallowed.
909	Bill and Christine Endean	Larger rezoning proposal	Approve the city centre walkable catchment of 1200m but consider all properties within the catchment including 11 Judge Street, Parnell should be zoned THAB.	Oppose	This submission is opposed as it fails to consider the inappropriateness in which the "walkable catchment" was measured. Furthermore, LDRZ zoning is appropriate and should be retained in the Eastern Parnell area regardless of the walkable catchment, based on the application of the Special Character Overlay as a qualifying matter as sought in PECG's primary submission.	The submission be disallowed.
1504	St Stephen's and Queen Victoria Schools Trust Board	Single or small area rezoning proposal	Rezone 27 Glanville Terrace, Parnell to THAB in its entirety (former Queen Victoria School).	Oppose	The Queen Victoria School has significant historic heritage values which are recognised through the Historic Heritage Extent of Place Overlay as a qualifying matter under PC78 as notified. On that basis it is inappropriate for the site to be THAB zoned. THAB zoning for this site is also not justified because the site sits outside of the walkable catchment of the city centre, and holds significant Special Character values and warrants protection under the Special Character Overlay. To enable THAB on this site would erode the streetscape values of the area, in a location and topography where such high density would contribute to increased traffic effects (residents in this area would drive and not walk), and the infrastructure cannot readily support such density. The site is also subject to the Regional Maunga Viewshafts and Building Sensitive Areas Overlay, recognises the importance of protecting volcanic viewshafts in this area and constrains building height (and therefore density) as a qualifying matter.	The submission be disallowed.

GENERAL

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
258	Christopher Rapson	Historic Heritage (D17)	Delete or significantly reduce areas that are exempted (from intensification) due to 'historic heritage'	Oppose	This submission is opposed insofar as it relates to Parnell because as notified, PC78 appropriately recognises buildings of historic heritage in the Eastern Parnell area as qualifying matters through the application of the Special Character and Historic Heritage Overlays. The NPS-UD recognises that a nuanced approach to intensification is required that protects these areas. The use of the Historic Heritage Overlay is not widespread under PC78 and only applies to sites with significant heritage values, such as Queen Victoria School in Parnell. Intensification can be achieved in Auckland while retaining historic heritage by including these protections.	The submission be disallowed.
323	Jennifer Goldsack	Qualifying Matters - Special Character	Retain as a Qualifying Matter areas in Auckland with long-term significant infrastructure constraints	Support	Long term infrastructure constraints are a critical consideration in determining what areas to enable higher density in, as those areas must have the infrastructure to support greater density.	The submission be allowed.
873	Kāinga Ora		Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street,	Oppose in part	This submission seeks to enable intensification beyond the scope of the plan change and seeks an unsubstantiated right to build a high rise building on any site which will impact existing zoning and communities. The changes sought by Kainga Ora go beyond the enabling housing supply provisions of the Resource Management Act and the NPS-UD, particularly in relation to height variation control, reference to transit stops and single house zoning. The Special housing areas managed and/or owned by Kāinga Ora are already identified and provided for within the AUP as notified. It is not appropriate for Kainga Ora to be using PC78 to essentially rezone all of Auckland, nor does this approach align with the objectives and policies of the NPS-UD. As notified, PC78 recognises special character and historic heritage as qualifying matters that provide a nuanced approach to intensification that protects significant special character and heritage values. The level of density is also commensurate	The submission be disallowed to the extent that it seeks to upzone any area of Eastern Parnell, including all areas identified in the primary submission of PECG as being included in the Special Character Overlay, and any part of Judge Street.

