

Local Board Views

In recognition of Auckland Council's governance model the views of 19 Local Boards are contained within.

15 Proposed Auckland Unitary Plan submission - local board input

The Advisor to the Upper Harbour Local Board was in attendance to speak to the report.

Resolution number UH/2014/8

MOVED by Member JG McLean, seconded by Member C Blair: _

That the Upper Harbour Local Board:

- a) **approves Attachment A, with the agreed amendments (a copy of which is attached to these minutes), as the board's written input to the Auckland Council submission on the PAUP.**
- b) **requests that officers seek confirmation from the chairperson of the hearings panel that local boards will have the opportunity to speak to the panel about issues relevant to the local board area.**
- c) **delegates to the Chairperson the authority to clarify the content of this input and any other matters requested by the Governing Body and/or the independent Hearings Panel.**

CARRIED

Proposed Auckland Unitary Plan

Attachment A: Upper Harbour Local Board input to the Auckland Council Submission

Local board contact: Brian Neeson, brian.neeson@aucklandcouncil.govt.nz

Local board officer: Karen Marais, Local Board Advisor, karen.marais@aucklandcouncil.govt.nz

1. Specific points

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	Natural Environment	Re-iteration of previous feedback	The application of the SEA should not compromise the ability of property owners to get reasonable and realistic building platform(s) on their land with areas around the house for the normal enjoyment of private property (accessory buildings, gardens, play areas, etc.)	In practicality not being supported and board felt it pertinent to restate resolution.
2	Growth	Re-iteration of previous feedback	In the board's view, the critical structure plan process and development of a framework plan is essential to ensure appropriate development of Whenuapai. While the board would support future residential development in Whenuapai, it does not support industrial and employment use within this area. The board's view is that there is significant employment opportunities elsewhere within the NORSGA area and these are the appropriate locations for that activity.	Industrial activity in this area will have a significant detrimental impact on the residential areas.
3	Growth	Correction	Whenuapai Air Force Base is zoned Future Urban. It should be zoned defence or airbase.	Central government is absolutely clear that the airfield will remain Air Force and will not revert to urban development.
4	RUB	New Information	There is a longstanding unresolved issue with the RUB boundary in Quail Drive, Albany Heights. Previous address 27 Quail Drive, new physical address 36 Stevensons Crescent, Albany.	Support continued work on the RUB anomaly in phase 4 as recommended by the Unitary Plan Committee.

5	Residential zone overlay	Error	<p>Much of the Greenhithe area is zoned for residential large lot development. This essentially sets a density based on subdivision controls of one house per 4,000m². This zoning works well on the southern side of the Greenhithe Ridge. On the southern northern side and around the Greenhithe Village, sections are typically in the 1,000-1,200m² size. While it is recognised that the subdivision control does not prevent housing in section sizes of this area, nevertheless there is significant uncertainty and concern within the Greenhithe community over the level of control. Equally the Board, and we think most of the community, wouldn't want to go to the Single Dwelling zone with its density of 1:500. This would significantly change the character of the Greenhithe community. The Board's preference is that a zoning regime be introduced for Greenhithe either through a precinct overlay or a subsetting of the Large Lots zone to provide for subdivision/density at 1:1,000.</p>	Officers incorrectly interpreted and applied resolution.
6	Zoning	Error	<p>The board is aware of a block of land on the northern side of Oteha Valley road, east of the motorway which is zoned for single dwelling. Officers assumed the block of land was 42 Kewa Road, Albany. The parcel of land is not 42 Kewa Drive, it is 56 Fairview Avenue.</p>	
7	Parking requirements	Re-iteration of previous feedback	<p>The board's view is that careful consideration needs to be given to the parking standards in intensive housing areas. The concentration of activity and reduced on-site parking opportunity means any spill over of parking is on the street. These areas are already tightly designed so have little additional capacity. The board is also of the view that minimum parking provisions on site should apply to developments within metro, town and local centres. These minimum parking</p>	<p>Officer comment indicated that the board's position was noted. The board felt that this was not adequate. Minimum car parking is exacerbating traffic safety and traffic congestion issues. Maximum parking requirements should not be negotiable. There should also be minimum carriage way widths applied to accommodate on-street parking.</p>

			<p>provisions need to recognise that retail and corporate businesses require more parking for their staff compliment and are more dependent on short-term parking for customers than other activities. If developments do not cater sufficiently for on-site staff parking, the vehicles spill out onto the surrounding streets and create congestion.</p>	
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Proposed Auckland Unitary Plan

7 February 2014

Attachment A: Ōtara-Papatoetoe Local Board input to the Auckland Council Submission

Local board contact: Fa'anana Efeso Collins, Local Board Chair

Local board officer: Neil Taylor, Senior Local Board Advisor,
neil.taylor@aucklandcouncil.govt.nz

1. General submissions

Hearing – The Ōtara-Papatoetoe Local Board requests the chair of the hearings panel to allow the board an opportunity to speak to the panel at the appropriate stage in the process about their community's views.

Schools – The proposed unitary plan in its present form does not address those effects of growth on schools. The board is concerned about the pressure that intensification will have on the local schools including Papatoetoe West School and Papatoetoe South School. The board considers that Auckland Council needs to accept a share of the burden of planning for this growth along with school boards and the Ministry of Education.

Piped infrastructure – The board is concerned that there are areas within the board area where the existing piped infrastructure (water supply, waste water, and stormwater) has only sufficient capacity to meet current demands, and will need upgrading to meet the additional demands of housing intensification. The board asks that the proposed unitary plan include safeguards to ensure that new development does not exceed the capacity of the available piped infrastructure.

2. Specific submissions

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	Map 48 Zones	The Papatoetoe "Golden Circle" area should be zoned Single House Zone to preserve the amenity of that area. The 1950s and 1960s high quality houses on large sections confer important community character in this area. The PAUP gives this area mainly	Rezone the Papatoetoe "Golden Circle" area, as shown on Attached Map marked "A", to Single House Zone.	The board is generally supportive of the intensification of most of Papatoetoe and the new zonings in other parts of the suburb, but considers this area and the Omana Rd area as legitimate

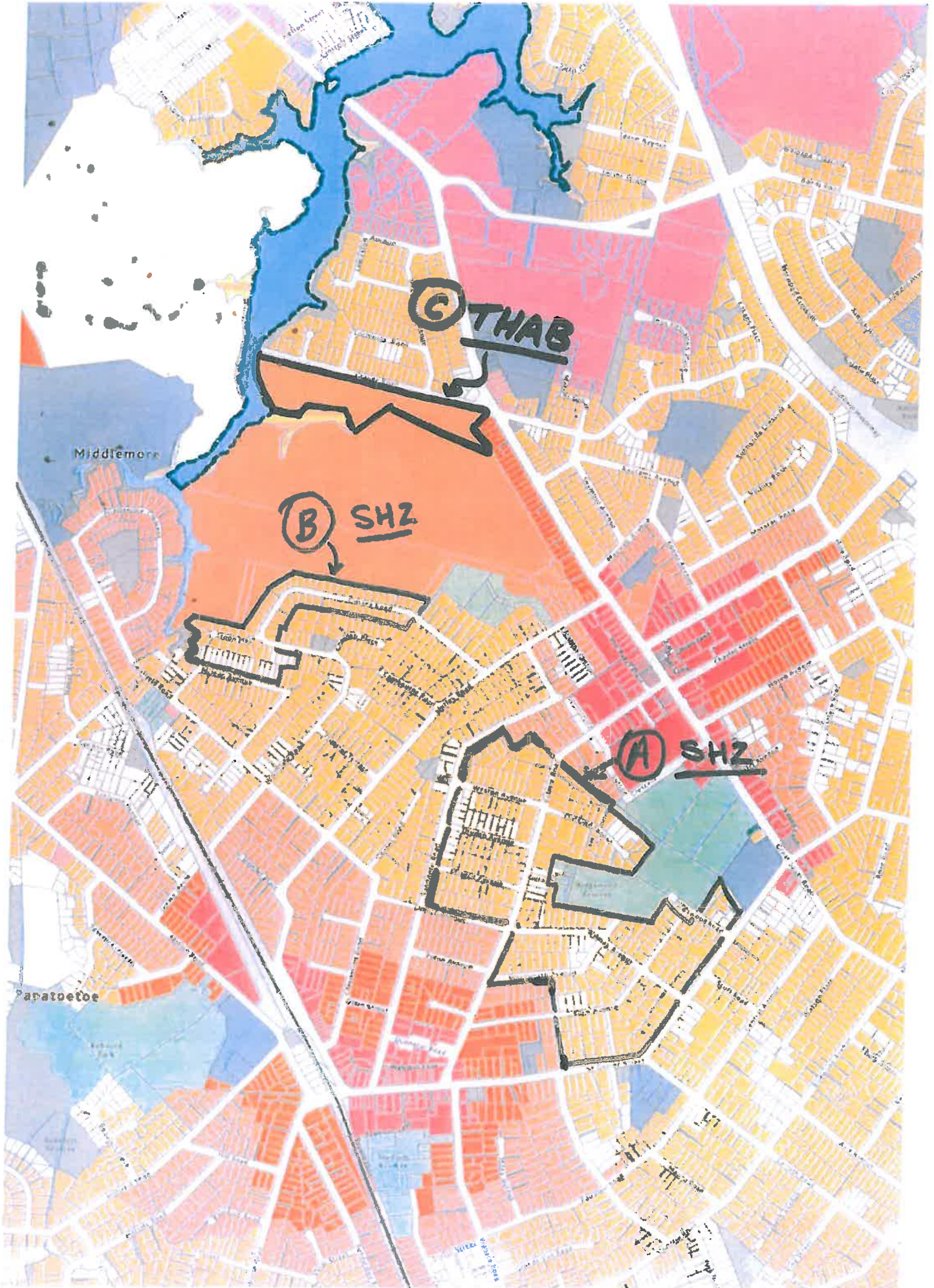
No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
		Mixed Housing (Urban and Suburban) Zoning with some scattered sites of Single House Zone. This zoning approach will destroy the current amenity of the area.		exceptions to the intensification policy.
2	Map 48 Zones	An area near Omana Rd and McClean Ave, Papatoetoe contains should be zoned Single House Zone to preserve the amenity of that area. The 1950s and 1960s high quality houses on large sections confer important community character in this area. The PAUP gives this area mainly Mixed Housing (Suburban) Zoning. This zoning approach will destroy the current amenity of the area.	Rezone an area near Omana Rd and McClean Ave Papatoetoe, as shown on Attached Map marked "B", to Single House Zone.	Much of this area was shown on earlier drafts of the plan as single house zone, which the board supported. It changed to Mixed Housing Suburban in the PAUP.
3	Map 48 Zones	Papakainga, Ōtara - the Local Board supports in principle the development of a papakainga at 50 Alexander Crescent, Ōtara. The board would like the unitary plan to make clear that the papakainga proposal is are supported by the Special Purpose Zone applied to the land.	Retain Special Purpose Zone on 50 Alexander Crescent, subject to the plan being more specific that this zoning supports papakainga development on the land.	
4	Map 48 Building heights	The board agrees with the proposed 6 storeys height limit in the Old Papatoetoe town centre. The 6 storey height limit is appropriate because it is near a train station and bus routes, it has sufficient size and depth to support 6 storeys, and there is space for this height to decrease from the centre out through the surrounding residential zones. However, the board is	Retain maximum height of 6 storeys in the Old Papatoetoe Town Centre, subject to consideration of mitigation of shading effects across St George St.	

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
		concerned about the possible effects of shading across St George St from buildings on the north side of the street, and would like to see these effects mitigated by suitable height to boundary angles or setbacks at higher levels.		
5	PART 3 –Chap H; 1 Infrastructure;1. 2 Transport; 3. Development controls; 3.2 Number of parking and loading spaces	Most of OPLB area is in the Mixed Housing Zone, Urban or Suburban. The MHZ (Suburban) provides for minimum parking spaces and is acceptable to the board. The MHZ (Urban) provides that only 1 parking space is to be provided for 1 bedroom dwellings, and a maximum of 2 parking spaces for 2 or more bedroom dwellings. Maximum car park controls are understood to be intended to give incentives to people to use public transport. Many parts of the MHZ (Urban) in the OPLB area are not well served by public transport, and residents will be car-dependent for the foreseeable future. In these areas, a minimum off-street parking requirement is desirable, to avoid overloading the streets with parked vehicles. No maximum car park provision should apply.	Remove the control on maximum numbers of car-parks in the Mixed Housing Zone (Urban), and replace with minimum requirements of off-street parking of 2 spaces per dwelling.	Increased on-street parking will result from the maximum parking space control. This will have adverse outcomes on residential amenity and on cycling safety, as there will be some blocking of cycle lanes.
6	Open Space Zones Activity Table – Part 3 Chapter I, Zone rules, Pt 2	Early childhood learning services (ECLS) on parks – ECLS up to 100m2 within an existing building are permitted in 3 of the 5 Public Open Space Zones. OPLB considers that discretionary resource consent should be	Change Activity Table for Public Open Space (POS) Zones rules to make the establishment of a new ECLS in all 5 POS Zones a discretionary activity.	

