

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 10:46 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - John Colebrook
Attachments: PC78 J Colebrook Submission 20 Jan 2023_20230120091931.935.pdf

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

Contact details

Full name of person making a further submission: John Colebrook

Organisation name:

Full name of your agent:

Email address: john@eos.co.nz

Contact phone number: 021629008

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:

Please refer to attached pdf file "PC78 J Colebrook Submission 20 Jan 2023". Names and email addresses of the original submitters are herewith acknowledged as being specified in Auckland Council's current on-line "summary of decisions requested (SDR)" publication.

Submission number: Multiple submission numbers. Please refer to attached pdf file "PC78 J Colebrook Submission 20 Jan 2023"

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 LRC related in each individual original submission

The reasons for my or our support or opposition are:

Please refer to attached pdf file "PC78 J Colebrook Submission 20 Jan 2023"

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:

Please refer to attached pdf file "PC78 J Colebrook Submission 20 Jan 2023"

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 considerable concern at the proposed corruption of well established, recognised town planning concepts and community values & aspirations that are seemingly advocated by submitters who seek greater levels of activity intensification or development standards than those set out in PC78 as notified September 2022. A particularly outrageous example is submission 873 by Kainga Ora. This Crown Entity has a statutory objective that requires Kainga Ora to contribute to sustainable, inclusive & thriving communities to...."sustain or enhance the overall economic, social, environmental and cultural of current & future generations". Submission 873 proposes numerous concepts blatantly in conflict with the statutory objective and even some of the fundamentals of the NPS UD. Kainga Ora's submission should be dismissed in its entirety!!

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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I contend that:

- The area of the Light Rail Corridor (LRC) was appropriately not part of Plan Change 78 (PC78)
- Without the knowledge and definition of the future LRC route and locations of stations, Auckland Council would have been unable to implement the intentions of the NPS UD in terms of walkable catchments.
- All submissions seeking that the LRC be included in PC78 are therefore out of scope and must be dismissed.
- To seek to incorporate land that is not part of PC78 is beyond the jurisdiction of the Independent Hearings Panel
- A significant, considerable number of Auckland property owners and occupiers, myself included, decided not to make submissions on PC78 because they had an expectation from the published content of PC78 that their location/property was not impacted by, nor associated with, LRC ramifications.

I oppose all the following submissions (identified by Submitter Number) that seek to include the LRC in PC78.

127	941	1886
292	949	2023
351	971	2025
671	983	2033
823	1066	2036
839	1079	2040
840	1086	2041
841	1110	2083
871	1210	2248
873	1225	2273
887	1359	2303
895	1543	2377
899	1585	2386
917	1765	
938	1885	

Note: names and addresses of the above original submitters are herewith acknowledged as being specified In Auckland Council's current on-line "summary of decisions requested (SDR)" publication

Overall I oppose all submissions that seek greater levels of activity intensification or development standards than those set out in PC78 as notified September 2022. I request that those parts of any submission that seeks greater

levels of activity intensification or more liberal development standards be dismissed by Auckland Council.

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 9:46 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Jenny Granville
Attachments: 2201FURTHER SUBMISSION POINTS SUPPORTED.pdf

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

Contact details

Full name of person making a further submission: Jenny Granville

Organisation name:

Full name of your agent:

Email address: jgranvilledesigner@gmail.com

Contact phone number: 3774360

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:
Freemans Bay Residents' Association

R E Bartlett KC
Counsel for Freemans Bay Residents' Association
29 September 2022
Address for Service:
R E Bartlett KC
Barrister
PO Box 4438, Auckland 1140
Level 13, 70 Shortland Street, Auckland 1010
Ph: 09 307 9827
bartlett@shortlandchambers.co.nz

Submission number: 2201

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 2201.2
Point number 2201.3
Point number 2201.4
Point number 2201.5

Point number 201.1
Point number 2012.6

The reasons for my or our support or opposition are:

The reasons for my or our support or opposition are:

I am directly affected at 10 Ryle St. The site is 10m wide and has single story worker's cottage built around 1870 on the site.

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

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

Submission date: 20 January 2023

Supporting documents

2201FURTHER SUBMISSION POINTS SUPPORTED.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? 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 am directly affected as I live at 10 Ryle Street, a 10m wide site adjoining the subject site at 2-8 Ryle St occupied by 28 pensioner flats owned by Housing New Zealand .

The Historic heritage and special character of Freemans Bay has been protected under the Auckland Unitary Plan and previous District Plan for many years.

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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I or we support the submission

Enter the specific parts of the original submission that your submission relates to.

Point number

2201.7

2201.8

2201.9

2201.10

2201.11

Therese Strickland

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 2:01 PM
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Jenny Granville

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

Contact details

Full name of person making a further submission: Jenny Granville

Organisation name:

Full name of your agent:

Email address: jgranvilledesigner@gmail.com

Contact phone number: 09 3774360

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:
 Kāinga Ora – Homes and Communities,

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 ALL

The reasons for my or our support or opposition are:

1. I oppose the above submissions in their entirety.
2. The reasons for my opposition are that these submissions in whole or in part adversely affect the historic heritage and special character of Freemans Bay at present protected under the Auckland Unitary Plan.
3. The changes sought could enable poor quality residential development.

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 Freemans Bay where Kainga Ora is proposing removing the special character zone and allowing high density zoning.

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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I or we support the submission

Enter the specific parts of the original submission that your submission relates to.

Point number

2201.7

2201.8

2201.9

2201.10

2201.11

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 7:46 am
To: Unitary Plan
Subject: Unitary Plan further submission - Variation 4 - jenny granville

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

Contact details

Full name of person making a further submission: jenny granville

Organisation name:

Full name of your agent:

Email address: jgranvilledesigner@gmail.com

Contact phone number: 3774360

Postal address:

Submission details

This is a further submission to:

Plan change number: Variation 4

Plan change name: Variation 4 to PC 60: Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:

David Alison
43 Wood Street

Submission number: 2183

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 2183.1

Point number 2183.2

Point number 2183.3

Point number 2183.4

Point number 2183.5

The reasons for my or our support or opposition are:

I am directly affected at 10 Ryle St. The site is 10m wide and has single story workers cottage built around 1870 on the site.

The Council was required by the Amendment Act to evaluate the specific characteristics on a site-specific basis to determine the geographic area where intensification needs to be compatible with. This instruction clearly envisaged the identification of geographic areas where historic heritage or special character predominated accepting that there would be outlier properties and buildingsPC 78 Sub

that did not contribute directly to historic heritage or special character. It is inherent in this legislation instruction that such outlier buildings can be accepted as part of the identified geographic area for historic heritage or special character purposes. This is the pattern across Freemans Bay that allows the full implementation of the operative SCA overlay as a s.77K qualifying matter.

"Spot Zoning" these 3 sites THAB will undermine the intention of the SCA as it be of a scale and height that will dominate thye houses in Ryle and Wood Street.

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? 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 am directly affected as I live at 10 Ryle Street , a 10m wide site adjoining the subject site at 2-8 Ryle St occupied by 28 pensioner flats owned by Housing New Zealand .