Submitter number	Submitter name	Topic	Summary of decisions requested	Support or Oppose	Reason for support / opposition	Decision Sought
			Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell] Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number		with distance to city centre zones and rapid transit networks based on walkable catchments identified. The changes sought by Kainga Ora provide an overly blunt approach to intensification that fails to take into account appropriate walkable catchment distances, and other qualifying matters recognised and provided for in accordance with the NPS-UD. In the context of Parnell, the upzoning contemplated would undermine the purpose of the Special Character Overlay as a qualifying matter, and result in a significant loss of special character values for areas that are not appropriate for the level of density contemplated by Kainga Ora in any event, due to their location in relation to the city centre and rapid transport network.	
1762	The Rosanne Trust	General	Further intensification within Eastern Parnell must be done in a way which enhances and further contributes to the existing character and amenity of the area.	Support	As outlined in PECG's primary submission, a key way to ensure intensification occurs in a way that enhances and further contributes to existing character and amenity of the area is through the application of the Special Character and Historic Heritage Overlays. Eastern Parnell holds significant special character and historic heritage values and must retain these through PC78 and the application of the Historic Heritage (to Queen Victoria School) and Special Character Overlays.	The submission be allowed.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 11:45 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Kaainga Ora - Homes and Communities,
PO Box 74598,
Greenlane,
Auckland 1051

Submission number: 873

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 28

Point number 36

Point number 160

Point number 161

The reasons for my or our support or opposition are:

28 - support general approach to QM that only occurs when activity is within the QM

36 - support that SEA shouldnt sown-zone sites

160&161 - support rezoning of Verbena Road particualrly 17 Verbena Road

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Plan Change 78 directly affects land which the submitter owns, and portions of this submission affects that land.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 12:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Sweet Partnership Limited,
alvin@civix.co.nz

Submission number: 1876

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 6

Point number 5

The reasons for my or our support or opposition are:

Support removal of QM relating to SEA from zone rules and rely on SEA Overlay Rules. That the zones currently LDR due to QM SEA is upzoned to MHU.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 12:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Ngati Tamaoho Te Tai Ao Unit
 edith@tamaoho.maori.nz

Submission number: 1905

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 13

Point number 14

The reasons for my or our support or opposition are:

13 - oppose QM remaining as Overlay addresses these issues however QM remains that it only affects the portions of the site that are covered by the QM

14 - Requiring a buffer, by site being LDR, when more than 30% of the site is covered by SEA QM does not take into account site size or surrounding sites zoning. The SEA may only slightly touch the site but could be part of a larger SEA - so saying 30% is irrelevant.

There are QM rules in MHU which would provide for a buffer if necessary and doesnt take in to account the amount of SEA on the site but the quality of the SEA and the effect that the proposal will have on the SEA.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
13 and 14

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 3:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

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Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Jeremy Adams

C/- David Wren

david@davidwren.co.nz

Submission number: 694

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 3

The reasons for my or our support or opposition are:

Support the removal of provisions associated with SEA from zone chapters and only covered in Overlay chapter do remove duplication

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

3

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 3:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Philip Wheeler

Philipawheeler@gmail.com

Submission number: 312

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 1

The reasons for my or our support or opposition are:

There is no detail on the standards ie measurements that are being sought with regards to height, impervious area etc.

If more restrictive standards are put in place then the MHU zone rules, development on these sites will be built to the standards rather than built to enhance the SEA-T.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 3:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Chimene Del La Varis
 Chimenedellavaris@gmail.com

Submission number: 648

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 1

The reasons for my or our support or opposition are:

The purpose of the SEA Overlay and QM is to provide for these corridors. I am assuming that the submitter wishes to have a setback from the SEA. If so, there is no details on what the extent of the setback is which makes it difficult to understand the effect of placing a setback. Further details are required.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 2:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Ngati Te Ata Waiohua

Submission number: 2393

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 12

The reasons for my or our support or opposition are:
The QM duplicates the standards of the Overlay and there is no necessity to have an Overlay and QM for SEA.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
12

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 2:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Aaron Grey
Aaronjgrey@gmail.com

Submission number: 2273

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1
Point number 7-10
Point number 13
Point number 16
Point number 17

The reasons for my or our support or opposition are:

support reliance of Overlay rather than QM for SEA as no need to duplicate.
Support removal of LDR to provide for MHU in accordance with legislation

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

1, 7-10, 13, 16 & 17

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

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Sent: Wednesday, 18 January 2023 2:00 pm
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Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
CivilPlan Consultants Limited
aaron@civilplan.co.nz

Submission number: 2272

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1
Point number 4
Point number 5
Point number 6
Point number 9
Point number 12

The reasons for my or our support or opposition are:

Agree that rather than duplicate standards/rules, such as SEA's being covered in QM and Overlay, remove QM and keep Overlay standards/rules.