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
		<p>required to establish a new ECLS in POS Zones. ECLSs have the adverse effect of removing POS land from public use, and OPLB considers that there should be careful assessment of each proposal. OPLB is happy for the numerous ECLSs already established on parks to continue under their existing use rights.</p>		
7	<p>PART 3 - Regional And District Rules; Chapter J: Overlay rules: 1 Infrastructure; 1.2 Aircraft Noise; 4. Development controls - Auckland Airport</p>	<p>Airport approach path at Papatoetoe – The board is supportive of requirements for noise insulation and internal ventilation in areas under the noise / flight path overlays.</p>	<p>Retain rule 4.1 requiring noise insulation and ventilation for new development under the approach paths to Auckland International Airport.</p>	
8	<p>Part 3 - Regional And District Rules; Chapter I: Zone rules; 3 Business zones; 1. Activity tables</p>	<p>Psychoactive substances shops – The board is concerned about the potential effects of psychoactive substances shops, including the adverse economic, social, cultural and environmental effects of the shops at some locations, particularly near sensitive activities such as schools, childcares, medical practices, bus stops and community facilities. The board believes that shops selling psychoactive substances within 100 metres of a sensitive activity should be required to obtain resource consent before they can establish.</p>	<p>Add to the Activity Table a new row in the "Commerce" section, in all 7 Business Zones to list as a discretionary activity: <u>Retailing of psychoactive substances (as defined in the Psychoactive Substances Act 2013) within 100 metres of a school, childcare, medical practice, or community facility, or within 50 metres of a bus stop or railway station.</u></p>	

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
9	Map 48 Zones	The area of the Grange golf course fronting Grange Road should be zoned Terrace Housing and Apartment Zone to provide better utilisation of that land, which is suitable for intensive development because of its proximity to the golf course (with associated amenity) and good connectivity to the transport network.	Rezone the area of the golf course fronting Grange Road, as shown on Attached Map marked "C", to Terrace Housing and Apartment Zone.	

Otawa



Proposed Auckland Unitary Plan (PAUP): Māngere–Ōtāhuhu Local Board input to the Auckland Council Submission

Local board contact: Lydia Sosene, Chair, Māngere–Ōtāhuhu Local Board, Lydia.sosene@aucklandcouncil.govt.nz

Local board officer: Rina Tagore, Senior Local Board Advisor, Local Board Services, rina.tagore@aucklandcouncil.govt.nz

1. General Comments

The local board's input is informed by community consultation and the Area Plan. The board supports and seeks to retain some specific provisions through the submission, hearing and decision process of the PAUP.

2. Specific points

N o.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	Mixed housing Suburban Map No.47	<p>That the Mixed Housing Suburban zone and Single House zone being applied to the properties between Woodward Ave and Coronation Road is retained.</p> <p>The zoning is considered appropriate as it maintains a suitable level of character and amenity for the locality and provides an appropriate transition between the Coronation Road Mixed Use area and the nearby public open space. This zoning also provides a suitable interface to the large area of Single House zone further to the west of Woodward Ave.</p>		<p>The Mixed Housing Suburban zone should not extend further west than Coronation Road as this road provides a suitable transition between the higher and more intense built form outcomes on one side of the shopping area and the other. Additionally, the commercially zoned sites and the width of Coronation Road mean that the effects of development within the Mixed Housing Suburban zone (which allows up to three levels) can be appropriately mitigated so as not to significantly adversely affect the amenity of the Mixed Housing Suburban zone to the west.</p>

2	<p>General Housing Map Urban 47</p>	<p>The area of Single House zone, combined with the areas of Mixed Use Urban and Mixed Use Suburban zones are considered to provide an appropriate mixture of housing zones that will appropriately provide for residential intensification, whilst also taking into account the historic pattern of development within the locality and infrastructure restrictions. The proposed residential zonings will also enable appropriate interfaces between the nearby public open space zones.</p> <p>To ensure that provision is made for any future 'East-West link' along Walmsley Road through a building setback control or road widening (or similar) provision.</p>		<p>That the proposed residential zonings in the Hastie Ave area are retained as they are.</p> <p>That this zoning proposed, continues to be subject to appropriate interface controls being applied to the adjoining industrial, coastal and residential zones.</p> <p>The local board is supportive of the proposed Terrace House and Apartment Zone on the northern side of Walmsley Road. The local board understands that the development controls proposed in the PAUP do provide for this and seeks to ensure that these are retained.</p>
3	<p>Mixed Use Map Urban 48</p>	<p>Retain the zoning of Massey Road as a Mixed Use zone in order to support the business activity in proximity to Saville Drive.</p> <p>The local board also support the extension of the Mixed Use zoning of the eastern side of Massey Road to Hain Ave.</p>		<p>Retain these zones as adopted into the PAUP through the submission, hearing and decision process of the PAUP.</p>

4	<p>Built Environment Heavy Industry Air Quality Zone Map Urban- 48, Rule H.4.1</p>	<p>That the Unitary Plan finalization process delivers on the outcomes sought in the Māngere-Ōtāhuhu Area Plan.</p> <p>The Mixed Use zoning to the east of Huia Road to Marjorie Jane Crescent is a critical element of achieving the Area Plan outcomes.</p> <p>The Area Plan outcomes considered future developments in the area which included the construction of the new recreation precinct area on Mason Ave (due for completion in 2015) and the development of the new Ōtāhuhu Bus/Train interchange at the end of Station road on Saleyards Road (due completion end of 2014) where the current train and adjoining container storage site sits.</p> <p>The local board supports the position in the, Māngere-Ōtāhuhu Area Plan, where it was viewed that Station Road and the adjacent blocks of land would be critical to maximising the future benefits of the area by allowing for residential intensification in close proximity to major community recreational facilities,</p>		<p>On Industry Air Quality Zone around James Fletcher Drive, the local board seeks to retain two key outcomes, as set out below:</p> <ul style="list-style-type: none"> • The retention of an appropriate Heavy Industry Air Quality Zone around the industrial zone, which enables heavy industry to continue to operate. • The retention of the Mixed Use zoning to the east of Huia Road to Marjorie Jane Crescent, without the Heavy Industry Air Quality Zone overlay. <p>Retain the Industry Air Quality Zone around James Fletcher Drive.</p> <p>That the Mixed Use zoning to the east of Huia Road to Marjorie Jane Crescent is retained without the Heavy Industry Air Quality Zone overlay</p> <p>The local board supports the significant local employment opportunities that this industrial area provides and would not want the industry operators to be unnecessarily restricted by such a notation on the planning maps.</p> <p>A quick review of the Air discharge zones shows that sites in Onehunga, Glendene, Sylvia Park, East Tamaki and Wiri have</p>
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	<p>a public transport interchange and the economic centre of the local area, all within approximately 500m or less.</p> <p>The Mixed Use zone proposed in the PAUP is considered to be an appropriate zone as it allows for both residential and business activities which can serve the dual use of supporting both the industrial zones to the west and the town centre and recreational precinct to the east. The zoning allows for both supporting commercial activities as well as residential activities that can supply local employment sources for both. The Mixed Use zone will also enable higher residential densities within proximity to the public transport interchange - an outcome that is key element of the overall PAUP. It is also important to note that this area of Mixed Use activity is surrounded by a significant area of Light Industry zone and residential zone that can adequately provide for land uses that can support the Heavy Industry zone.</p>		<p>impacted on the Heavy Industry Air quality boundaries which have been amended to allow for residential intensification. In Onehunga, at its closest, is only 100m from heavy industry to apartment/ terrace residential zoning between Nielson Street and Bond Place. In East Tamaki, the heavy industry zoning is 45m from Apartment/ terrace residential zoning. As such it is not considered that a small reduction in the 500m threshold to accommodate this area, in consideration of the other objectives for the Otahuhu recreational precinct, transport interchange and town centres, would significantly affect the outcomes sought by the Heavy Industry Air Quality Zone overlay.</p> <p>The local board seeks a more balanced approach as that will be appropriate and in keeping with other examples reflected in the PAUP throughout the region</p>
<p>5</p> <p>Historic Heritage and Historic Character</p> <p>Map Urban 48, Rules – J.2, J.3.3</p>	<p>The local board supports the pre 1944 demolition control and its application to areas within the local board's jurisdiction.</p> <p>The local board requests that the governing body ensure (through its submission) that there is legal scope to retain the recommendations of the Otahuhu Historic Heritage Survey, 2013</p>		<p>The local board is also keen to have the recommendations of the surveys mentioned adopted into the Unitary Plan</p>

6	<p>Boarding Houses Rules I.1.1 and I.1.3</p>	<p>and Mangere Town Centre Historic Heritage Survey, 2013 throughout the process of finalising the PAUP.</p> <p>The issue of Boarding Houses has become a significant matter of concern to the local board. The concerns are with the negative social and environmental effects that a conglomeration of such activities can create.</p> <p>Overtime, a proliferation of such activities has raised public safety and social amenity concerns. For example, numerous boarding houses in a certain area can often mean that community facilities, such as public parks are used as an area where boarding house residents gather, this is turn creates perceived negative public safety concerns whereby general public use of such facilities (particularly by children) are reduced.</p> <p>The local board considers that the impacts of boarding houses in close proximity to one another increases the environmental impacts of such activities and concentrates the negative social impacts related to this activity type. Examples include the Ōtāhuhu and Māngere (Favona) concentration of boarding houses, which are co-located or in close</p>	<p>The local board would support a threshold level approach to the management of such activities into the Unitary Plan. This could operate in a similar fashion to the retail threshold controls that have been used in previous district plans, whereby there is a limit placed on the square metre floor area of boarding houses within a certain area of land.</p> <p>In the retail example, there may be a limit of something like 1,000m² of retail activity within a 1km radius around the retail activity.</p> <p>Work would need to be done to determine appropriate figures to include in such a control.</p>	<p>The local board acknowledges the controls with the PAUP that deal with such activities across Residential and Business zones.</p> <p>A simple survey could confirm the concerns of the board around the negative social and environmental effects where there are concentration of boarding houses.</p> <p>The local board is of the view that while there are bulk and location controls within the PAUP, including size thresholds, these alone cannot address the significant adverse social amenity effects and public safety concerns that arise from an agglomeration of such activities within a specific area. It is the cumulative adverse effects of these activities that are concern of the board.</p> <p>Such controls are in place in order to prevent the agglomeration of retail activities outside town centres and thereby avoiding the potential negative social and economic effects of eroding the commercial viability and social amenity of existing centres that can result from empty shop frontages and 'dead' areas within existing town centres. This same</p>
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	<p>approach could be applied to boarding houses, i.e. [X]m² of boarding house activities within a [X]m radius around the proposed boarding house site.</p> <p>Such an approach could serve to address existing community concerns regarding the safety issues that arise from such activities.</p> <p>Such an approach would be complementary to the Part 2 purposes and principles obligations that the Council is required to adhere to under the Resource Management Act (RMA).</p> <p>Such an approach would enable people and communities to provide for their social, economic and cultural well-being and for their health and safety.</p>
	<p>proximity to each other, where the local board has been informed by police, are hot spots for negative social activity.</p>

Proposed Unitary Plan HIBISCUS AND BAYS LOCAL BOARD Input into Auckland Council Submission

Date: 14 February 2014

1.0 Authorisation

This feedback is authorised by Chairperson Julia Parfitt and Deputy Chairperson Greg Sayers as delegated under resolution as follows:

That the Hibiscus and Bays Local Board:

- b) Delegate authority to the Chairperson and Deputy Chairperson or any person acting in these roles to make an urgent decision on behalf of the local board.
- c) Request that all urgent decisions be reported to the next ordinary meeting of the local board.