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: Cordelia Woodhouse <CWoodhouse@ellisgould.co.nz>
Sent: Thursday, 19 January 2023 4:12 pm
To: Unitary Plan
Cc: Douglas Allan
Subject: PC 78 - Kiwi Property Further Submission
Attachments: Kiwi Property - PC 78 Further Submission .pdf

Kia ora

Please find attached Kiwi Property Group Ltd's further submission on PC78.

Ngā mihi | Kind regards

Cordelia Woodhouse SOLICITOR

phone. +64 9 307 2172 fax. +64 9 309 9449 email. cwoodhouse@ellisgould.co.nz

Level 31, Vero Centre , 48 Shortland Street
PO Box 1509, Auckland, New Zealand
DX CP 22003

[Download parking map and instructions here - A4 PDF](#)

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LAWYERS

FURTHER SUBMISSIONS ON PLAN CHANGE 78: INTENSIFICATION TO THE AUCKLAND UNITARY PLAN – OPERATIVE IN PART

Clause 8 of Schedule 1 of the Resource Management Act 1991

Kiwi Property Group Limited Further Submissions

To: Auckland Council

unitaryplan@aucklandcouncil.govt.nz

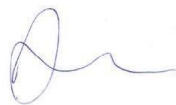
Kiwi Property Group Limited (“Kiwi”) at the address for service set out below (**“the Submitter”**) makes the following further submissions in support of and opposition to relief sought in original submissions (**“Original Submissions”**) on Plan Change 78: Intensification (**“PC 78”**) to the Auckland Unitary Plan.

1. The Submitter has an interest in PC78 that is greater than the interest the general public has because:
 - (a) It has lodged submissions on PC78;
 - (b) It owns or occupies land that is subject to PC78; and
 - (c) It owns or occupies land that is affected by the relief sought in the Original Submissions.
2. The Submitter could not gain an advantage in trade competition through this submission.
3. **Annexure A** to this submission comprises a schedule summarising the parts of the Original Submissions that the Submitter supports or opposes, any reasons for that position in addition to those set out in paragraph 4 below, and the decisions sought.
4. The reasons for this submission are as follows:
 - (a) The relief sought in the Original Submissions that are supported by the Submitter:
 - (i) Promotes the sustainable management of natural and physical resources and is consistent with the purpose and principles of the Resource Management Act 1991 (**“RMA”**);

- (ii) Is appropriate in terms of section 32 of the RMA; and
 - (iii) Gives effect to the NPS – Urban Development 2020 (“**NPS-UD**”).
 - (b) The relief sought in the Original Submissions that are opposed by the Submitter:
 - (i) Does not promote the sustainable management of natural and physical resources and is inconsistent with the purpose and principles of the RMA;
 - (ii) Is inappropriate in terms of section 32 of the RMA; and
 - (iii) Does not give effect to the NPS – UD.
 - (c) The reasons set out in the Submitter’s submissions on PC78.
 - (d) Any additional reasons identified in respect of each of the Original Submissions specified in **Annexure A**.
5. The Submitter wishes to be heard in support of its further submissions. If others make a similar submission, the Submitter will consider presenting a joint case with them at any hearing.

DATED this 19th day of January 2023

Kiwi Property Group Limited by its solicitors
and duly authorised agents, Ellis Gould



D A Allan / A K Devine

ADDRESS FOR SERVICE: The offices of Ellis Gould, Solicitors, Level 31, Vero Centre, 48 Shortland Street, PO Box 1509. Auckland 1140, DX CP22003, Auckland. Telephone: (09) 307-2172, Facsimile: (09) 358-5215. **Attention:** Douglas Allan (dallan@ellisgould.co.nz) / Alex Devine (adevine@ellisgould.co.nz)

ANNEXURE A

**ORIGINAL SUBMISSIONS OPPOSED OR SUPPORTED BY KIWI PROPERTY GROUP
LIMITED**

Original Submission number	Original Submitter Name	Topic	Support / Oppose	Any additional reasons for Support / Opposition	Decision Sought
580.1	Yuva Adhikary yuva53@hotmail.com	Staged intensification strategy.	Support.	This relief is consistent with and complementary to that sought by Kiwi which seeks to prioritise intensification around centres given the lack of infrastructure capacity.	Allow the submission point.
780.1	Reydon Place Residents Society Inc sel-1@xtra.co.nz	Approve plan change in City and Metropolitan Centres.	Support.	This relief is consistent with and complementary to that sought by Kiwi which seeks to prioritise intensification around centres given the lack of infrastructure capacity.	Allow the submission point.
871.3	Property Council NZ Logan@propertynz.co.nz	Greater intensification in Centres.	Support.		Allow the submission point.
871.9	Property Council NZ Logan@propertynz.co.nz	Infrastructure as a qualifying matter	Oppose to the extent the submission is contrary to Kiwi's submission 1087.	Kiwi and PCNZ have both identified that infrastructure capacity issues are critical to intensification but propose different approaches to the issue. Kiwi supports addressing these matters comprehensively including through mediation in the first instance.	Disallow the submission to the extent it is inconsistent with the relief sought by Kiwi.
871.12	Property Council NZ Logan@propertynz.co.nz	Increased height along transport corridors and adjacent to amenities such as railway stations.	Support.		Allow the submission point.
871.1, 2, 4-8, 10, 11, 13-25	Property Council NZ Logan@propertynz.co.nz	All matters raised in the submission other than in 871.3, 9 and 12.	Support to the extent the relief is consistent with Kiwi's submission 1087.		Allow submission points to the extent they are consistent with Kiwi's submission 1087.
873.22	Kainga Ora developmentplanning@kaingaora.govt.nz	Unlimited building height standard in Metropolitan Centres.	Support.		Allow the submission point.
873.242, 243 & 244	Kainga Ora developmentplanning@kaingaora.govt.nz	Rezoning and increases to height variation controls in the vicinity of New Lynn.	Support.		Allow the submission points.
873.253, 254 & 255	Kainga Ora	Rezoning and increases to height	Support.		Allow the submission points.