Support that QM should not down zone a site so LRD should be removed with the lowest density level being MHU which is in accordance with MDRS legislation

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
1, 4, 5, 6 and 9

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 3:45 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 New Zealand Housing Foundation
 C/- Campbell Brown Planning Limited
 michael@campbellbrown.co.nz

Submission number: 938

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 6

The reasons for my or our support or opposition are:
 Support zoning being based on accepted land use practice rather than on Overlay/QM

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
 6

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

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Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

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Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Tara-Lee Carden

C/- Campbell Brown Planning Limited

michael@campbellbrown.co.nz

Submission number: 706

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 2

The reasons for my or our support or opposition are:

Change LDR zoning on sites that have SEA to reflect the zoning of the area rather than spot zoning due to having a SEA on the site

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

2

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Qi Fan

C/- Campbell Brown Planning Ltd

michael@cambellbrown.co.nz

Submission number: 741

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 3

Point number 5

The reasons for my or our support or opposition are:

Support for rezoning to follow accepted land use principles rather than affected by QM/Overlay

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

3 and 5

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 4:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 KVEST Investement Partners Group
 C/- Civix Ltd
 PO Box 5204
 Victoria Street West
 Auckland 1141

Submission number: 1158

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 2

The reasons for my or our support or opposition are:
 removing SEA Qualifying Matter(QM) follows best planning practice as duplication is unnecessary which is what occurs with the SEA QM of the SEA

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
 2

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Plan Change 78 directly affects land which the submitter owns, and portions of this submission affects that land.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 3:45 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Catherine Rae

dyndns@finalyse.co.nz

Submission number: 1035

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1

The reasons for my or our support or opposition are:

That QM for SEA-T is not required as duplication of the Overlay standards

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

1

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 4:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Building Investment Ltd

C/- Envivo Limited

james.hook@envivo.nz

Submission number: 1094

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 4

The reasons for my or our support or opposition are:

Agree that if SEA standards/rule are required than it only be SEA Overlay as also having SEA QM results in duplication and is not best practice for plan-making

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

4

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Plan Change 78 directly affects land which the submitter owns, and portions of this submission affects that land.

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 4:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

The COalition for More Homes

C/- Miller Adams

morehomesnz@gmail.com

Submission number: 1079

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 72

Point number 87

The reasons for my or our support or opposition are:

support zoning to reflect what would occur without the QM /Overlay is applied plus remove duplication as this is best practice

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

72 and 87

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 4:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Stephen & Shirley Wang
 C/- CKL NZ Ltd
 milan.covic@ckl.co.nz

Submission number: 1090

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 1-6

The reasons for my or our support or opposition are:

The standards relating to SEA are duplication of the Overlay Chapter and are not best practice for plan making

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
 1-6

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 1:45 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

Waka Kotahi

Evan.Keating@nzta.govt.nz

Submission number: 2049

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 20

The reasons for my or our support or opposition are:

Support upzoning of sites affected by SEA QM to either medium or high density

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

20

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Plan Change 78 directly affects land which the submitter owns, and portions of this submission affects that land.

I declare that:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 1:30 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:

The Surveying Company Ltd
Karen Thomas
PO Box 466
Pukekohe
Auckland 2340

Submission number: 1984

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1

The reasons for my or our support or opposition are:

Support of changes only relating to area covered by QM rather than entire site

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

1

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Plan Change 78 directly affects land which the submitter owns, and portions of this submission affects that land.