Julia Parfitt
Chairperson
Hibiscus and Bays Local Board

Date: 14 February 2014



Greg Sayers
Deputy Chairperson
Hibiscus and Bays Local Board

Date: 14 February 2014

2.0 Contact Details

Name/ Organisation:	Hibiscus and Bays Local Board Auckland Council
Postal Address:	C/- Lesley Jenkins, Relationship Manager Hibiscus and Bays Local Board, Auckland Council, Orewa Service Centre, Private Bag 92300 Auckland
Phone number:	Julia Parfitt 021-287-1999 Lesley Jenkins, Relationship Manager 09 3010101
Email contact:	julia.parfitt@aucklandcouncil.govt.nz lesley.jenkins@aucklandcouncil.govt.nz

3.0 Introduction

The Hibiscus and Bays Local Board has previously provided feedback on the draft Auckland Council Unitary Plan. Responses to this feedback have been provided by officers. This feedback has been discussed with the local board who indicate that they wish to again raise a number of matters from the original feedback. Hibiscus and Bays Local Board generally supports the Proposed Auckland Unitary Plan, with some changes requested. The local board has not expressed support for specific provisions as that is not considered to add any value to the Council submission, which will be supporting the PAUP.

4.0 Issues

Area Plans

- An Area Plan can influence the Unitary Plan provisions, as one tool for implementation, and also requiring more detailed precinct planning. It recognises the place-based importance to wellbeing of communities, and gives effect to strategic planning
- Submission 1: Provide specific recognition of Area Plan role in PAUP, in local area implementation of growth strategy [Pt1 A3.1 Council's strategic framework] and place-based planning [Pt1 A4.2 Area-based planning tools], including the Area Plan identifying where detailed Precinct Plans will be required.
- Submission 2: Require a minimum net site area of 2000m² for multi-unit residential development in the Mixed Housing Suburban & Urban zones within Hibiscus and Bays, as provided in the adopted Area Plan [Pt3 I1.3.1.5&6]

Precincts

- Legacy structure plans are included as precincts for Gulf Harbour, Orewa (Kensington Park), Long Bay, Waiwera, Orewa West, Silverdale North, Weiti Forest Park, but there are no precincts for Okura or Weiti Station as they are not considered 'strategic'
- Submission 3: Reinstate Operative Plan provisions for proposed Weiti Village, including maximum 400 dwellings in sub-precinct B (PAUP proposes 1050)[Pt3 K5.58 Weiti precinct] and for Weiti Station
- Submission 4: Reinstate Operative Plan provisions for Okura, including minimum and average site sizes, and defined building site locations, to create a Precinct [Pt3 K5]
- Submission 5: Additional precincts are required to implement the adopted Hibiscus and Bays Area Plan

Infrastructure

- Infrastructure planning for growth is required in structure plans and precinct plans and area plans. Infrastructure asset capacity needs to be known and monitored, influencing Asset Management Plans and the Long Term Plan, and resource consents as well as the Unitary Plan. External agencies also need to plan for infrastructure. Infrastructure also includes parks and reserves, and other social infrastructure, eg schools and community facilities.
- There needs to be better protection of floodplains and overland flowpaths, and stormwater neutrality from new development
- Submission 6: Require greater protection of floodplains and overland flowpaths, and stormwater neutrality from new development

Design

- Intensive residential development needs assessment of effects on the proposed occupants and of effects of the proposed building on adjacent sites and public open space, including streets

- Submission 7: Mixed Housing Urban and Suburban, and Terraced Housing and Apartment Building zones, also need design assessment for sunlight access into new private open space, to control shading of adjacent private open space, localised on-street traffic and parking, and reverse sensitivity effects on public open space [Pt3 I1.10 Assessment RDA]

Parking and Traffic

- Maximum carparking limits in the town and local centres, Mixed Use zone and THAB zone are not supported. A minimum standard should apply, lowered over time as intensification occurs and public transport accessibility improves. PAUP proposes a similar standard for residential development, as a maximum in some zones and as a minimum in others
- Submission 8: For residential development use minimum carparking standards in Town and Local centres, and in Mixed Use and Terrace Housing and Apartment Building zone [Pt3 H1.2.3.2 Tables 3 and 4]

Rural

- Greenbelt – identify and protect. Significant Ecological Areas, vegetation and landscaping management only partly achieve. Need a policy to control development, in Rural Urban Boundary design, structure plans, expansion of settlements, acquisition of public open space, and incentives for environmental protection
- Submission 9: New policy for RUB and structure plans to identify/protect greenbelt and incentivise environmental protection and improvements [Pt1 B2 Enabling quality urban growth; Pt5 Appx1 Structure plan requirements]
- Redvale, Wainui, Stillwater Countryside Living are mapped as receiver areas for transferable rural sites, and could compromise greenbelt rural and coastal character, including Northwest Wildlink and Hatfields Beach
- Submission 10: Countryside Living zones within Hibiscus and Bays should be Receiver Site Exclusion Areas [Pt5 Appx12.1]

Heritage and Historic Character

- Prohibition on demolition of Category A buildings in Council ownership is opposed, unless Council is committed to funding repairs and maintenance
- Submission 11: Include a statement, within the heritage provisions, that Auckland Council will fund repairs and maintenance of any Council-owned Category A buildings [Pt2 C3 Historic heritage]
- Part of Red Beach is included within the Pre-1944 demolition control overlay. There appear to be few intact houses from that time to justify such an overlay.
- Submission 12: Provide evidence of Red Beach houses from before 1944 that are still reasonably intact, or remove the overlay from that area [Map Historic heritage Pre 1944 Building demolition control]

Rural Urban Boundary

- Future Urban is mainly in Rodney Local Board area, west of motorway, with some southwest of Silverdale Village. It is anticipated that Weiti and Okura will be subject of PAUP and landowner submissions seeking additional development rights
- Submission 13: Support PAUP Future Urban zones and ensure new development is staged rather than all occurring at the same time. Re-instate the Operative Plan provisions for precincts in Okura, Weiti Forest Park and Weiti Station

Waiwera

- Waiwera – PAUP applies a maximum carparking limit to the Mixed Use zone in rural settlements but exempts their Town and Local Centres

- Submission 14: Mixed Use zones in rural settlements should have a carparking minimum standard [Pt 3H 1.2.3.2.1(b)(v)]
- Waiwera – Precinct does not include swimming pools (recreation facility) so it would be Non-complying activity (permitted in Operative plan)
- Submission 15: Add “Recreation Facility – Sub-precinct B Permitted” to Waiwera Precinct activity table [Pt 3K 5.54.1 Activity Status]

• **Statement of Community Views Topics**

- Support for Area Plan, its growth management role and economic and environmental outcomes including the development of agreed precinct plans at Silverdale and Browns Bay, and the Area Plan’s ability to direct changes through the Unitary Plan
- Long Bay, Okura and Weiti, need for and value of structure planning
- Infrastructure planning and integration critical for growth. Support the Penlink project and the Wainui motorway ramps, but recognise that the PAUP allows extensive growth that relies on new infrastructure
- Community preference for managed change – greenbelt; Special Housing Areas; Rural Urban Boundary and Future Urban; carparking and public transport
- Strong community views on coastal character, building heights and development density
- Business – protection and supply of business land for local economy and employment as well as Auckland
- Business – mixed-use zone activities will result in a range of business activities in close proximity to residential activities. The PAUP provisions need to assess and manage the potential adverse effect that some business activities cause adjacent to residential activities.

Resolution number KT/2014/13

MOVED by Member L Waugh, seconded by Chairperson K McIntyre: _

That the Kaipatiki Local Board:

- a) **approves the tabled document, as amended, as the board's written input to the Auckland Council submission on the Proposed Auckland Unitary Plan (PAUP);**
- b) **requests that officers seek confirmation from the chair of the Independent Hearings Panel that local boards will have the opportunity to speak to the Panel about issues relevant to the local board area.**
- c) **delegates to the Chairperson the authority to clarify the content of this input and any other matters requested by the Governing Body and / or the Independent Hearings Panel.**

Proposed Auckland Unitary Plan

Attachment A: Kaipātiki Local Board input to the Auckland Council Submission

Local board contact: Kay McIntyre, Chair – Kaipātiki Local Board
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Local board officer: Sarah Broad, Senior Advisor – Kaipātiki Local Board
(sarah.broad@aucklandcouncil.govt.nz)

General Comments

1. The board provided extensive feedback on the Draft Unitary Plan and is largely satisfied with the action taken in the PAUP as a result of the feedback provided.
2. The board wishes to clarify that its comment as part of this feedback (at point 69) that 'Chatswood Estate is subject to covenants' was incorrect. The board has since been advised that there are no such covenants in place. Chatswood Estate has been zoned Residential – single house which the board supports.
3. The board has identified that the Public Open Space Activity Table (Part 3, Chapter I, 2.1) is potentially misleading as the table could be interpreted in one of two ways:
 - 3.1 As indicating that permitted activities on a particular reserve will be guided by those activities which are in accordance with a precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan. This interpretation would suggest that the rules relating to those activities outlined in the activity table will only come into effect where the precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan allows for that activity (otherwise the activity is restricted discretionary), or;
 - 3.2 As indicating that for all reserves, the rules for each activity are as outlined. This would suggest that a large number of activities are now permitted in reserves which would previously have required resource consent or not been permitted under the operative North Shore City District Plan.
 - 3.3 The activity table therefore needs to be much clearer in its intent.
4. In addition, due to the lack of reserve management plans in place for a large proportion of Kaipātiki parks and reserves (24%), the reference to reserve management plans is further weakened in these cases.
5. The activity table is specifically inconsistent in relation to the rules surrounding grandstands:

- 5.1 Grandstands are listed as a separate activity in the table under 'Community'. Grandstands are described as either 'non-complying' or 'restricted' for all five of the POS zones at this point in the activity table.
- 5.2 However, grandstands are also listed as part of the 'buildings' activity under 'Development' further down the table. Buildings are described as 'permitted' for all five of the POS zones at this point in the activity table, which for grandstands is inconsistent with 1.5.1 above.
6. A proportion of Onepoto Domain has been rezoned POS – Informal Recreation (the draft unitary plan had zoned a significant proportion of the reserve as Conservation). The board identifies this change as an error.
7. 411 Glenfield Road and 88-94 Bentley Avenue have been zoned 'Special Purpose – School' in the PAUP. There is no school on any of these properties (current use is as a Community Centre, Library and Local board office with associated parking and planting).
8. Overall the board has identified inconsistencies in the application of the zoning on some council owned community properties. Under the operative North Shore City District Plan the following properties (not necessarily exhaustive) were zoned 'Special Purpose – Community Use'. In the PAUP a variety of zones have been applied depending on the local context:
 - 8.1 411 Glenfield Road (Glenfield Community Centre) – zoned 'Special Purpose – School' in the PAUP
 - 8.2 88-94 Bentley Avenue (Glenfield Library and Local board office) – zoned 'Special Purpose – School' in the PAUP
 - 8.3 Corner Hinemoa Street/Rawene Road (Birkenhead Library) – zoned part 'POS – Civic Spaces' and part 'Town Centre' in the PAUP (the portion of the property zoned 'Town Centre' matches that zoned 'Special Purpose – Community Use' in the operative plan)
 - 8.4 5 Ernie Mays Street (Northcote Library) – zoned 'Town Centre' in the PAUP
 - 8.5 2 Rodney Road (Northcote War Memorial Hall) – zoned 'Single House' in the PAUP
9. As the special purpose zoning in the PAUP would not apply to these properties (as the special purpose zones are limited to: Airport, Cemetery, Healthcare, Major Recreation Facility, Māori Purpose, Quarry, Retirement Village, Green Infrastructure Corridor, School and Tertiary Education) the board requests that more appropriate zoning for these council owned community properties would be Public Open Space – Community.

10. The board has also identified a number of other council owned community properties, as listed below. These properties have operative zoning which largely matches that in the PAUP. However, the board requests that the zoning for these properties is reviewed as a possible error (as the zoning does not match their current and planned future use):
 - 10.1 110 Hinemoa Street (Highbury House), zoned 'Business 1/Residential 3C' in the operative plan and 'Neighbourhood Centre/Single House' in the PAUP
 - 10.2 72 Bayview Road (Bayview Community Centre), zoned 'Residential 4A' in the operative plan and 'Mixed Housing Suburban' in the PAUP
 - 10.3 134 Birkdale Road (Birkdale Community House), zoned 'Residential 4A' in the operative plan and 'Mixed Housing Suburban' in the PAUP
11. 35- 41 Birkenhead Avenue is zoned partly 'Town Centre' and partly 'POS – Conservation' in the PAUP. 35-41 Birkenhead Avenue was purchased by North Shore City Council in 2004 using the Council's Citywide Reserve Land Purchases Budget (N.B. this total budget was made up of both 'Coastal Land Acquisition budget' and 'Land Acquisition budget'- the property in question was purchased utilising 'Land Acquisition budget' specifically). Subsequently, the Highbury Centre Plan (2006) identified the property as providing an opportunity to create a viewing platform on the site and/or link through to Le Roys Bush. City Transformation within Auckland Council is currently leading work on the development of the site as a 'bush gateway and lookout' and budget is identified in the Council's LTP for this development. The board therefore requests that the zoning of the site is reviewed to ensure that it best meets the needs of the development as a public open space and commercial activity. (N.B. the entire site (including the bush at the rear) is zoned 'Residential – 2A' in the operative North Shore District Plan).
12. Eliot Reserve is zoned Public Open Space – Sport and Active Recreation in the PAUP. Whilst the operative District Plan zoning for the reserve was 'Recreation 4' the board identifies this as a possible error as the current use of the reserve is split – the Northern end being used for sport and active recreation and the Southern end for informal recreation.
13. A stormwater catchment management planning assessment undertaken by Hill Young Cooper on behalf of the Council recommends 'no intensification for this defined area' [the defined area in question is that immediately to the west and north of Greenslade Reserve]. The board requests that this area is revisited to ensure that this advice has been incorporated into the zoning applied in the PAUP.