	developmentplanning@kaingaora.govt.nz	variation controls in the vicinity of Sylvia Park.			
873.353	Kainga Ora developmentplanning@kaingaora.govt.nz	Urban zoning of land at Drury as per PC48.	Support.	This submission point would give effect to Kiwi's PC48 – Drury which has since been made operative. Kiwi understands that relief is no longer necessary but supports the submission point for completeness and to avoid ambiguity.	Allow the submission points to the extent necessary and to ensure consistency with the operative version of the Plan.
938.137	NZ Housing Foundation michael@campbellbrown.co.nz	Unlimited building height standard in Metropolitan Centres.	Support.		Allow the submission point.
939.79	Auckland Council unitaryplan@aucklandcouncil.govt.nz	Amendments to the map viewer to distinguish between precincts with and without qualifying matters.	Oppose to the extent the changes indicate Sylvia Park and New Lynn Precincts are subject to qualifying matters.	The proposed mapping changes are not illustrated in the submission so it is unclear if they are intended to (or will inadvertently) have substantive consequences.	Disallow the submission point to the extent it indicates that the Sylvia Park or New Lynn Precincts are subject to qualifying matters.
1075.7 & 8	Goodman Nominee (NZ) Limited nickr@barker.co.nz	Amend the Sylvia Park walkable catchment to include the properties at 4, 6, 7 and 8 Monahan Road, Mount Wellington.	Support.		Allow the submission point.
1744.1-3	Fiona Moran Fiona@moran.kiwi.nz	Intensification around centres and infrastructure limitations.	Support to the extent the submissions are consistent with Kiwi's submission 1087. Otherwise oppose.	Kiwi and Ms Moran have both identified that development should be focussed around centres and that infrastructure capacity issues are critical to intensification. Kiwi supports addressing these matters comprehensively including through mediation in the first instance.	Allow the submission points to the extent they are consistent with the relief sought by Kiwi. Otherwise disallow.
1778.1 & 2	Bledisloe Property Group Limited kay@formeplanning.co.nz	Inclusion of properties on Clemow Drive, Mount Wellington, within a walkable catchment and amendments to height standards in that vicinity.	Support to the extent the submissions are consistent with Kiwi's submission 1087.		Allow the submission points to the extent they are consistent with the relief sought by Kiwi.
2049.10 & 12	Waka Kotahi evan.keating@nzta.govt.nz	Increase development capacity and height within walkable catchments of	Support.		Allow the submission points.

		metropolitan centres.			
2049.28	Waka Kotahi evan.keating@nzta.govt.nz	Proposed overlay re noise sensitive activities within 100m of a state highway.	Oppose.	The proposed provisions wrongly and inappropriately impose constraints on owners and occupiers of land adjacent to state highways in order to mitigate effects generated by the rail operator. Noise issues adjacent to major roads: - Ought to appropriately allocate responsibility between the road authority and adjacent landowners and occupiers. - Need to be addressed and resolved at a national level and not through imposing provisions haphazardly through individual plan changes such as PC78.	Disallow the submission point.
2049.1-9, 11, 13-27 and 29-78.	Waka Kotahi evan.keating@nzta.govt.nz	Those matters addressed in the submission other than in 2049.10, 12 and 28.	Oppose to the extent the relief is not consistent with Kiwi's submission 1087.	The Waka Kotahi submission is wide ranging and has the potential to significantly amend the AUP and adversely affect Kiwi's interests.	Disallow submission points to the extent they are not consistent with Kiwi's submission 1087.
2069	KiwiRail michelle.grinlinton-hancock@kiwirail.co.nz	Provisions relating to railway corridor as a qualifying matter (re noise and vibration).	Oppose.	The proposed provisions wrongly and inappropriately impose constraints on owners and occupiers of land adjacent to rail in order to mitigate effects generated by the rail operator. Noise issues adjacent to rail: - Ought to appropriately allocate responsibility between the rail operator and adjacent landowners and occupiers. - Need to be addressed and resolved at a national level and not through imposing provisions haphazardly through individual plan changes such as PC78. There is no evidential basis for imposing any constraints on neighbouring landowners and occupiers (as opposed to the rail operator) with respect to vibration effects generated by rail.	Disallow the submission.
2082	Te Waihanga, New Zealand Infrastructure	Infrastructure.	Oppose to the	Kiwi and NZ Infrastructure Commission	Disallow the

	Commission geoff.cooper@tewaihang.govt.nz		extent the submission is contrary to Kiwi's submission 1087.	have both identified that infrastructure capacity issues are critical to intensification but propose different approaches to the issue. Kiwi supports addressing these matters comprehensively including through mediation in the first instance.	submission to the extent it is inconsistent with the relief sought by Kiwi.
2083.127	Universal Homes Michael@campbellbrown.co.nz	Unlimited building height standard in Metropolitan Centres.	Support.		Allow the submission point.
2226.3 & 4	Scentre (New Zealand) Limited cmcgarr@bentley.co.nz	Increase the maximum height standard in Metropolitan Centre zones to 100m.	Support.		Allow the submission points.

Sarah El Karamany

From: Charles H Levin <charleshlevin1@gmail.com>
Sent: Friday, 20 January 2023 10:37 am
To: Unitary Plan
Subject: PC 78 - Further Submission - C H Levin
Attachments: PC78 Levin FURTHER SUBMISSION -2.pdf

Dear sir/madam

I attach my further submission. Please acknowledge receipt.

Thank you
Charles Levin

FURTHER SUBMISSION IN RESPECT OF PC78

TO: Auckland Council

FROM: Charles H Levin

1. This is a **FURTHER SUBMISSION** in relation to a submission in respect of Plan Change 78 (**PC78**).
2. I am a person who has an interest in the proposal that is greater than the interest the general public has as I am a resident of, and have a property interest in, a property at Renall St., Freemans Bay. Further, I have already submitted in relation to PC78 seeking greater protection of the current housing stock in Freemans Bay and to seek greater protection of the character, historic and amenity qualities of Freemans Bay, and particularly that area surrounding Renall Street.
3. I **SUPPORT/OPPOSE** the following submissions:
 - a. I **OPPOSE** the submission of Auckland City Centre Residents Group (**Submission 840**), (whose address for service is nbuckland@xtra.co.nz), and in particular **OPPOSE**, the relief summarised at **840.14**, which seeks to exclude Special Character as a qualifying matter.
 - b. I **OPPOSE** the submission of Kainga Ora (**Submission 873**), (whose address for service is developmentplanning@kaingaora.govt), and in particular **OPPOSE**, the following relief sought by Kainga Ora **Submission 873**:
 - i. Amendments to the Town Centre Zone rules and HVCs to enable additional height as summarised at **873.23**;
 - ii. Rezoning in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay and parts of Northcote Point and Stanley Point to the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing summarised at **873.174**;
 - iii. Inserting Height Variation Controls (**HVC**) of 37m and 43m for various business zones in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay summarised at **873.175**;
 - iv. Inserting HVCs of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay summarised at **873.176**;
 - v. Rezone Residential - Low Density Residential and Mixed Housing Urban Zone to Residential Terrace Housing and Apartment Buildings Zone in Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket summarised at **873.195**;
 - vi. Inserting HVCs of 22m, 29m, 37m and 43m for various business zones in Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket as summarised at **873.196**; and