I declare that:

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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 9:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - AJ Bonney
Attachments: Further Submission of CH Ventures.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: AJ Bonney

Organisation name: CH Ventures Ltd

Full name of your agent: Angela Crang

Email address: angela@deltaplanning.co.nz

Contact phone number: 095752091

Postal address:
angela@deltaplanning.co.nz
Auckland
Auckland 1072

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Neilston Homes
Michael @Campbellbrown.co.nz

Submission number: 2041

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 10
Point number 17
Point number 25
Point number 26

The reasons for my or our support or opposition are:

Support as follows best planning practice and reduce duplication in the Plan

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
10, 17, 25, 26

Submission date: 19 January 2023

Supporting documents
Further Submission of CH Ventures.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Original submitter owns land that will be affected by these changes

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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**FORM 5: SUBMISSION ON A NOTIFIED PROPOSED PLAN CHANGE UNDER CLAUSE 6 OF
SCHEDULE 1 RESOURCE MANAGEMENT ACT 1991 (RMA) AUCKLAND UNITARY PLAN
PROPOSED PLAN CHANGE 78 – INTENSIFICATION**

To: Auckland Council (unitaryplan@aucklandcouncil.govt.nz)

Further Submissions On: Proposed Plan Change 78 to the Auckland Unitary Plan (operative in part) Intensification Plan Change

Name Of Further Submitter: AJ Bonney on behalf of CH Ventures

Full Name of Agent: Angela Crang,
Planning Consultant,
Delta Planning Limited
E: angelacrang@deltaplanning.co.nz

SUBMISSION DETAILS

Submission Number: 1359

Original Submitters Details: Hugh Green
C/- Civil Plan Consultants
emma@civilplan

Support /~~Oppose~~

Point Number: 3-5, 8

The reason for my support or opposition are:

That the changes proposed follow best planning practice by not duplicating rules and basing the zoning on the best plan making process rather than been dictated by the Qualifying Matter.

We want Auckland Council to make a decision to:

Allow part of original submission

Parts to allow:

3-5, 8 as only relevant to original submission

Submission Number: 1404

Original Submitters Details: Birkenhead Residents Association
akgoatley@gmail.com

Support /~~Oppose~~

Point Number: 8

The reason for my support or opposition are:

Replicating rules from the D9 is not considered best practice and should just rely on the overlay to cover SEA.

We want Auckland Council to make a decision to:

Disallow part of original submission

Parts to disallow:

8 – as only portion of submission relevant to further submitter

Submission Number: 1953

Original Submitters Details: Matthew Wansbone

Matthew.wansbone@gmail.com

Support /~~Oppose~~

Point Number: 62

The reason for my support or opposition are:

If SEA remains a QM than support that the SEA QM only applies to the portion of the site covered by the SEA

We want Auckland Council to make a decision to:

Allow part of original submission

Parts to allow:

62 - as only portion of submission relevant to further submitter

Submission Number: 1962

Original Submitters Details: Aedifice Property Group

jessica@civix.co.nz

Support /~~Oppose~~

Point Number: 24, 171

The reason for my support or opposition are:

24, 171 – follows what the MDRS required and best practice for plan making

We want Auckland Council to make a decision to:

Allow part of original submission

Parts to allow:

24, 171 - as only portion of submission relevant to further submitter

Submission Number: 2033

Original Submitters Details: Classic Group
Michael@campbellbrown.co.nz

Support /Oppose

Point Number: 22, 25, 26

The reason for my support or opposition are:

These points follow best practice and reduce duplication in the Plan.

We want Auckland Council to make a decision to:

Allow part of original submission

Parts to allow:

22, 25, 26 as only portion of submission relevant to further submitter

Submission Number: 2036

Original Submitters Details: Evans Randall Investors Limited
michael@campbellbrown.co.nz

Support

Point Number: 10, 22, 25, 26

The reason for my support or opposition are:

These points follow best practice and reduce duplication in the Plan.

We want Auckland Council to make a decision to:

Allow the whole original submission

Parts to allow:

10, 22, 25, 26 -These points follow best practice and reduce duplication in the Plan.

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 10:16 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Elizabeth Barrowman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Elizabeth Barrowman

Organisation name:

Full name of your agent:

Email address: pastel123@icloud.com

Contact phone number: 021979578

Postal address:
34 Hill Road Manurewa
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
KĀINGA ORA

Submission number: PC78_873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 873.312

Point number 873.315

Point number 873.313

Point number 873.316

The reasons for my or our support or opposition are:
I OPPOSE Kainga Ora's submission PC78 873

KO has the statutory right to submit on Plan Change 78 but this also pits grass roots community advocacy versus the power, expertise and resources of a huge government agency.
KO's broad Auckland objectives would increase development potential and building heights in Hillpark freeing up land close to transport routes.