14. The board queries whether the demolition controls are adequately addressed in the Special Character Residential North Shore Overlay Activity Table (Part 3, Chapter J, 3.4). The board requests assurance that the controls replicate those in the operative plan, and that this is clearly articulated in the PAUP.

Proposed Auckland Unitary Plan

Attachment A: Albert Eden Local Board input to the Auckland Council Submission

Local board contact: Peter Haynes, Chairperson

Peter.haynes@aucklandcouncil.govt.nz

Local board officer: Blaire Lodge, Local Board Advisor

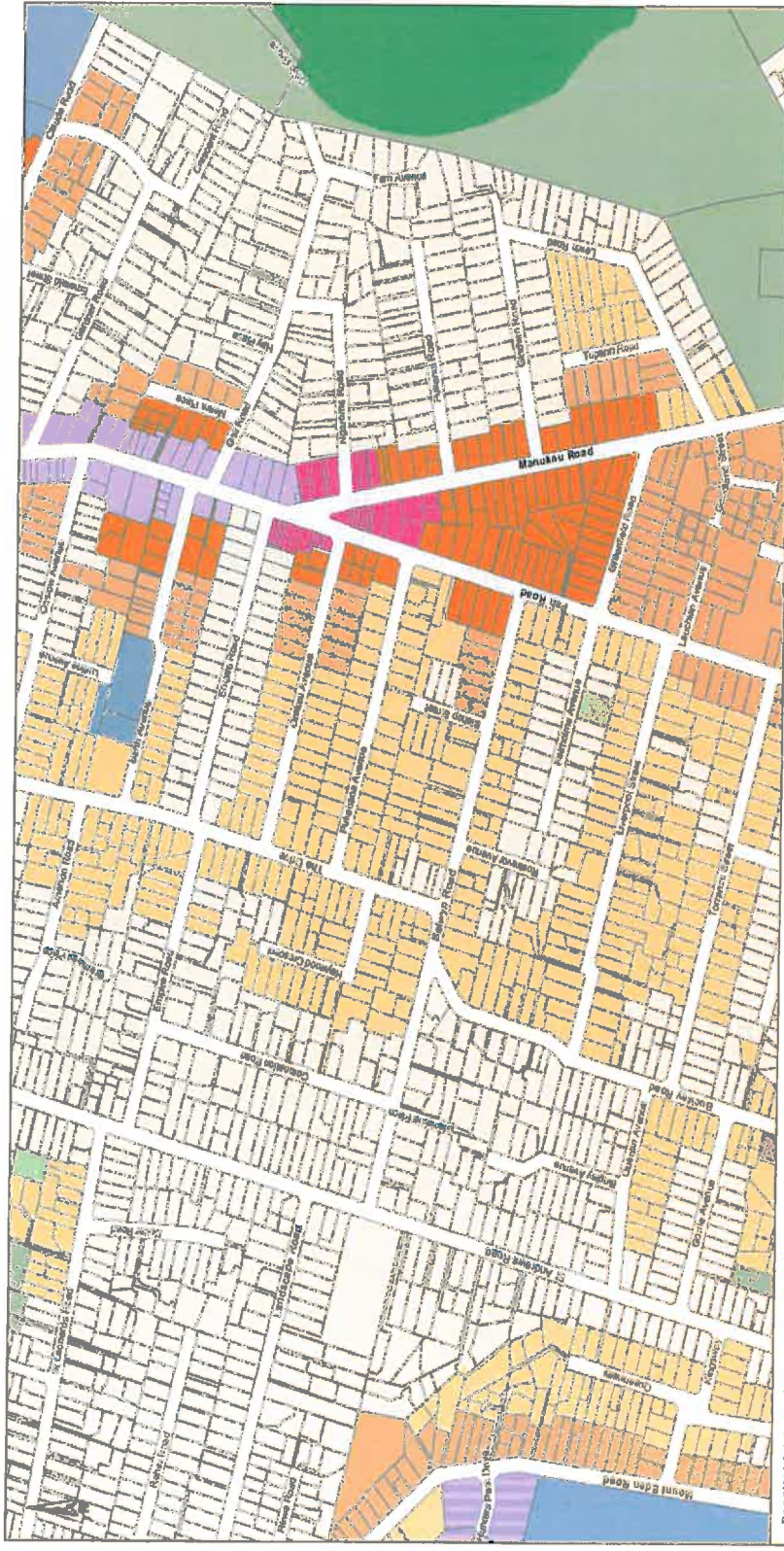
Blair.lodge@aucklandcouncil.govt.nz

General Comments

1. This submission addresses site specific zoning errors and omissions and does not relate to any policy or substantive issues in the Proposed Auckland Unitary Plan as noted in Table One.
2. The submission also includes a list of streets and items for scheduling in the plan and requests further investigation of these (Attachment 2).

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	Map 40 Pukehana Ave	Zoning error/omission.	The Board requests that Pukehana Ave be rezoned to from Mixed House Suburban to Single House. The request is in accordance with the recommendations in the Future Planning Framework for Pukehana Avenue which identified the street as low density zoning.	The requested change is illustrated in Attachment 1.
2	Map 31 Waterbank Crescent	Zoning error/omission.	The Board requests that 55 and 2/55 Waterbank Crescent is rezoned from Mixed Housing Urban to Mixed Housing Suburban as given they are located adjoining the walkway to Public Open Space.	The requested change is illustrated in Attachment 1.

**Attachment 1 – Mapping Changes
Map 40- Pukehana Ave**



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Plan Created: 24/2/14



Unitary Plan Base Zone

Map 31- Waterbank Crescent



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Unitary Plan Base Zone



Attachment 2 – Requested further investigations for inclusion to the Historic Heritage and Significant Ecological Overlays

Property/ Area	Significance
Cultural Heritage	
Mt St John Road, Epsom	Protection of the slopes of the maunga
Batger, Rautangi, Oaklands and Stokes Roads (on the Nor-east side of Mt Eden)	Protection of the slopes and view shafts of the maunga
Pou Hawaiki (sacred site, now Auckland College of Education carpark building) 4/60 Epsom Ave, Epsom	Identified under the Tekau mā Rima project as significant- sacred site
Te Wai o Rakataura (wetlands to south of Ōwairaka / Mt Albert)	Identified under the Tekau mā Rima project as significant- wetlands
Te Ana a Rangi (a cave under what is now Melville Park)	Identified under the Tekau mā Rima project as significant- cave
Te Rua a Rangimarie (King George Ave)	Identified under the Tekau mā Rima project as significant
Ecological Significance and possible heritage	
81 Mt Royal Rd, Mt Albert and all other lava cave entrances	Ecological significance Lava cave entrance
The Spring stated to be under Crystal Motors, 11 Ruru Street, Eden Terrace	Protection of area for ecological significance
Historic Heritage	
Oakley Creek Inlet	Protection of area for ecological significance
5 Woodside Rd, Mt Eden	Historic burial site
Residential Character	
Dexter Ave, Mt Eden	Protection of buildings for heritage significance – architectural
Tenterden Ave, Balmoral	Protection of buildings for heritage significance – architectural
Brixton Road, Balmoral (South Side)	Protection of buildings for heritage significance – architectural
5 Goldsmith Rd Epsom	Protection of building for heritage significance – architectural

37 Wairakei St, Greenlane	Protection of building for heritage significance – architectural
12 Western Springs Road, Morningside	Protection of building for heritage significance – architectural
Mont Le Grand, Mt Eden	Protection of buildings for heritage significance – architectural
Manatu Street, Mt Eden	Protection of buildings for heritage significance – architectural
Rarawa Street, Mt Eden	Protection of buildings for heritage significance – architectural
Herbert Road, Mt Eden	Protection of buildings for heritage significance – architectural
<i>Places of interest for future research and evaluation</i>	
24 Essex Road, Mount Eden	Protection of building for heritage significance – architectural
305 Mount Eden Road, Mount Eden	Protection of building for heritage significance – architectural
465 Mount Eden Road, Mount Eden	Protection of building for heritage significance – architectural
75 Valley Road, Mount Eden	Protection of building for heritage significance – architectural
4 View Road, Mount Eden	Protection of building for heritage significance – architectural
2 Woodside Road, Mount Eden	Protection of building for heritage significance – architectural
Part Esplanade Road, part Bellevue Road and part Sherbourne Road, Mount Eden	Protection of buildings for heritage significance – architectural
Part Valley Road, Mount Eden	Protection of buildings for heritage significance – architectural
Stokes Road and Oaklands Road, Mt Eden	Protection of buildings for heritage significance – architectural
Tarata Street and Ashton Road, Mt Eden	Protection of buildings for heritage significance – architectural

Ngauruhoe Street and Essex Road, Mt. Eden	Protection of buildings for heritage significance – architectural
Poronui Street and Nicholson Park, Mt Eden	Protection of buildings for heritage significance – architectural
Part Windmill Road, Mt Eden	Protection of buildings for heritage significance – architectural
40 Oliver Street, Point Chevalier	Protection of building for heritage significance – architectural
11-15 (or 13) Joan Street, Point Chevalier	Protection of buildings for heritage significance – architectural
6-12 Pelham Street, Point Chevalier	Protection of buildings for heritage significance – architectural
32 Point Chevalier Road, Point Chevalier	Protection of building for heritage significance – architectural
92 Point Chevalier Road, Point Chevalier	Protection of building for heritage significance – architectural
1041 Great North Road, Point Chevalier	Protection of building for heritage significance – architectural
1210-1234 Great North Road, Point Chevalier	Protection of building for heritage significance – architectural
59 Point Chevalier Road, Point Chevalier	Protection of building for heritage significance – architectural
11 Dignan Street, Point Chevalier	Protection of building for heritage significance – architectural
2 Montrose Street, Point Chevalier	Protection of building for heritage significance – architectural

Proposed Auckland Unitary Plan

Attachment A: Devonport Takapuna Local Board input to the Auckland Council Submission

Local board contact: Mike Cohen, Local Board Chair – mike.cohen@aucklandcouncil.govt.nz

Local board officer: Chris Dee, Senior Local Board Advisor – chris.dee@aucklandcouncil.govt.nz

1) General Comments

- a) The Devonport Takapuna Local Board (The Board) endorses the general approach of one Unitary Plan for Auckland with a consistent approach to zones and overlays.
- b) The Board gave feedback on the draft Unitary Plan and received responses from Auckland Council staff on the feedback.
- c) The Board wishes to be heard by the PAUP Hearings Panel.

2) Specific points

- a) **Lake Road:** Lake Road is one of Auckland's most congested roads and is the only way in to and out of the Devonport peninsula by road. The PAUP permits and anticipates significant urban intensification of the Devonport peninsula over time. Works planned to widen a section of the road might help to alleviate that congestion for the current demand, but the works take no account of significant increased demand likely if the Devonport peninsula intensifies. The Board understands that the mechanisms to address future infrastructure shortfalls do not form part of the Unitary Plan. That said, the Board has seen no realistic proposal that would address congestion from intensification and therefore believes the introduction of the PAUP measures allowing intensification must be linked with appropriate infrastructure development over time
- b) **Sunlight control:** no sunlight control measures to ensure Takapuna Beach Reserve is not shaded by buildings are proposed for Takapuna. The Board asks that this omission is corrected
- c) **Foreshore yard controls:** The PAUP excludes buildings in the foreshore yard but the definition of "building" appears to be too permissive in that as currently crafted could include structures such as decks and fences that the board believes is an unintended outcome. Unless changed, property owners with foreshore yards (e.g. much of Takapuna beach) will be able to erect structures such as fences and decks that fall outside the definition of a building.
- d) **Split dwellings:** The PAUP has no provision ensuring that car parks and outdoor living space is provided for each dwelling where an existing house is split into two or more dwellings. The Board believes that this is an error that could have considerable impact in areas like Devonport where there are many large homes that could be split, but the PAUP could create substandard accommodation that lacked additional onsite car-parking and an outdoor living space.
- e) **Earthworks:** The board believes this is an error in that the PAUP does not define "earthworks". The Board believes there should be a definition that allows the possibility of minor works where minimal earthworks are required. These could include holes dug for such structures as fences and other minor earthworks not affecting the substrata being captured by the lack of an earthworks definition and then subject to very expensive archaeological oversight.
- f) **Demolition Controls:** The board queries whether the demolition controls are adequately addressed in the Special Character Residential North Shore Overlay Activity Table (Part 3,

Chapter J, 3.4). The board believes this is an error and requests that the controls replicate those in the operative plan, and that this is clearly articulated in the PAUP as was intended by council.