- vii. Inserting HVCs of 29m, 37m and 43m for various residential zones in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket as summarised at **873.197**.
- c. **I SUPPORT** Barbara Sommerville's submission (whose address for service is barabarasommerville@gmail.com) (**Submission 915**), and in particular **SUPPORT** the relief as summarised at **915.2**.
- d. **I OPPOSE** the submission of Retirement Villages Association of New Zealand Incorporated (**Submission 947**), (and whose address for service is luke.hinchey@chapmantripp.com), including but not limited to the relief summarised at:
 - i. **947.149**, which seeks to amend H10.3(14) to remove reference to 'amenity' and any lower heights from the Height Variation Control that are based on amenity only;
 - ii. **947.155**, which seeks to amend H10.6.2 to reflect the height in relation to boundary standard exclusions of the MDRS and to include the additional exclusion. Refer to submission for details (pages 98-99;
 - iii. **947.194**, which seeks to amend H13.6.2 to reflect height in relation to boundary (**HRB**) standards of the MDRS;
 - iv. **947.228**, which seeks to H10.5 as follows: 'x) This standard does not apply to – y) A boundary with a road: z) Existing or proposed internal boundaries within a site: aa) Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed: a. Boundaries adjoining open space zones, rural zones, and business zones.'; and
 - v. **947.245**, which seeks to amend H13.6.2 as follows: 'dd) This standard does not apply to –a. A boundary with a road: b. Existing or proposed internal boundaries within a site: c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed: d. Boundaries adjoining open space zones, rural zones and business zones.'
- e. **I OPPOSE** the submission of Piper Properties Consultants Limited (**Submission 949**), (and whose address for service is tom.morgan@tattico.co.nz and layne@bastiongroup.co.nz), including but not limited to the relief summarised at **949.24-32**, which seeks to delete provisions relating to development controls, including Height and HRB controls from Chapter D18.6.1.1-7 and D18.8.1-2.
- f. **I SUPPORT** the submission of Sarah Kember (**Submission 1262**), (and whose address for service is skember@xtra.co.nz), and in particular **SUPPORT** the relief summarised at:
 - i. Retain the proposed Special Character Areas (**SCA**) in Freemans Bay (as summarised at **1262.1**);
 - ii. Amend the Special Character Overlay to include the entire area previously covered by the AUP Operative overlay (as summarised at **1262.3**) including specifically for 3-7 Margaret Street, 100 College Hill and 2 Collingwood Street;
 - iii. Retain the existing zoning (as summarised at **1262.4**) in respect of 2-8 Ryle Street, 32 Wood Street and 34 Wood Street, Freemans Bay; and

- iv. Review the classification of the Ponsonby Road 'large town centre' zoning as summarised at **1262.8**.
- g. **I SUPPORT** Grant Wackrow's submission (whose address for service is grantwac@gmail.com) (**Submission 1429**), and in particular **SUPPORT** the retention of the HRB and yard set-back controls protecting the sites with less intensive zoning (to the extent not expressly prohibited by regulation/statute) from development on those with higher intensity zoning by requiring development on that site to comply with the HRB controls and yard set-backs applicable on the site with a lower intensity zoning as summarised at **1429.1**. This is required to protect the amenity of adjacent sites including without limitation sites adjoining any of the Ponsonby Town Centre Zone, Mixed Use Zone, THAB Zone and Mixed Housing Urban Zone in Freemans Bay.
- h. **I SUPPORT** Andrew and Sheridan Hamos's submission (whose address for service is zleelaselle@bentley.co.nz) (**Submission 1509**), and in particular **SUPPORT** the relief as summarised at **1509.1** and **1509.2**.
- i. **I OPPOSE** the submission of Samson Corporation Limited and Sterling Nominees Limited (**Submission 1765**), (and whose address for service office@brownandcompany.co.nz), and in particular **OPPOSE** the relief summarised at **1765.5**, which seeks to exempt vacant lots from the SCA controls.
- j. **I OPPOSE** the submission of Waka Kotahi (**Submission 2049**), (whose address for service is evan.keating@nzta.govt.nz), and in particular **OPPOSE** the relief summarised at **2049.21-2049.24**, which seeks to reduce the extent of special character and amend the underlying zoning to a medium or high-density zone and address special change through design controls.
- k. **I SUPPORT** Freeman Bay Resident Association's (whose address for service is bartlett@shortlandchambers.co.nz) submission (**Submission 2201**), in its entirety.
- l. **I SUPPORT** Keith Vernon's submission (whose address for service is kvernon@xtra.co.nz) (**Submission 2305**), and in particular **SUPPORT** the introduction of provision for HRB and yard set-backs controls as between SCAs and any site as summarised at **2305.13** to **2305.16**.

RELIEF SOUGHT

- 4. I seek the following relief in relation to these submissions:
 - a. In relation to **Submission 840** I seek part of the submission be disallowed, and in particular the relief summarised at **873.14**;
 - b. In relation to **Submission 873** I seek part of the submission be disallowed, and in particular the relief summarised at **873.23, 873.174-176, and 195-197**;
 - c. In relation to **Submission 915** I seek part of the submission be allowed, and in particular the relief summarised at **915.2**;

- d. In relation to **Submission 947** I seek the submission be disallowed in its entirety, but in particular the relief summarised at **947.149, 947.155, 947.194, 947.228 and 947.245**;
- e. In relation to **Submission 949** I seek the submission be disallowed in its entirety, but in particular the relief summarised at **949.24-32**;
- f. In relation to **Submission 1262** I seek part of the submission be allowed, and in particular the relief summarised at **1262.1, 1262.3, 1262.4 and 1262.8**;
- g. In relation to **Submission 1429** I seek part of the submission be allowed, and in particular the relief summarised at **1429.1**;
- h. I seek **Submission 1509** be allowed in full;
- i. In relation to **Submission 1765** I seek that part of the submission be disallowed, and in particular the relief summarised at **1765.5**;
- j. In relation to **Submission 2049** I seek part of the submission be disallowed, and in particular the relief summarised at **2049.21-2049.24**;
- k. I seek **Submission 2201** be allowed in full; and
- l. In relation to **Submission 2305** I seek part of the submission be allowed, and in particular the relief summarised at **2305.13 to 2305.16**.

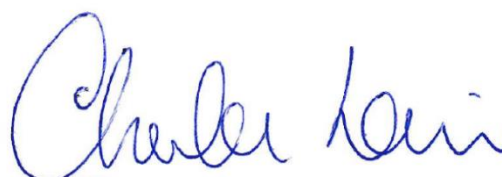
REASONS FOR MY SUPPORT/OPPOSITION

- 5. The reasons for my **support/opposition** of these submissions are, *inter alia*:
 - a. That this relief will ensure the protection of the heritage amenity and character of the Freemans Bay area;
 - b. That this relief will ensure the protection of the heritage amenity and character of the houses along Renall Street and area surrounding and affecting it.
 - c. This relief recognises the lack of necessary infrastructure to support intensification in Freemans Bay.
 - d. This relief recognises access to sunlight and privacy are amenities recognised by the Act.

HEARING

- 12. I wish to be heard in support of my further submission.
- 13. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

DATE: 20th January 2023



Charles Levin

Address for service of submitter:

C/- Patrick Mulligan
 Barrister
 Email: patrick@mulliganlegal.co.nz
 For any hard copies - PO Box 640, Shortland Street, Auckland.

Sarah El Karamany

From: Sheila McCabe <sheila@sheilamccabe.co.nz>
Sent: Friday, 20 January 2023 10:17 am
To: Unitary Plan
Subject: PC 78 Further Submission
Attachments: PC-78-Further-Submission Sheila McCabe 20.01.23.docx

Dear Council

I am enclosing my further submission in relation to Plan Change 78.