KO's submission is not concerned with the quality of outcomes, or creation of an improved urban environment. We

believe that the existing amenity levels would be dramatically reduced as a consequence of Kainga Ora's proposed changes.

The relative value of land (in the Special Character Area) has been constrained by the development controls contained in the Special Character Overlay. Removing the overlay would potentially incentivise rapid development without appropriate regard to quality social or environmental outcomes.

KO proposes higher density zoning, paired with appropriate overlays to manage agreed Qualifying Matters, including "special character" plus ecological/landscape visual effects.

We support the overlay approach if it could preserve the built landscape and ecological qualities that characterise Hillpark.

KO's proposals for increasing the building height allowances – up to 8 storeys, are inappropriate for Hillpark given its recognised Special Character and in places Special Environmental Area features.

I am concerned KO's proposals would:

place Hillpark's significant tree coverage – some of which is unprotected, at increased risk;
over time, erode / eliminate special character areas of Hillpark without proper consideration of inherent social, historical, environmental and landscape values.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I live in Hillpark

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 11:16 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Elizabeth Barrowman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Elizabeth Barrowman

Organisation name:

Full name of your agent:

Email address: pastel123@icloud.com

Contact phone number: 021979578

Postal address:
34 Hill Road Manurewa
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Ministry of Education

Submission number: 892

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 892.4
Point number 892.5
Point number 892.6

The reasons for my or our support or opposition are:

I OPPOSE Ministry of Education submission PC78 892

MOE wants to change the underlying residential zone of Hillpark School from Low Density Residential to Mixed Housing Urban. MOE's reasoning is that this would match surrounding zoning.

This the current proposed zoning surrounding the school is Low Density Residential Zone (which is largely in keeping with the former Single House Zone) not Residential to Mixed Housing Urban.

MOE wants to have the Special Character Area / Qualifying Matter removed from the school.

Special Character aspect would not constrain future development of the school.

The school was a planned, central feature, of the Hillpark subdivision. Retention of the "special character" aspect on the site would only ensure that future development maintains the integrity of the Special Character area.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
892.4 892.6, 892.5

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
I live in Hillpark

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 5:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Elizabeth Barrowman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Elizabeth Barrowman

Organisation name:

Full name of your agent:

Email address: pastel123@icloud.com

Contact phone number: 021979578

Postal address:
34 Hill Road Manurewa
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Hillpark Residents Association

Submission number: 1126

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1126.1

Point number 1126.2

Point number 1126.4

Point number 1126.5

The reasons for my or our support or opposition are:

Hillpark should retain special character area status.

Hillpark's special character status was achieved via community self-advocacy and the democratic process.

Loss of character status for Hillpark, as a qualifying matter, will negatively impact the social, cultural, environmental and historical amenity of the area.

The proposed Auckland Council zoning framework for Plan 78 continues to recognise Hillpark's character status as a qualifying matter. Hillpark residents fought for the existing overlay, following due process. Auckland Council adopted our recommendations.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I live in Hillpark

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 4:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Elizabeth Barrowman

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Elizabeth Barrowman

Organisation name:

Full name of your agent:

Email address: pastel123@icloud.com

Contact phone number: 021979578

Postal address:
 34 Hill Road Manurewa
 Hillpark
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 DOCOMOMO New Zealand
 julia.gatley@auckland.ac.nz

Submission number: 1737

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 1737.1

The reasons for my or our support or opposition are:

Hillpark should retain special character area status.

Hillpark's special character status was achieved via community self-advocacy and the democratic process.

Loss of character status for Hillpark, as a qualifying matter, will negatively impact the social, cultural, environmental and historical amenity of the area.

The proposed Auckland Council zoning framework for Plan 78 continues to recognise Hillpark's character status as a qualifying matter. Hillpark residents fought for the existing overlay, following due process. Auckland Council adopted our recommendations.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I live in Hillpark

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
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