- g) **Public open space activity table:** The board has identified that the Public Open Space Activity Table (Part 3, Chapter I, 2.1) is potentially misleading as the table could be interpreted in one of two ways:
 - a) As indicating that permitted activities on a particular reserve will be guided by those activities which are in accordance with a precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan. This interpretation would suggest that the rules relating to those activities outlined in the activity table will only come into effect where the precinct plan, or adopted reserve management plan, conservation management strategy or conservation management plan allows for that activity (otherwise the activity is restricted discretionary), or;
 - b) As indicating that for all reserves, the rules for each activity are as outlined. This would suggest that a large number of activities are now permitted in reserves which would previously have required resource consent or not been permitted under the operative North Shore City District Plan.
 - c) The activity table therefore needs to be much clearer in its intent.
- h) **Reserve Management Plans:** because of the lack of reserve management plans in place for a large proportion of Devonport Takapuna parks and reserves, the reference to reserve management plans in the public open space activity table further weakens the intended purpose of the table and the board believes this is an omission.

25 February 2014

Proposed Auckland Unitary Plan

Franklin Local Board input to the Auckland Council Submission

Local board contact: Chair Andrew Baker (andrew.baker@aucklandcouncil.govt.nz)

Local board officer: Jane Cain (jane.cain@aucklandcouncil.govt.nz)

The board requests the opportunity to speak to the panel at the appropriate stage in the process.

1. General Comments

The Franklin Local Board endorses the general approach of one Unitary Plan for Auckland with a consistent approach to zones and overlays.

The board gave feedback on the draft Auckland Unitary Plan (DAUP) and received responses from Auckland Council staff on the feedback.

Following consideration of the staff responses, the board raises the following matters for clarification and correction in the proposed Auckland Unitary Plan (PAUP).

2. Specific Points

Rural Coastal Zone

(Rural Maps 14, 15, 16, 17, 19 and 20 and Urban Maps 58 and 62 refer)

1. Changes to land zoned Rural Coastal in Franklin were made between the DAUP and PAUP.
2. Advice from staff is that the boundary of the Rural Coastal zone in Franklin in the PAUP and the boundary of the Coastal zone in the Auckland Council District Plan Operative Franklin Section 2000 (operative plan) are now or should be the same.
3. The board wishes to challenge this advice and gives the following examples where the above zoning boundaries are not aligned:
 - 115 Saddleton Road, Clarks Beach, Pukekohe*
 - Partly zoned Coastal and partly Rural in the operative plan.
 - Now zoned entirely Rural Coastal in the PAUP.
 - Previously partly zoned Rural Coastal and partly Rural Production in the DAUP.
 - 119, 181 and 207 Kohekohe-Karioitahi Road, Waiuku*
 - Partly zoned Coastal and partly Rural in the operative plan.
 - Now zoned entirely Rural Coastal in the PAUP.
 - Previously partly zoned Rural Coastal and partly Rural Production in the DAUP.
4. The board requests that land zoned Rural Coastal in the Franklin area is generally aligned with the Coastal zone in the operative plan.

5. Where the previous Rural zone has been rezoned to Rural Coastal in the PAUP, the board requests that it is returned to either Mixed Rural or Rural Production, whatever aligns with the adjacent zoning.

**Waiuku – Kitchener Road Business Park
(Urban map 62 refers)**

6. In feedback to the DAUP, the board requested that the Kitchener Road Business Park should be rezoned to General Business as sufficient industrial land is available in the Fernleigh Business Park.
7. Advice from staff is that this change has been made.
8. On checking this zoning in the PAUP, it has been established that this change has not been made.
9. The board requests that the change is implemented, as per the staff advice.

**Waiuku – Land Zoned Large Lot Rezoned to Single House
(Urban map 62 refers)**

10. In feedback to the DAUP, the board requested that all land zoned Large Lot in Waiuku supported by reticulated services should be rezoned to Single House to provide capacity for residential growth in areas.
11. Advice from staff is that the Single House zone is now applied to many appropriate lots in the Waiuku area.
12. On checking this zoning, it has been found that there is still land supported by reticulated services zoned Large Lot that should be zoned Single House. Much of this land is in the Columbo Road area.
13. The board requests that this change is implemented, as per the staff advice.

Great Barrier Local Board submission on the Auckland Unitary Plan

The Great Barrier Local Board's submission differs from those of other boards (with the possible exception of the Waiheke Local Board) as the notified unitary plan will not replace the Hauraki Gulf Islands District Plan (HGIDP) which applies to Great Barrier and Waiheke.

The board's submission focuses on:

- The impact on the island of the unitary plan's regional provisions which will still apply to Great Barrier
- Difficulties the board has had in getting good advice on the effect the unitary plan will have on Great Barrier
- Initiatives the board itself is progressing to address some of its concerns and assistance it is seeking with this

The board's feedback to the draft unitary plan in 2013 noted its support for the decision not to replace the HGIDP and this remains the case. At the time officers advice was that despite this decision, the unitary plan's regional objectives and policies would apply to areas subject to the HGIDP because legally they had to. Advice was that regional provisions were mostly related to coastal areas, landscapes and other broader matters i.e. not specifically land use consent matters.

The board had, and continues to have great difficulty in finding out what the effect of these provisions would be on Great Barrier. Officer's general advice was that these provisions were unlikely to have a significant additional effect on land use activities because the HGIDP already contains rigorous environmental controls which would be unlikely to be made more onerous by the unitary plan. Subsequent to the unitary plan being notified, the board has been advised that regional rules also now apply to Great Barrier. The board had no heads up on this; there has been no explanation as to why this has happened nor advice as to the impact of this on Great Barrier.

The board's concern is that the regional provisions that do apply to Great Barrier, and particularly regional rules, may make life even harder for island residents already struggling with regulatory costs and controls on development and activity. Great Barrier is a remote community at the bottom of the Auckland region's socio-economic ladder and a place where the costs of daily life are in many cases significantly higher than on the mainland. Incomes are generally considerably lower and it would be of major concern to the board should new unitary plan provisions result in additional costs of resource consents. The Board is working hard on a range of initiatives to reverse the island's situation by encouraging economic development and population growth and does not wish to see unitary plan provisions which make this harder.

Because of this, the Great Barrier Local Board intends to maintain a close watching brief on the practical impact of regional provision on the island. It will also monitor the impact of other unitary plan provisions elsewhere in the region so that it is in a better position to contribute and influence content when the HGIDP is eventually integrated into the unitary plan. The board seeks officer assistance with this.

The Great Barrier Local Board's feedback on the draft unitary plan was on areas where it saw the plan potentially impacting adversely on its community. Feedback related to the following provisions:

- Regional Policy Statement objectives and policies
- Coastal provisions - general marine zone
- Significant Ecological Areas – Marine and Outstanding Natural Features overlays
- Coastal Natural Character Area overlay rules
- Outstanding Natural landscapes overlay rules
- Mooring Zones
- Ferry Terminal Zones
- Sewage discharge from vessel rules
- Genetically modified organisms
- Large scale application of toxins and poisons

Notified unitary plan changes have to some extent addressed the board's concerns relating to mooring zones and sewage discharge from vessel provisions. The board intends to be proactive in pursuing the following consequential actions in relation to these two areas.

In relation to moorings, there are many historic moorings on Great Barrier that are unconsented, not adequately recorded, or monitored. Residents in some remoter areas on Great Barrier rely on boat access and the exclusion of some of these from mooring zones is of concern. The board also has concerns about the rigour of the process to define mooring zones and in a number of cases it considers officers have gotten this wrong. As a result the board put forward recommendations to the Auckland Plan Committee asking that council proactively investigate and fund a coordinated resource consent for moorings outside of proposed mooring zones where their location, purpose etc warrant them being included in existing zones, or having new zones created. The committee supported the substantive part of this recommendation but not that it be funded by Auckland Council. As a result the board has already moved to engage planning consultants to investigate this proposal and expects to include this in its local board plan and seek associated budget in the long term plan. Officer support for these actions is expected given the committee's resolutions.

In relation to sewage discharge from vessels, the board was concerned that extending the distance from shore under which a vessel can discharge sewage to open waters from 500m to 2km, could be problematic if vessels are stuck in a harbour due to bad weather for any

lengthy period. This situation is not uncommon on Great Barrier. The provisions have been modified to include an “out” clause re bad weather. The board's main concern with this provision is that there are no sewage pump out facilities on Great Barrier where boaters can empty their sewage holding tanks. This is a real issue and particularly in the peak summer period there can literally be thousands of boats moored in Great Barrier harbours. So sought after are moorings that some boaters would be reluctant to move off their mooring just to discharge sewage 2km offshore, and risk the mooring being occupied before they could return. The board intends to be proactive on this matter and will include a proposal for sewage pump out facilities or environmentally friendly disposal methods to be included in its local board plan, and for an associated budget to be provided in the long term plan.

In relation to genetically modified organisms, the board supports the unitary plans existing precautionary approach.

The Great Barrier Local Board requests that Auckland Council officers provide assistance to it in relation to the above matters and commit to keeping the board well informed of any decisions on incorporating the HGIDP in the unitary plan at the very earliest time.

Izzy Fordham
Chair, Great Barrier Local Board

Great Barrier Local Board submission on the Auckland Unitary Plan

The Great Barrier Local Board's submission differs from those of other boards (with the possible exception of the Waiheke Local Board) as the notified unitary plan will not replace the Hauraki Gulf Islands District Plan (HGIDP) which applies to Great Barrier and Waiheke.

The board's submission focuses on:

- The impact on the island of the unitary plan's regional provisions which will still apply to Great Barrier
- Difficulties the board has had in getting good advice on the effect the unitary plan will have on Great Barrier
- Initiatives the board itself is progressing to address some of its concerns and assistance it is seeking with this

The board's feedback to the draft unitary plan in 2013 noted its support for the decision not to replace the HGIDP and this remains the case. At the time officers advice was that despite this decision, the unitary plan's regional objectives and policies would apply to areas subject to the HGIDP because legally they had to. Advice was that regional provisions were mostly related to coastal areas, landscapes and other broader matters i.e. not specifically land use consent matters.

The board had, and continues to have great difficulty in finding out what the effect of these provisions would be on Great Barrier. Officer's general advice was that these provisions were unlikely to have a significant additional effect on land use activities because the HGIDP already contains rigorous environmental controls which would be unlikely to be made more onerous by the unitary plan. Subsequent to the unitary plan being notified, the board has been advised that regional rules also now apply to Great Barrier. The board had no heads up on this; there has been no explanation as to why this has happened nor advice as to the impact of this on Great Barrier.

The board's concern is that the regional provisions that do apply to Great Barrier, and particularly regional rules, may make life even harder for island residents already struggling with regulatory costs and controls on development and activity. Great Barrier is a remote community at the bottom of the Auckland region's socio-economic ladder and a place where the costs of daily life are in many cases significantly higher than on the mainland. Incomes are generally considerably lower and it would be of major concern to the board should new unitary plan provisions result in additional costs of resource consents. The Board is working hard on a range of initiatives to reverse the island's situation by encouraging economic development and population growth and does not wish to see unitary plan provisions which make this harder.

Because of this, the Great Barrier Local Board intends to maintain a close watching brief on the practical impact of regional provision on the island. It will also monitor the impact of other unitary plan provisions elsewhere in the region so that it is in a better position to contribute and influence content when the HGIDP is eventually integrated into the unitary plan. The board seeks officer assistance with this.

The Great Barrier Local Board's feedback on the draft unitary plan was on areas where it saw the plan potentially impacting adversely on its community. Feedback related to the following provisions:

- Regional Policy Statement objectives and policies
- Coastal provisions - general marine zone
- Significant Ecological Areas – Marine and Outstanding Natural Features overlays
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- Sewage discharge from vessel rules
- Genetically modified organisms
- Large scale application of toxins and poisons

Notified unitary plan changes have to some extent addressed the board's concerns relating to mooring zones and sewage discharge from vessel provisions. The board intends to be proactive in pursuing the following consequential actions in relation to these two areas.