Kind regards

Sheila E. McCabe

021 833 714

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:

Sheila McCabe

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	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:

Sheila E McCabe

Date:

20.01.23

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

Email address:

(for service of person making further submission)

sheila@sheilamccabe.co.nz

Telephone:

021833714

Postal address:

P O Box 105254, Auckland City, 1143

Contact person:

(name and designation, if applicable)

Sheila McCabe, resident Saint Marys Bay

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.

From: [Sarah Robson](#)
To: [Unitary Plan](#)
Subject: [#CKL S3278] Further Submission on Plan Change 78 - Auckland Unitary Plan
Date: Friday, 20 January 2023 11:03:02 am
Attachments: [image001.png](#)
[image002.png](#)
[Further Submission Form - PC78 - Orewa Developments Ltd.pdf](#)
[Further Submitter Table - Orewa Development Ltd.pdf](#)

Good morning,

Please find attached further submissions on Plan Change 78 made on behalf of Orewa Developments Ltd. Details of each further submission is provided in the attached table, with contact details etc provided in the form.

Kind regards,

Sarah Robson

Principal Planner-Bplan Int. NZPI

DDI [09 220 5964](#) | P [09 524 7029](#) | M [022 070 8256](#) | Sarah.Robson@ckl.co.nz

[L2, 25 Broadway, PO Box 99463, Newmarket, Auckland, 1149](#) | www.ckl.co.nz



[Planning](#) | [Surveying](#) | [Engineering](#) | [Environmental](#)

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)

Sarah Robson, CKL NZ Ltd

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

on behalf of Orewa Developments Ltd

Address for service of Further Submitter

L2, 25 Broadway, PO Box 99463, Newmarket, Auckland, 1149

Telephone:

220708256

Fax/Email:

Sarah.Robson@cckl.co.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 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

Please see attachment 1

(containing multiple further submissions)

The reasons for my support / opposition are:

Please see attachment 1 (containing multiple further submissions)

I seek that:

the whole : ☐

or part ☐ (describe precisely which part) _____

of the original submission be **allowed** ☐

disallowed ☐

I wish to be heard in support of my submission ☒

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

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

S J ROBSON (on behalf of Orewa Developr

01/20/2023

Signature of Further Submitter

Date

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

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Orewa Development Ltd is an original submitter (1270) and owns land
directly affected by the plan change (289 West Hoe Heights, Orewa)

Notes to person making 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

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

ATTACHMENT 1 – FURTHER SUBMISSIONS

Original Submitters Name & Address	Submission Numbers/Points	Topic	Support or Oppose	Reasons for Support / Opposition	Outcome Sought
Jeremy Adams david@davidwren.co.nz	694.3	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	The submission aligns with the relief sought under submission 1270	Submission point 694.3 be allowed
Iain McManus iain@civitas.co.nz	812.6, 812.7, 812.8, 812.9, 812.10, 812.11, 812.13 & 812.14	Infrastructure - Water and wastewater constraints	Support	As above	Submission points 812.6, 812.7, 812.8, 812.9, 812.10, 812.11, 812.13 & 812.14 be allowed
Russell Property Group Vijay.lala@tattico.co.nz	839.136	Floodplains	Support	As above	Submission point 839.136 be allowed
Kāinga Ora developmentplanning@kaingaora.govt.nz	873.49	Infrastructure - Water and wastewater constraints	Support in Part	As above	Submission point 873.49 be allowed in part, specifically the deletion of the Infrastructure - Water and/or Wastewater Constraints Control
Metlifecare Limited bianca.tree@minterellison.co.nz	901.17 & 901.17	Infrastructure - Water and wastewater constraints	Support	As above	Submission points 901.17 & 901.17 be allowed
New Zealand Housing Foundation michael@campbellbrown.co.nz	938.19, 938.20 & 938.33	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission points 938.19 & 938.20 be allowed
Shildon Ltd madeleine@sallygepp.co.nz	944.2, 944.3, 944.5, 944.8, 944.9, 944.11, 944.12, 944.19, 944.49,	I530 Orewa 2 Precinct	Support	As above	Submission points 944.2, 944.3, 944.5, 944.8, 944.9, 944.11, 944.12, 944.19, 944.49, 944.50,

	944.50, 944.51, 944.52, 944.53, 944.54, 944.55, 944.56, 944.57, 944.58 & 944.59	Infrastructure - Water and wastewater constraints			944.51, 944.52, 944.53, 944.54, 944.55, 944.56, 944.57, 944.58 & 944.59 be allowed
Piper Properties Consultants Limited Tom.Morgan@Tattico.co.nz layne@bastiongroup.co.nz	949.155	Floodplains	Support	As above	Submission point 949.155 be allowed
Kester Ko Queen's Home Limited kester@rockhopper.co.nz	1018.3, 1018.4, 1018.5, 1018.6 & 1018.7	I530 Orewa 2 Precinct	Support	As above	Submission points 1018.3, 1018.4, 1018.5, 1018.6 & 1018.7 be allowed
Avant Group Limited and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited mark.vinall@tattico.co.nz	1066.71	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 1066.71 be allowed
The Coalition for More Homes morehomesnz@gmail.com	1079.71	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1079.71 be allowed
Fletcher Residential Limited kbergin@frl.co.nz	1080.262	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1080.262 be allowed
Melia Development Ltd delilah@civix.co.nz	1230.3	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1230.3 be allowed

Bobby Gong tara@avantplanning.co.nz	1258.3	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1258.3 be allowed
Janette Jiayi Yan and Mark mark@planco.co.nz	1304.5 & 1304.61	Infrastructure - Water and wastewater constraints Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission points 1304.5 & 1304.61 be allowed
D Bow et al g.datt@avantplanning.co.nz	1338.3	Infrastructure - Water and wastewater constraints	Support	As above	Submission point 1338.3 be allowed
KMB Construction Ltd david@davidwren.co.nz	1774.3	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 1774.3 be allowed
Aedifice Property Group jessica@civix.co.nz	1962.17 & 1962.119	Infrastructure - Water and wastewater constraints Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 1962.17 & 1962.119 be allowed
Universal Homes Michael@campbellbrown.co.nz	2083.34	Significantly Ecological Areas and Mixed Housing Urban Zone	Support	As above	Submission point 2083.34 be allowed
Scott Lamason scott@engineous.co.nz	2398.1 & 2398.2	Infrastructure - Water and wastewater constraints	Support	As above	Submission points 2398.1 & 2398.2 be allowed

Alice Zhou

From: Felicity Cains <big.shot@xtra.co.nz>
Sent: Wednesday, 18 January 2023 8:02 pm
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; John Mackay; dallan@ellisgould.co.nz; russell@rtjproperty.co.nz; mark.vinall@tattico.co.nz; nickr@barker.co.nz; morehomesnz@gmail.com; kbergin@frl.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; Lowri.matt@gmail.com; Bill Loutit; aaronjgrey@gmail.com
Subject: Further submission on Plan Change 78
Attachments: 2023.1.18 Felicity Cains 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:

Felicity Jane Cains

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
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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:

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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@mhq.co.nz
1182	Body Corporate 128255	vignesh@mhq.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	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:

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:

Big.shot@xtra.co.nz

Telephone:

027 6406054

Postal address:

PO Box 91442, Victoria Street West, Auckland 1142

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

Felicity Jane Cains

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: Katie Holl <katie.holl@outlook.co.nz>
Sent: Wednesday, 18 January 2023 7:42 pm
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; John Mackay; dallan@ellisgould.co.nz; russell@rtjproperty.co.nz; mark.vinall@tattico.co.nz; nickr@barker.co.nz; morehomesnz@gmail.com; kbergin@frl.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; Lowri.matt@gmail.com; Bill Loutit; aaronjgrey@gmail.com
Subject: Further submission on Plan Change 78
Attachments: 2023.1.18 Katie 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:

Katie Isabel 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.
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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:

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:

katie.holl@outlook.co.nz

Telephone:

027 250 0745

Postal address:

PO Box 91442, Victoria Street West, Auckland 1142

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

Katie Isabel 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: Richard Dunbar <richard@npr.co.nz>
Sent: Wednesday, 18 January 2023 6:29 pm
To: Unitary Plan
Cc: Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group)
Subject: PC 78 Further Submissions
Attachments: Further Submission in support of or position to Plan Change 78.pdf

Please see attached further submissions

Richard Dunbar
13 Firth Road
Grey Lynn
Auckland 1021
New Zealand

Further Submission in support of or position to Plan Change 78: Intensification

1. To:

Planning Technician

Auckland Council

Unitaryplan@aucklandcouncil.govt.nz

And:

Brendon Liggett

Manager--Development Planning

Kāinga ora

developmentplanning@kaingaora.govt.nz

2. Further Submission Details

Full Name	Richard John Dunbar
Address	13 Firth Road, Grey Lynn, Auckland 1021
Email	Richard@npr.co.nz
Telephone	021910048

3. Declaration

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

My grounds for saying this are that my property at 13 Firth Road is proposed to be upzoned from Single House Zone to Terraced and Apartment Zone which will materially affect my enjoyment of lifestyle and community.

4. Request to be heard in support of this further submission:

Yes I do wish to be heard in support of this further submission

Yes I will consider presenting a joint case if others have similar submissions

5. I support or oppose the original submissions of:

Please see the table below

Original submitter name and address	Submission Number	Point-Number	Oppose or Support	Reasons	Remedy sought
Kāinga ora	873	All	Oppose	The S32 report points out that the provisions contained in PC78 already provide for 2.8 million dwelling units in Auckland against a backdrop of outward migration and declining population. The extension suggested in this submission is unnecessary and risks further adverse effects on many more communities.	Disallow in whole
	873	24	Oppose	I interpret this submission to mean that the Special Character Business classification and the consequent HVC in Grey Lynn is suggested to be removed. There is no specific indication of any site analysis conducted by Kāinga ora to justify this. I note that the assessment of this Zone by Auckland Council was conducted 100% by field survey as recently as June 2021. Removal of the HVC would risk materially affecting the character of the area and would be contrary to the intent of S6(f) of the RMA.	Disallow in whole (this part)

Alice Zhou

From: desmondbrennan@me.com
Sent: Wednesday, 18 January 2023 6:56 pm
To: Unitary Plan
Cc: Des Brennan
Subject: PC78 Further Submission
Attachments: PC-78-Further-Submission.pdf

Dear Sir/Madam

Please find my further submission to Plan change 78 attached.

Ngā mihi nui | Regards

Des

Des Brennan FInstD(Retd)

E desmondbrennan@me.com

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:

Kenny Desmond Brennan

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 have lived in the area affected by the Proposal for close to 23 years.
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:

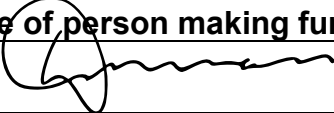
Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	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
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1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
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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
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2040	Mike Greer Developments	michael@campbellbrown.co.nz
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2083	Universal Homes	michael@campbellbrown.co.nz
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2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
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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:

January 18, 2023

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

Email address:

(for service of person making further submission)

desmondbrennan@me.com

Telephone:

021937987

Postal address:

5 Swift Avenue, St Mary's Bay, Auckland 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.

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- 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: Dawn MacLean <macleandawn@gmail.com>
Sent: Wednesday, 18 January 2023 5:04 pm
To: Unitary Plan
Cc: Dawn MacLean
Subject: PC78 Further Submission
Attachments: Dawn MacLean's submission doc..docx

Dear Sir/Madam,

Please find my further submission to Plan Change 78 attached.

Regards

Dawn MacLean
0211381707

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:
Dawn Irene MacLean
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:

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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:

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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
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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
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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
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1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
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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
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1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
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2040	Mike Greer Developments	michael@campbellbrown.co.nz

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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.
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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:

Dawn MacLellan

Date:

18 January 2023

Electronic address for service of person making further submission:

macleandawn@gmail.com

Telephone:

021 1381707

Postal address:

3 Dublin Street, St Mary's Bay, Auckland.

Alice Zhou

From: Darryl Roots <d.roots@xtra.co.nz>
Sent: Wednesday, 18 January 2023 9:44 pm
To: Unitary Plan
Cc: d.roots@xtra.co.nz
Subject: PC78 Further Submission
Attachments: PC78 Further Submission.pdf

Dear Sir/Madam

Please find attached my further submission to Plan Change 78 attached.

regards

Darryl

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 –

- Name of person making this further submission:

Darryl Roots

- This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
- 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.
- 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
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- I **support** the above submissions in their entirety.
- 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.
- I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
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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

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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)

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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: Rob Butler <robbutler100@hotmail.com>
Sent: Wednesday, 18 January 2023 5:03 pm
To: Unitary Plan
Cc: Rob Butler
Subject: PC78 Further Submission
Attachments: PC-78-Further-Submission (1).docx

Dear Sir/Madam,

Please find my further submission to Plan Change 78 attached.

Best wishes,

Robert Butler

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

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Signature of person making further submission:

R Butler

Date:

18/01/23

*(A signature is not required if you make your submission by electronic means)***Email address:***(for service of person making further submission)*

robbutler100@hotmail.com

Telephone:

021301129

Postal address:

11/6 Seymour Street, St Mary's Bay, Auckland 1011

Contact person:*(name and designation, if applicable)*

N/A

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Alice Zhou

From: Dawn MacLean <macleandawn@gmail.com>
Sent: Wednesday, 18 January 2023 7:42 pm
To: Unitary Plan
Cc: donaldandjillian@gmail.com
Subject: PC78 Further Submission
Attachments: Donald Gendall.docx; Jillian Gendall.docx

Dear Sir/Madam,

Please find our further submissions to Plan Change 78 attached.

*Regards
Jillian and Donald Gendall*

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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

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Signature of person making further submission:

Jagendall

Date:

18 January 2023

Electronic address for service of person making further submission:

donaldandjillian@gmail.com

Telephone:

021491118.....

Postal address:

1 Dublin Street, Saint Mary's Bay, Auckland

Alice Zhou

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Attachments: Donald Gendall.docx; Jillian Gendall.docx

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Alice Zhou

From: Sati Sembhi <satisembhi@hotmail.com>
Sent: Wednesday, 18 January 2023 5:23 pm
To: Unitary Plan
Cc: satisembhi@hotmail.com
Subject: PC78 Further Submission
Attachments: Sati PC78 Submission.docx

Dear Sir/Madam,

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Best wishes,

Satvinder Sembhi

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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:

S Sembhi

Date:

18/01/23

*(A signature is not required if you make your submission by electronic means)***Email address:***(for service of person making further submission)*

satisembhi@hotmail.com

Telephone:

0221065738

Postal address:

11/6 Seymour Street, St Mary's Bay, Auckland 1011

Contact person:*(name and designation, if applicable)*

N/A

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: Kasey Zhai <KaseyZ@barker.co.nz>
Sent: Wednesday, 18 January 2023 3:43 pm
To: Unitary Plan
Subject: PC78 Further Submission
Attachments: PC78 Form 6.pdf; Further Submission to PC78 - 3 Fisherton Street.pdf

Good afternoon,

Please find attached a further submission on PC78.

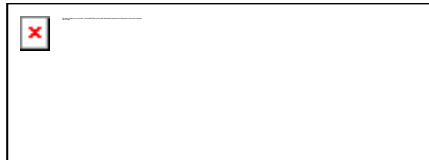
We would appreciate acknowledgement of receipt of this further submission.

Ngā mihi | Kind regards,

KASEY ZHAI
Senior Planner
027 305 8458
KaseyZ@barker.co.nz

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

barker.co.nz



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

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

PC 78 FS205

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)

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

Address for service of Further Submitter

Telephone:

Fax/Email:

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 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

--	--

The reasons for my support / opposition are:

(continue on a separate sheet if necessary)

I seek that:

the whole : ☐or part ☐ (describe precisely which part) _____of the original submission be **allowed** ☐**disallowed** ☐I wish to be heard in support of my submission ☐I do not wish to be heard in support of my submission ☐If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐


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

Date _____

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☐ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Notes to person making 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

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

18 January 2023

Auckland Council

Via email: unitaryplan@aucklandcouncil.govt.nz

Further Submission on Plan Change 78: Intensification

Introduction

This is a further submission in support of submissions on the Council's Proposed Plan Change 78: Intensification ('**PC78**') to the Auckland Unitary Plan (Operative in Part) ('**AUP (OP)**') on behalf of Gerrard Hall ('**the Submitter**'), as trustee of the owners of the property at 3 Fisherton Street, Grey Lynn ('**the site**').

The Submitter has an interest in PC78 greater than the general public has, given that they own land that is subject to PC78 and specifically the Combined Wastewater Network Control, which is proposed to apply to the site. The submitter is opposed to this control applying to the site.

Summary of Submission and Relief Sought

The Submitter **supports the following submission points**, which seek to remove the Infrastructure – Combined Wastewater Network Control from PC78:

- 351.10 (iSolutions);
- 873.48 (Kāinga Ora);
- 1079.69 (The Coalition for More Homes);
- 1304.8 (Janette Jiayi Yan and Mark);
- 1696.3 (Huiqiang Zhang);
- 1962.18 (Aedifice Property Group);

The reasons are that the AUP (OP) already contains provisions that allow infrastructure to be assessed through the resource consent process. Infrastructure capacity changes frequently, and engineering solutions are generally available to address capacity constraints. Infrastructure constraints can also be resolved through funding mechanisms which sit outside of the AUP (OP). In the case of the Submitter's site, resource consent has been granted to further develop the site with additional dwellings. This addresses the constraint that the Control is proposed to regulate, and demonstrates that the AUP (OP) already adequately manages this issue.

Decisions Sought

The Submitter seeks that the submission points detailed above, or alternative relief that achieves the same outcome, be allowed.

The Submitter wishes to be heard in support of its submission.

If others wish to make a similar submission, the Submitter will consider presenting a joint case with them at the hearing.

Barker & Associates Limited



Kasey Zhai

Senior Planner

027 305 8458 | kaseyz@barker.co.nz

Alice Zhou

From: Alice Gilbert <alice.gilbert@russellmcveagh.com>
Sent: Wednesday, 18 January 2023 3:55 pm
To: Unitary Plan
Cc: Daniel Minhinnick; Kieran O'Connor; Sadie-Jane Eversden (Kainga Ora - Homes and Communities t/a Kainga Ora - Construction and Innovation Group)
Subject: Auckland Thoroughbred Racing Incorporated - Further submission in relation to Proposed Plan Change 78
Attachments: Form 6 - Submission Form - Auckland Thoroughbred Racing Incorporated.pdf; Auckland Thoroughbred Racing Incorporated - Further Submission on Plan Change 78.pdf

Good afternoon

We act for Auckland Thoroughbred Racing Incorporated ("**ATR**") in relation to Proposed Plan Change 78 ("**PC78**").

Please find **attached** for filing a further submission on PC78 on behalf of ATR.

Kāinga Ora – Homes and Communities have been copied into this email by way of service.

We would be grateful if you could please confirm receipt by way of return email.

Kind regards

Alice

Alice Gilbert
(she/her)
Senior Solicitor

Russell McVeagh, Vero Centre, 48 Shortland Street, PO Box 8, Auckland 1140, New Zealand
D +64 9 367 8853 F +64 9 367 8163

alice.gilbert@russellmcveagh.com

www.russellmcveagh.com

This email contains confidential information and may be legally privileged. If you have received it in error, you may not read, use, copy or disclose this email or its attachments. In that event, please let us know immediately by reply email and then delete this email from your system. While we use standard virus checking software, we accept no responsibility for viruses or anything similar in this email or any attachment after it leaves our information systems. If you are interested in establishing more secure communication between us, please contact our systems administrator by email at mail.admin@russellmcveagh.com

Please think of the environment before printing this email.

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)

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

Auckland Thoroughbred Racing Incorporated

Address for service of Further Submitter

C/- Alice Gilbert

Level 30, Vero Centre, 48 Shortland Street, Auckland 1140

Telephone:

6493678000

Fax/Email:

alice.gilbert@russellmcveagh.com

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 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

Kāinga Ora - Homes and Communities

873

873

PO Box 74598

Greenland, Auckland 1051

The reasons for my support / opposition are:

Please refer to the attached submission.

(continue on a separate sheet if necessary)

I seek that:

the whole : ☐or part ☒ (describe precisely which part) Please refer to the attached submission.of the original submission be **allowed** ☐**disallowed** ☒I wish to be heard in support of my submission ☒I do not wish to be heard in support of my submission ☐If others make a similar submission, I will consider presenting a joint case with them at a hearing ☒Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)01/18/2023

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)**Please refer to the attached submission.**

Notes to person making 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

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

**FURTHER SUBMISSION IN OPPOSITION TO SUBMISSION ON PUBLICLY
NOTIFIED PROPOSED PLAN CHANGE UNDER CLAUSE 8 OF FIRST
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Auckland Council

NAME: Auckland Thoroughbred Racing Incorporated
("ATR")

FURTHER SUBMISSION ON: Proposed Plan Change 78: Intensification
("PC78") to the Auckland Unitary Plan –
Operative in Part ("AUP")

1. ATR has an interest in PC78 that is greater than the interest the general public has. ATR owns and occupies land, being the Ellerslie Racecourse and adjacent landholdings at 100, 110-120 and 130 Ascot Avenue (together, "Racecourse"), that is directly affected by PC78.