In relation to moorings, there are many historic moorings on Great Barrier that are unconsented, not adequately recorded, or monitored. Residents in some remoter areas on Great Barrier rely on boat access and the exclusion of some of these from mooring zones is of concern. The board also has concerns about the rigour of the process to define mooring zones and in a number of cases it considers officers have gotten this wrong. As a result the board put forward recommendations to the Auckland Plan Committee asking that council proactively investigate and fund a coordinated resource consent for moorings outside of proposed mooring zones where their location, purpose etc warrant them being included in existing zones, or having new zones created. The committee supported the substantive part of this recommendation but not that it be funded by Auckland Council. As a result the board has already moved to engage planning consultants to investigate this proposal and expects to include this in its local board plan and seek associated budget in the long term plan. Officer support for these actions is expected given the committee's resolutions.

In relation to sewage discharge from vessels, the board was concerned that extending the distance from shore under which a vessel can discharge sewage to open waters from 500m to 2km, could be problematic if vessels are stuck in a harbour due to bad weather for any

lengthy period. This situation is not uncommon on Great Barrier. The provisions have been modified to include an “out” clause re bad weather. The board's main concern with this provision is that there are no sewage pump out facilities on Great Barrier where boaters can empty their sewage holding tanks. This is a real issue and particularly in the peak summer period there can literally be thousands of boats moored in Great Barrier harbours. So sought after are moorings that some boaters would be reluctant to move off their mooring just to discharge sewage 2km offshore, and risk the mooring being occupied before they could return. The board intends to be proactive on this matter and will include a proposal for sewage pump out facilities or environmentally friendly disposal methods to be included in its local board plan, and for an associated budget to be provided in the long term plan.

In relation to genetically modified organisms, the board supports the unitary plans existing precautionary approach.

The Great Barrier Local Board requests that Auckland Council officers provide assistance to it in relation to the above matters and commit to keeping the board well informed of any decisions on incorporating the HGIDP in the unitary plan at the very earliest time.

Izzy Fordham
Chair, Great Barrier Local Board

Proposed Auckland Unitary Plan

Attachment A: Waiheke Local Board input to the Auckland Council Submission

Local board contact: Paul Walden, paul.walden@aucklandcouncil.govt.nz

Local board officer: Janine Geddes, Local Board Advisor, Janine.geddes@aucklandcouncil.govt.nz

1. General Comments

These comments are made on behalf of the Waiheke Local Board (the Board).

The Board supports the Auckland Council decision that the Proposed Auckland Unitary Plan not replace the Hauraki Gulf Islands District Plan (operative in part 2013) at this time.

The Board notes that any feedback provided by the board is restricted to the impact of the Proposed Auckland Unitary Plan on the area under Waiheke Local Board's jurisdiction.

The Board understands only the regional policy statement and regional plan equivalent rules on the Hauraki Gulf islands are being amended through the Proposed Unitary Plan, and as such any changes to land-based rules will be subject to a future plan change (or similar statutory process) to the Unitary Plan.

The Board's submission focuses on the impact of the unitary plan's regional provisions which will still apply to Waiheke Island.

The Board supports the previous Local Board feedback on the draft Unitary Plan, as follows:

- **Houseboats and Mooring Management Areas**

The Board supports specific provision in Unitary Plan for Houseboats via the inclusion of a specific identified area or inclusion within identified Mooring Management Areas.

- **Sewage discharge from vessel rules**

The Board supports the 2km limit and agrees there should be no discharge of any waste (ablutions, grey water and hard waste) from boats or ferries in the whole of the inner Hauraki Gulf.

The Board believes there should be a mechanism to ensure all vessel operators adhere to this objective.

The Board also notes that a small area of the inner Hauraki Gulf is technically outside the 2km limit and considers this should be included in the no discharge area.

- **Mangroves and Sedimentation**

The Board notes that mangroves have expanded as a result of human occupation and they provide a habitat to birdlife.

- **Aquaculture**

The Board does not support the expansion of Aquaculture, and notes that aquaculture areas are not being reduced and that a framework is included within the Unitary Plan to enable the expansion of the activity, and the Auckland Council administers permits for the use.

- **Genetically Modified Organisms**

The Board supports a precautionary approach within the Unitary Plan to any GMO issues.

- **Landscape Sensitive Zones**

The Board does not support making provisions more permissive for development and subdivision in outstanding natural landscape areas, and outstanding and high natural character areas.

- **Protection for the Waiheke Coastline**

The Board reiterates its request to ensure that the Unitary Plan has no less protection for the Waiheke coastline as compared to the current operative Auckland Council Regional Policy Statement.

2. Community Views

The Board notes the following community feedback on the Proposed Unitary Plan:

- **Ferry terminal and Marina zone at Kennedy Point**

Support for inclusion of a zoning designation around Kennedy Point, and formalising a ferry terminal and marina zone, which will provide a cost effective alternative location for an extended ferry service and marine zone.

- **Hauraki Gulf Marine Park**

Support for inclusion of an overlay that outlines the boundaries of the Hauraki Gulf Marine Park and enables more effective control and monitoring of sedimentation and runoff.

- **Rural Urban Boundary**

The Rural Urban Boundary should not make provisions more permissive for development and subdivision, than that permitted within the current Metropolitan Urban Limit boundary (see specific points below).

- **Vegetation Protection**

Vegetation rules on Waiheke Island should remain no less restrictive than those within the Hauraki Gulf Island District Plan.

- **Heritage Protection**

Heritage protection rules on Waiheke Island should be no more permissive than those within the Hauraki Gulf Island District Plan.

- **Maps – accessibility**

Auckland Unitary Plan maps are very difficult to download, read and print. Particularly the fact that there is no mapping grid index that duplicates the hard copy sheet sequence and you cannot print/save a map covering the same geographic area as the individual hard copy maps do. It is essential to be able to access user-friendly maps.

3. Specific points

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	Natural Resources Rural grid 13	<p>Significant Ecological Area – Marine 1 (Putiki Bay – beside Causeway)</p> <p>Marine 1 area needs to extend to mean high water springs (up Wilma Road and up to Te Toki Road)</p>		<p>Refer Auckland Council District Plan Hauraki Gulf Islands Section - Operative 2013</p> <p>Planning maps</p> <p>Sheet 09 Planning map 2</p> <p>9-19 SES extends to mean high water springs – up Wilma Road and up to Te Toki Road</p>
2	Natural Resources Rural grid 13	<p>Significant Ecological Area – Marine 2 (Rangihoua Creek area)</p> <p>Marine 2 area needs to extend up to mean high water springs (across O'Brien Road alongside Onetangi Road into Rangihoua estuary)</p>		<p>Refer Auckland Council District Plan Hauraki Gulf Islands Section - Operative 2013</p> <p>Planning maps</p> <p>Sheet 10 Planning map 2</p> <p>10-10 SES extends to mean high water springs – across O'Brien Road alongside Onetangi Road into Rangihoua estuary</p>
3	Zones Rural Grid 13	<p>All land zoned Rural 1 (amenity landscape) and Rural 2 (western landscapes) in the HGI district plan must be outside the 'urban' side of the RUB, i.e. be retained as rural".</p>	<p>The change sought is that the RUB be amended accordingly.</p>	

26 February 2014

For Action

MEMO TO: Lee Manaia - Local Board Democracy Advisor
Alastair Child - Principal Local Board Advisor
Phill Reid - Unitary Plan Integration Manager
John Duguid – Manager Unitary Plan
Tam White -

FROM: Lee Manaia - Local Board Democracy Advisor

DATE: 18 February 2014

MEETING: Manurewa Local Board Meeting of 13/02/2014

Please note for your action / information the following decision arising from the meeting named above:

MR/2014/26 **Proposed Auckland Unitary Plan - Manurewa Local Board Feedback**

FILE REF CP2014/01521

AGENDA ITEM NO. 20

Resolution number MR/2014/26

MOVED by Chairperson AM Dalton, seconded by Member GW Hawkins: _

That the Manurewa Local Board:

- a) Receive the report prepared by Auton & Associates on the Proposed Auckland Unitary Plan
- b) Provides the following input to the Auckland Council submission on the Proposed Auckland Unitary Plan (PAUP):
 - i) The Manurewa Local Board in general supports the Proposed Auckland Unitary Plan:

- For the overall zoning pattern for Manurewa, including the distribution of Single House, Mixed Housing Suburban, Mixed Housing Urban and THAB residential zones.

1.

i) This support is subject to:

- 1) Reducing the detailed performance controls for dwellings, especially single dwellings on a site, particularly street frontage requirements.
- 2) Introducing an averaging density provision for multiple dwellings in the Mixed Housing Suburban and Urban zones to lessen the rate and impact of such development in existing residential areas.
2. 3) Ensuring that the consent and construction of Terrace Housing and Apartments are preceded by comprehensive area plans, integrated with utility and service upgrades as necessary.
3. 4) Greater flexibility in the Mixed Housing Suburban and Urban zones for the establishment of local shopping centres, as per the Manukau Plan provisions.
4. 5) Providing a more permissive pathway for Retirement Village activities in residential zones.
5. 6) Permitting farming, horticulture and greenhouses as Permitted Activities in residential zones as per the activity status in the School zone.
6. 7) Either increasing the Gross Floor Area provisions for Care and Residential Centres as Permitted Activities, or utilising people numbers to manage the activity status (see Manukau Plan)
7. 8) Clarification as to the status of accessory buildings in residential zones.
8. 9) A review of overlays in order to reduce the complexity of material.
9. 10) Either the inclusion of a noise mitigation fund into the Unitary Plan, similar to the provisions for dwellings under the International Airport flight path for affected land owners abutting motorway and rail lines, OR removal of the overlay provision until a far greater public understanding of the noise attenuation requirements apply.
10. 11) The inclusion of public view shaft provisions for Matukutureia.
11. 12) The quality urban design manual which is quite prescriptive.

12. Oversights

13. 13) There are several areas which the local board wish to have considered as they have not previously been addressed with the Manurewa Local Board members. These topics have therefore been

classified as oversight in respect of this contribution to Auckland Councils submission on the PAUP.

- Camping grounds being included as an Activity in the Mixed Housing Suburban zone as a Discretionary use.
- Including a non-clustering rule for Residential Centres, similar to that provided in the Manukau Plan, to avoid adverse environmental impacts on communities.
- ~~The removal of the Quarry Transport Route overlay from Alfriston and Stratford Roads, being an unreasonable and unnecessary impact on properties abutting these roads.~~

14.

15. In respect of the final point this overlay applies to the route from two quarries operated by private companies. The effect of this overlay is similar to high volume roads and places restrictions on the adjoining properties and not on the road

ii) **Specific points**

- 1) ~~Error with pre 1944 Heritage sites as 20 and 20A Alfriston Road it is understood where not built until 1947 or after.~~
 - 2) Error with the classification of the Counties Manukau Pacific Trust site which is discretionary for community and education facilities, visitor accommodation , offices and retail, food and beverage and licensed premises that are greater than 200 square metres. This should be uplifted to 2,000 square metres.
- c) Seeks confirmation that the Manurewa Local Board will be provided with opportunities to present to Hearing Panels or similar on the Proposed Auckland Unitary Plan.
- d) Delegates to the Chair and Deputy Chair any further clarifications required on the Manurewa Local Boards input to the proposed Auckland Unitary Plan.
- e) Recommends to the Auckland Development Committee that it consider a change to the area plan programme for the Manurewa and Papakura Local Board areas that includes a proposal for a spatial development framework for the Great South Road corridor and town centres (both existing and emerging) as outlined in attachment 20A to the 13 February 2014 Manurewa Local Board minutes.

CARRIED

Submission of the Orakei Local Board on the Proposed Auckland Unitary Plan

26 February 2013

The Orakei Local Board comprises the ten suburbs in the eastern central part of the Auckland isthmus. Stretching from Remuera and Ellerslie in the west, the board area extends through the eastern bays area or Orakei, Mission Bay, Kohimarama and St Heliers to Glendowie in the east. It includes Meadowbank and St Johns and to the south one of Auckland's newest suburbs Stonefields. It contains around 81,000 residents and is the 7th largest local board area.

It contains some of the oldest modern inhabited parts of Auckland and is home of Ngati Whatua Orakei.

The Orakei Local Board has consulted extensively with our communities in the so-called pre-engagement period of the draft Unitary Plan, heavily supported by the council organisation. We had the highest levels of individual feedback and engagement, particularly around errors, queries and issues of concern.