Scope of further submission

2. This is a further submission in opposition to a submission on PC78.

Submission opposed

3. ATR opposes the submission by Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051 (submission number 873) ("Kāinga Ora") insofar as it relates to ATR's landholdings, and insofar as it seeks to introduce a height variation control of 22 metres to Mixed Use and Special Purpose – Major Recreation Facility zoned land within ATR's landholdings.

Reasons for further submission

4. The reasons for this further submission are that the relevant part of the submission above, if accepted:
 - (a) will not promote the sustainable management of resources, and therefore will not achieve the purpose and principles of the Resource Management Act 1991 ("RMA");
 - (b) is 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) is contrary to the purposes and provisions of the RMA and other relevant planning documents including the National Policy Statement on Urban Development 2020 ("NPS-UD") and the AUP;

- (f) is inappropriate and inconsistent with the purpose and principles of the RMA; and
- (g) does not represent the most appropriate way to achieve the objectives of the RMA, the objectives of the Auckland Unitary Plan and/or the development objectives of the Medium Density Residential Standards.

Specific reasons for further submission

5. ATR appreciates the general intent of Kāinga Ora's submission to provide increased heights, by way of a height variation control, to land within ATR's landholdings. However, the proposed control, as illustrated in **Appendix A** below, is inappropriate.
6. Without limiting the generality of paragraph 4 above:
 - (a) It is not appropriate to apply a height variation to Special Purpose – Major Recreation Facility land at Ellerslie Racecourse. The Ellerslie Racecourse Precinct provisions specifically provide for activities relating to the operation of the racecourse and include rules and standards relating to building height. Introducing a new height variation control would directly conflict with these Precinct provisions.
 - (b) It is not appropriate to apply the height variation control as sought by Kāinga Ora to Business – Mixed Use zoned land owned by ATR:
 - (i) A 50-metre building height variation control should be applied to Business – Mixed Use zoned land owned by ATR, as sought in ATR's submission. This land is within, or immediately adjacent to, a walkable catchment of the Greenlane Train Station. This more enabling height variation control sought by ATR will better assist to enable intensification required under the NPS-UD.
 - (ii) While the Ellerslie 2 Precinct should be deleted in its entirety, or with amendments, in order to give effect to the NPS-UD, the Ellerslie 2 Precinct – Sub-precinct B currently provides a total building height of 27m (including roof form). Kāinga Ora's proposal will inappropriately reduce the permitted building height limit within this Sub-precinct from what is currently provided.

Decision sought

7. The submission identified above should be disallowed, insofar as it relates to ATR's landholdings, and insofar as it seeks to limit the building heights in the Mixed Use and Major Recreation Facility zoned land owned by ATR to 22 metres.
8. ATR wishes to be heard in support of this further submission.

9. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.

AUCKLAND THOROUGHBRED RACING INCORPORATED by its solicitors and authorised agents Russell McVeagh:



Signature:

Daniel Minhinnick / Alice Gilbert

Date:

18 January 2023

Address for Service:

C/- Alice Gilbert
Russell McVeagh
Barristers and Solicitors
Level 30
Vero Centre
48 Shortland Street
PO Box 8/DX CX10085
AUCKLAND 1140

Telephone:

+64 9 367 8000

Email:

alice.gilbert@russellmcveagh.com

TO: Original submitter

APPENDIX A

**MAP FROM KĀINGA ORA SUBMISSION NUMBER 873
OF ELLERSLIE RACECOURSE**

- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m
- 37m
- 43m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Business Park Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

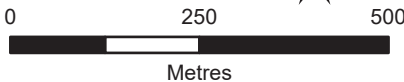
873.221

873.222

873.223

This map contains data derived in part or wholly from sources other than Beca, and therefore, no representations or warranties are made by Beca as to the accuracy or completeness of this information. Contains information sourced from Auckland Council and LINZ. Crown Copyright Reserved. Esri Community Maps Contributors, LINZ, Eagle Technology, Esri, HERE, Garmin, Foursquare, METI/ NASA, USGS. Map intended for distribution as a PDF document.

Map Scale @ A3: 10,000



Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-081

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Alice Zhou

From: Pamela Ingram <pamelaingr4m@gmail.com>
Sent: Wednesday, 18 January 2023 4:41 pm
To: Unitary Plan
Subject: PC-78-Unitary Plan Submission - Farther Submission
Attachments: PC-78-Further-Submission (1).docx

With kind regards
Pamela Ingram

for and on behalf of

pamelaingram architect limited
po box 47439
ponsonby
auckland1144
pamelaingr4m@gmail.com
tel 09 376 2929
mob 021 141 7065
pamelaingram.co.nz

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:

Pamela Ingram

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:

Pamela Ingram

Date:

17/01/2023

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

Email address:

(for service of person making further submission)

pamelaingr4m2gmail.com

Telephone:

0211417065

Postal address:

**10 Dublin Street, St Marys Bay,
Auckland 1011**

Contact person:

(name and designation, if applicable)

Pamela Ingram

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: Carolyn Walker <cw.aklnz@gmail.com>
Sent: Wednesday, 18 January 2023 4:57 pm
To: 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; John Mackay; dallan@ellisgould.co.nz; russell@rtjproperty.co.nz; mark.vinall@tattico.co.nz; nickr@barker.co.nz; morehomesnz@gmail.com; kbergin@frl.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; Bill Loutit; aaronjgrey@gmail.com
Cc: Patrick Mulligan; 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; paulgunn416@gmail.com; Unitary Plan
Subject: PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN
Attachments: Template_for_Further_Submissions20_12_22_7_CW.pdf

Dear opposers and supporters

Please find attached my submission related to the PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

I oppose the changes outlined in the plan

thanks

Carolyn Walker

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:

Carolyn Walker.....

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 have owned a property and intend to own a property in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
504	Charles H Levin	patrick@mulliganlegal.co.nz
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	mariankohler03@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
2031	Paul Gunn	paulgunn416@gmail.com

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 Freemans 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	lowrie.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 Freemans 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:

.....4/1/2023.....

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

Electronic address for service of person making further submission:

.....

Telephone:0274784145

.....

Postal address:1/37 Fir Street, Waterview, Akl 1026

.....

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: Tanya Newman <newtanya.12@gmail.com>
Sent: Wednesday, 18 January 2023 9:12 pm
To: Unitary Plan
Subject: Submission
Attachments: unitary plan feedback-Tanya_Newman.pdf

Kia ora
please find attached my submission.
Thankyou
Tanya newman

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:

..... Tanya Newman

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:

Danya Ouedraogo

Date:

13/1/22

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

Electronic address for service of person making further submission:

newtanya.12@gmail.com

Telephone:

0211554947

Postal address:

*2 Green St, 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.