During decision making on the Proposed Auckland Unitary Plan, significant changes were made to the draft plan and many issues raised by Orakei Local Board constituents were resolved. In a number of areas the PAUP will provide a better planning and design-led environment for Auckland. However, there were some significant areas where community concerns were not addressed and where the Orakei Local Board's position was not supported by Governing Body decisions. Following notification of the PAUP, the council organisation determined not to repeat the extensive pre-engagement to explain the significant changes made. The Orakei Local Board opposed this decision believing greater engagement would assist Aucklanders to understand the changes and help inform their submissions to the Hearings Panel.

As a result, the following submission from the Orakei Local Board is based on the submissions and information we have received from our communities up to this point.

We would like the opportunity to speak to our submission.

1. Notification

1.1 The OLB supports the presumption of non-notification for restricted discretionary activities (RDA) but, because of the significant unease in parts of our community, believes the following cases should automatically trigger notification:

- i. breaches of:
 - building height
 - height in relation to boundary
 - density and allowable dwellings per site (e.g. >2 dwellings) [see also 3.2]
 - alternative height in relation to boundary in the Mixed Housing Suburban and Mixed Housing Urban zones
 - maximum building length
 - building setbacks within the Terrace Housing and Apartment Buildings zone
 - building setbacks in the Terrace Housing and Apartment Buildings zone where it adjoins lower density zones
 - building coverage
 - outlook.
- ii. the development requires the demolition of a pre-1944 building or structure in Ellerslie, Remuera or St Heliers.
- iii. there is a precinct or 'centre plan' in place (e.g. the St Heliers Centre Plan and character statement).

1.2 The OLB notes that by providing specific notification triggers in the Unitary Plan, this will address failings in the current district plan, and will provide the community with greater confidence that developments in the new Unitary Plan will integrate well with existing established communities.

2. Height

2.1 The OLB supports the changes made in the Kohimarama area to establish residential height limits of 10m (+1m) maximum.

2.2 The OLB supports the application of setback provisions in the St Heliers centre precinct plan on the southern side of Polygon Street from Goldie Street to Tuhimata Street.

2.3 The OLB supports the retention of existing height levels for the Remuera town centre as contained within the Auckland Isthmus District Plan.

2.4 The OLB supports the 12.5m (3 stories) height limit in Ellerslie around the main highway area.

2.5 Significant concerns exist in St Heliers about the failure of the current district plan (via the St Heliers Village Plan) to achieve the level of protection outlined in the Village Plan. There are different views within the community. Many business owners would prefer to maintain the existing 12.5m height level the PAUP proposes. However the overwhelming community view does not support this. As a result, based on the information received to this point, the OLB opposes the 12.5m height level proposed for the St Heliers centre precinct (in the business district) and believes this should be established at 9m which more strongly supports the St Heliers Character

Statement contained in the PAUP, as well as preserving sunlight, amenity, character, privacy and the streetscape.

2.6 Within Ellerslie, the Orakei Local Board supports the residents association's view which opposes 13.5m (4 stories) along Arthur, Cawly and Tecoma streets and proposes 3 stories to make it consistent with the town centre height level.

3. Design

3.1 The OLB notes that, currently, the construction of 4 or more dwellings in the MHU zone is necessary to trigger Restricted Discretionary Activity (RDA) resource consent for design.

3.2 We believe quality design is critical to the intensification proposed in the Unitary Plan. The OLB therefore supports RDA status for the construction of 2 or more dwellings in the Mixed Housing Urban (MHU) zone, to ensure that development is designed in accordance with best practice urban design.

3.3 The OLB requests that consenting cost in the MHU zone not be on-charged to the applicant (i.e. council should cover the costs) to encourage compliance and ensure quality design.

4. Density

4.1 The OLB notes that while there is general understanding within the community around height issues, there is less understanding of and some concern with how communities will be impacted by PAUP proposed density increases. For example, where you would have once required a 1000m² site to establish two dwellings, under the PAUP you would now require only 1200m² to build four or more dwellings (provided certain size and width requirements are met).

4.2 We encourage the Hearings Panel to look closely at this issue in terms of its impact on existing communities as they make recommendations on the final Unitary Plan.

4.4 The OLB supports a minimum dwelling size of 40m².

5. Heritage and Character

5.1 The OLB notes that character statements have at times been ineffective and have led to poor design outcomes under the previous Auckland Isthmus District Plan (e.g. The St Heliers Village Centre Plan).

5.2 The OLB supports stronger character statements that are enforceable under the Unitary Plan where the community has indicated this is what they want.

5.3 The OLB also supports providing a mechanism under the PAUP to enable and assist communities to define and develop new character statements in the single house zone for their suburbs.

6. Single dwelling conversion into two units

6.1 The OLB supports the creation of a new zone for single housing which does not allow for conversion into two units.

6.2 The OLB opposes the PAUP rule that permits internal conversion of single dwellings to create two units, as this may result in:

- i. considerable density increases without the community fully appreciating the impact; and
- ii. an incentive to build additions onto existing buildings with the view to later dividing them into two parts, leading to a form of 'densification by stealth' in the SH, MHU and MHS zones.

7. Zoning

7.1 The OLB requests that the south side of Gavin Street and Eaglehurst Road be changed into Terraced Housing and Apartments (THAB), from its current Mixed Housing Suburban zoning, which would permit buildings up to four storeys high.

7.1.1 For context, this change in zoning would be in conjunction with the reinstatement of the pedestrian underpass under the Southern Motorway giving access to the Penrose railway station. More intensive housing could also create a shield from the next door industrial and commercial activities, some of which are already 4 stories high.

7.2 The OLB supports the application of the proposed single housing zone in Ellerslie.

7.3 The OLB supports the Caughey-Preston Trust's private plan change 2010/11, requesting a specific concept plan for number 17 Upland Road, Remuera.

7.4 To give effect to the aforementioned concept plan, the OLB requests that the concept plan be given the status of 'precinct plan' under the Unitary Plan, to enable the site specific provisions of the plan to take effect.

7.5 The Orakei Local Board also requests that the 17 Upland Road property, which is currently zoned Special Purpose (Retirement Village), be rezoned Single Housing as it is not a retirement village, but rather a 'residential aged care' facility.

8. Tamaki Drive

8.1 The OLB supports the proposed 10m (+1m) height limit along Tamaki Drive, which ensures the protection of Tamaki Drive's unique amenity as an area of regional significance whose environs will play an ever greater role as Auckland becomes a more compact city (excluding the business areas and the proposed THAB and mixed housing urban sites that back onto the cliffs as long as the height of the building, and ensuring any roof-top protrusions, do not exceed the height of the cliff line).

8.2 The OLB requests that any development which exceeds the 10m (+1m) height limit along Tamaki Drive, trigger a full discretionary activity assessment and a case-by-case notification assessment.

9. Interface Issues

9.1 The OLB notes that the creation of 'buffer zones' to address interface issues is a key principle in the draft Unitary Plan and was part of the rationale for splitting the mixed-housing zone into MHU and MHS.

9.2 The OLB therefore requests that, where the THAB zone directly abuts the Single House zone (such as along the Remuera ridge line: Ascot Ave, Wairua Road,

Norana Road and Armadale; and in Mission Bay and Ellerslie), that either a Mixed Housing Urban or Mixed Housing Suburban 'buffer zone' be put in place.

10. Infrastructure

10.1 The OLB notes its concern that the PAUP does not currently provide the community with sufficient assurance that future density increases will be aligned with appropriate infrastructure and service investment to address issues such as: road congestion; access to public transport; parking shortfalls; waste management issues; education demands; community facilities; pressure on the stormwater and wastewater systems (such as the area around Madills Farm reserve); and ecological areas and systems.

10.2 The OLB also notes that both Auckland Transport and Watercare submitted a range of concerns during the draft Unitary Plan phase, including a request to see stronger mechanisms within the Plan to ensure that infrastructure services can be provided before development is approved. For example, Watercare's networks do not presently have enough capacity to cater for the proposed full development potential in all areas of these zones, and will need to be upgraded to meet demand. We urge the Hearings Panel to carefully consider these issues. While the Unitary Plan will not prescribe that development will occur, it creates rules which permit this.

10.3 The OLB requests that the Hearings Panel investigate controls which provide a greater confidence that infrastructure planning is appropriately targeted and in place prior to developments proceeding. In some situations, subdivision and development may need to be put on hold until upgrades to the network have been completed.

10.4 The OLB notes that popular coastal areas in particular (e.g. Orakei, Okahu Bay, Mission Bay, Kohimaramara, and St Heliers) are likely see increased demands on their assets and services as a result of greater intensification, both within Orakei and the wider Auckland Region, as these coastal areas also cater to regional visitors.

10.5 The OLB therefore asks that the Hearing's Committee consider additional development controls in coastal areas to ensure that intensification is sensitive to the ecological and amenity values of coastal areas, and does not threaten people's use and enjoyment of the coast.

10.6 The OLB requests an addition be made to section 1.1 of the Regional Policy Statement, policies 3 and 4 – titled Provision of Infrastructure, which states that: *"all resource consents for new developments shall take account of existing and future physical and social infrastructure capabilities and needs, including the cumulative effects of many smaller developments over time on network infrastructure such as roads and the storm water system"*.

11. Schools

11.1 The OLB strongly supports schools being zoned as 'special purpose zones' to ensure sufficient space to meet the educational needs of a growing community.

14. Area Planning

14.1 The OLB notes that in many areas of Auckland (including in the Orakei Local Board area), detailed Area Plans have not yet been prepared, and that Area Plans are likely to reveal a level of detail about an area's development that the Proposed Unitary Plan has not addressed.

14.2 The OLB requests that Area Plans be developed prior to significant development occurring within an area, in order to guide development and ensure that growth is managed sensitively, consistent with an area's special character and unique characteristics.

14.2 The OLB requests that where Area Plans identify 'special character' for an area, and produce special character statements, that these statements be included in the Unitary Plan (by plan change if required) as part of any assessment criteria for new developments in that area.

15. Trees

15.1 The OLB notes that due to central government changes to the RMA 1991, Auckland Council is unable to roll over the general tree protection provisions contained within the Auckland City Council Isthmus District Plan along Tamaki Drive such as the 'coastal tree protection overlay' or 'coastal environment line'.

15.2 The OLB notes that the area encompassing Tamaki Drive forms part of the Hauraki Gulf Marine Park and therefore requires special consideration under the Hauraki Gulf Marine Park Act 2000, and that policies 13 and 15 of the New Zealand Coastal Policy Statement address the need to preserve natural character and landscape issues such as tree-lines and coastal margins.

15.3 The OLB considers that the proposed regional general tree protection rule of 20m (from the high-water mark) is insufficient to protect the significant ecological and amenity values of coastal areas, particularly those popular coastal areas which already serve a large and growing regional catchment such as Mission Bay, Okahu Bay, Kohimaramara and St Heliers.

15.4 The OLB therefore requests that the 20m rule be substituted for a more fine grained assessment (similar to that used in determining a SEAs), which looks at the particular relationship between coastal areas and the water, to maintain coastal amenity, ecological diversity, and reduce coastal erosion.

14.3. The OLB also requests that, where it can be demonstrated that an urban area has significant mature trees providing essential habitat for native flora and fauna, including as an ecological corridor (e.g. for native birds), that the Unitary Plan provide an appropriate mechanism to treat these trees as a 'habitat cluster' for general tree protection, similar to that of an SEA.

16. Special Ecological Areas (SEAs)

16.1 The OLB supports rates relief for those properties classified as an SEA under the PAUP, as compensation for the loss of property rights, and to recognise the important contribution that private landowners are making to wider region's ecology.

17. Parking

17.1 The OLB notes the example of the Stonefields subdivision which was designed to function as a 'transit oriented development' (TOD), but due to insufficient investment in public transport, failed to appreciate and cater for private vehicle usage. This has resulted in serious car park shortage issues (such as inappropriate use of berms for parking), lowering the overall amenity of the area.

17.2 To protect against such issues in the future, the OLB supports the continuation of minimum car parking standards and requests that the minimum car parking

standards of the former Auckland City Council Isthmus district plan be reinstated until frequent and reliable public transport services are well established.

17.3 The OLB requests that appropriate transport infrastructure (e.g. parking) and public transport services be considered as a discretionary criterion when assessing subdivision consent.

18. Environment (and mangroves)

18.1 The OLB recognises that local ecological parks and reserves enhance native biodiversity and re-establish linkages between important ecological features e.g. Waitemata and Manukau Harbours, as well as providing broader environmental (for example improved water quality), social and cultural benefits, including: Tahuna Torea Nature Reserve, Kepa Bush Reserve, Dingle Dell Reserve, St Johns Bush, the Whenua Rangatira, Wharua Reserve and Waitaramoa Reserve, Waiatarua Reserve, Macpherson Street Reserve, Orakei Basin West Reserve and Orakei Basin East Reserve, Tamaki Drive Reserve, Paritai Reserve and Churchill Park

18.2 The OLB also notes that growing populations and associated development pressures have resulted in large metropolitan areas where there is little or no original vegetation remaining and that the more than 130 Parks and Reserves across the Orakei Board Area have a multi-benefit function providing recreation, amenity and connectivity opportunities.

18.4 The OLB supports the provision to allow mangroves to be removed back to 1996 distribution levels, where appropriate and on a case-by-case basis.

18.5 The OLB recognises that in certain places, such as at Portland Road (Waitaramoa Reserve), or other unmodified natural areas, that mangroves may perform vital ecological services (e.g. reducing coastal erosion) and provide a base habitat for a range of native flora and fauna. However, where mangrove spread can be clearly shown (e.g. via photographic evidence) to have spread beyond its natural range, the OLB requests that the Unitary Plan provide for the removal of mangroves prior to the 1996 date.

19. Lighting

19.2 The OLB requests that the current lighting provisions under the Auckland Isthmus District Plan be maintained, subject to a resource consent, so as to provide greater opportunity for safe and active sports and recreation for a growing community.

20. Parks and open space

20.1 The OLB supports the existing Auckland Isthmus District Plan open space provisions which allow, subject to resource consent, the placement of buildings and structures in parks, including offices, visitor accommodation, retails, restaurants, halls, camping grounds and marae complexes, where appropriate.

20.2 The OLB notes that, although the Unitary Plan proposes intensification, it makes no corresponding proposal to provide compensating open space. We request the Hearings Panel to consider ways to address this issue.

20.3 The OLB requests that the underlying zoning for the Kohimarama Bowling Club at Melanesia Reserve, Kohimarama, be changed from Public Open Space - Informal Recreation to Public Open Space - Sport and Active Recreation, to bring it into line

with the zoning for other bowling clubs operating under lease on council reserves in the Orakei Local Board area.

20.4 The OLB requests that the zoning for the land on the west side of Morrin Road from Merton Road to College Road be active recreational and the land on the east side be special purpose.

21. Business precinct planning

21.1 The OLB requests appropriate business precinct planning rules be provided within the Unitary Plan. The Lunn Avenue business has developed adjacent to and in support of the Stonefields suburb development. However it has been poorly coordinated from a transport, design and general built environment perspective. We urge the Hearings Panel to visit this site and consider what new planning rules may be appropriate.

Proposed Auckland Unitary Plan

Position Statement by Papakura Local Board

This position statement incorporates the community views expressed during early stakeholder engagement in October-November 2012 and public engagement on the draft unitary plan in March-May 2013. Papakura Local Board wishes to ensure that the Hearings Panel for the Proposed Auckland Unitary Plan (PAUP) is fully apprised of the community's views on the local application of the PAUP provisions.

The local board's vision is for Papakura to become a centre of sporting excellence, which will have implications for the way land is used and for the planning of new facilities. The PAUP provisions need to be flexible enough to respond to change over time, as not all types of development proposals can be foreseen in detail. The PAUP should not restrict the scope for new and improved sporting facilities and the expansion of the hospitality and tourism sectors that will flow from hosting national and international events. Opportunities to diversify housing, leisure and employment choice in the southern growth area should be facilitated by the PAUP, in order to support Papakura Metropolitan Centre and reduce people's need to travel by car for jobs, retail and leisure purposes.

The south will take the largest element of Auckland's future greenfield expansion, with the proposed future urban zone providing for up to 55,000 homes and associated infrastructure and business development. Papakura is identified as the major centre to serve this southern expansion, therefore the revitalisation and development of Papakura Metropolitan Centre is fundamental to achieving sustainable growth in the south. The scale of growth envisaged in and around Papakura is driven by the overarching strategy of the Auckland Plan. Delivery of the strategy for the area will be contingent upon the necessary supporting transport, storm water and other key infrastructure being funded through public and private investment.

The local board position is that any development contributions arising from housing and business growth in the Papakura area should be allocated directly to infrastructure provision to serve the local area. Development within and adjacent to the established residential and commercial areas should be accompanied by the upgrading of infrastructure and transport: for example it should assist with the provision of footpaths, cycle-ways, street lighting and public transport. The PAUP should facilitate integration between new edge of town development and the older, established urban areas.

The PAUP establishes a permissive approach to development and Papakura Local Board supports this, provided that infrastructure and jobs are delivered alongside both urban intensification and new greenfield development; and that good design and high quality development is assured. The principle of creating new areas where people can live, work and play is central to achieving balanced and sustainable growth. The local board expects to be fully engaged in the master planning of the Special Housing Areas in Takanini (Addison) and Hingaia, to ensure these deliver sustainable development supported by good infrastructure, services and facilities. Equally, the local board expects to be a key stakeholder in the structure planning of the future urban zones at Takanini and Drury, to ensure that housing and business growth supports the vitality and development of the metropolitan centre.

The local board is aware of the submission by Housing New Zealand Corporation on the draft Unitary Plan, which proposes a comprehensive precinct at Takanini and a residential precinct at Red Hill. Although these precincts are not currently included in the PAUP, the local board wishes to state for the record that it does not support the residential precinct at Redhill.

The local board will expect to be fully engaged in master planning exercises for any special housing areas in the Papakura area. It will be vital to ensure that planning for any special housing areas fully addresses the social, cultural and economic needs of local communities.

The Urban Design Manual is critical to achieving quality development; compliance with the guidance should smooth the path to development. The PAUP should facilitate the development of mixed use buildings within the metropolitan centre, so that there is scope for business, residential and community uses to expand and flourish within the footprint of redeveloped sites.

The PAUP should recognise the cultural, social and economic wellbeing benefits attributed to the Manukau Harbour; including its role in supporting live, work, play concepts. Manukau Harbour is of critical importance to the existing communities in the southern growth area. The harbour provides economic, transport and recreational benefits as well as being of international cultural and biodiversity significance. Associated with this is a need to support strong outcomes around the improvement of water quality; adopt appropriate management frameworks for pacific oyster and mangrove removal; and protect wharf and port facilities to ensure future cross harbour transport linkages are not compromised.

Finally, the board's feedback on the draft unitary plan included a request for a special zone to be identified around the Hawkins Theatre, RSA and adjoining community and educational facilities at Ray Small Drive/Elliot Street. The officer response was that subsequent to this feedback some zoning changes were implemented, though a special zone had not been felt appropriate. The board notes however that the RSA and St John's sites are zoned Mixed Housing Urban in the PAUP, which would put them at risk of redevelopment for housing and lead to a loss of vital community facilities in an accessible location near to the metropolitan centre zone. The board therefore requests that alternative zoning is applied which would protect the community importance of these sites and reflect the current uses.

Proposed Auckland Unitary Plan

Position Statement by Papakura Local Board

This position statement incorporates the community views expressed during early stakeholder engagement in October-November 2012 and public engagement on the draft unitary plan in March-May 2013. Papakura Local Board wishes to ensure that the Hearings Panel for the Proposed Auckland Unitary Plan (PAUP) is fully apprised of the community's views on the local application of the PAUP provisions.

The local board's vision is for Papakura to become a centre of sporting excellence, which will have implications for the way land is used and for the planning of new facilities. The PAUP provisions need to be flexible enough to respond to change over time, as not all types of development proposals can be foreseen in detail. The PAUP should not restrict the scope for new and improved sporting facilities and the expansion of the hospitality and tourism sectors that will flow from hosting national and international events. Opportunities to diversify housing, leisure and employment choice in the southern growth area should be facilitated by the PAUP, in order to support Papakura Metropolitan Centre and reduce people's need to travel by car for jobs, retail and leisure purposes.

The south will take the largest element of Auckland's future greenfield expansion, with the proposed future urban zone providing for up to 55,000 homes and associated infrastructure and business development. Papakura is identified as the major centre to serve this southern expansion, therefore the revitalisation and development of Papakura Metropolitan Centre is fundamental to achieving sustainable growth in the south. The scale of growth envisaged in and around Papakura is driven by the overarching strategy of the Auckland Plan. Delivery of the strategy for the area will be contingent upon the necessary supporting transport, storm water and other key infrastructure being funded through public and private investment.

The local board position is that any development contributions arising from housing and business growth in the Papakura area should be allocated directly to infrastructure provision to serve the local area. Development within and adjacent to the established residential and commercial areas should be accompanied by the upgrading of infrastructure and transport: for example it should assist with the provision of footpaths, cycle-ways, street lighting and public transport. The PAUP should facilitate integration between new edge of town development and the older, established urban areas.

The PAUP establishes a permissive approach to development and Papakura Local Board supports this, provided that infrastructure and jobs are delivered alongside both urban intensification and new greenfield development; and that good design and high quality development is assured. The principle of creating new areas where people can live, work and play is central to achieving balanced and sustainable growth. The local board expects to be fully engaged in the master planning of the Special Housing Areas in Takanini (Addison) and Hingaia, to ensure these deliver sustainable development supported by good infrastructure, services and facilities. Equally, the local board expects to be a key stakeholder in the structure planning of the future urban zones at Takanini and Drury, to ensure that housing and business growth supports the vitality and development of the metropolitan centre.

The local board is aware of the submission by Housing New Zealand Corporation on the draft Unitary Plan, which proposes a comprehensive precinct at Takanini and a residential precinct at Red Hill. Although these precincts are not currently included in the PAUP, the local board wishes to state for the record that it does not support the residential precinct at Redhill.

The local board will expect to be fully engaged in master planning exercises for any special housing areas in the Papakura area. It will be vital to ensure that planning for any special housing areas fully addresses the social, cultural and economic needs of local communities.

The Urban Design Manual is critical to achieving quality development; compliance with the guidance should smooth the path to development. The PAUP should facilitate the development of mixed use buildings within the metropolitan centre, so that there is scope for business, residential and community uses to expand and flourish within the footprint of redeveloped sites.

The PAUP should recognise the cultural, social and economic wellbeing benefits attributed to the Manukau Harbour; including its role in supporting live, work, play concepts. Manukau Harbour is of critical importance to the existing communities in the southern growth area. The harbour provides economic, transport and recreational benefits as well as being of international cultural and biodiversity significance. Associated with this is a need to support strong outcomes around the improvement of water quality; adopt appropriate management frameworks for pacific oyster and mangrove removal; and protect wharf and port facilities to ensure future cross harbour transport linkages are not compromised.

Finally, the board's feedback on the draft unitary plan included a request for a special zone to be identified around the Hawkins Theatre, RSA and adjoining community and educational facilities at Ray Small Drive/Elliot Street. The officer response was that subsequent to this feedback some zoning changes were implemented, though a special zone had not been felt appropriate. The board notes however that the RSA and St John's sites are zoned Mixed Housing Urban in the PAUP, which would put them at risk of redevelopment for housing and lead to a loss of vital community facilities in an accessible location near to the metropolitan centre zone. The board therefore requests that alternative zoning is applied which would protect the community importance of these sites and reflect the current uses.

Proposed Auckland Unitary Plan

Attachment A: Puketapapa Local Board input to the Auckland Council Submission

Local board contact: Julie Fairey, Chair, Puketāpapa Local Board,
julie.fairey@aucklandcouncil.govt.nz

Local board officer: Jill Pierce, Local Board advisor, Local Board Services,
jill.pierce@aucklandcouncil.govt.nz

1. General Comments

These comments are made on behalf of the Puketapapa Local Board (the Board). The Board is general support of the Proposed Auckland Unitary Plan (PAUP) and especially the changes made as a result of the Board's comments on the draft Unitary Plan.

The Board supports the quality compact growth model adopted in the PAUP.

The Board would like to make the following comments on specific part of the PAUP.

2. Specific points

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	Maps and Part 3 Chapter K Precincts.	<p>Board's position developed in consultation with land owners and community.</p> <p>The Board considers that a precinct is the best way of providing for the redevelopment of the Winstones Quarry and ensuring it is appropriately integrated with the redevelopment of the Three Kings Centre and other nearby land.</p>	<p>That a new Precinct layer be established for the land including the Three Kings Town Centre (including land on the northern side of Mt Albert Road, the Winstones Quarry, the open space land that adjoins these two areas and surrounding areas) as shown on the Map in Appendix 1 to this submission.</p> <p>This precinct would include re-zoning the Winstones Quarry land from Quarry Zone to an appropriate range of urban zones and other</p>	<p>The Precinct and zone changes should achieve the following principles.</p> <p>a) Creation of an adequate increase in the level of public open space in the Precinct, taking into account the significant residential intensification proposed, and based on further detailed work on the appropriate quantum to meet community needs. Additional open space should include additional playing fields and passive open space that increases amenity and assists in the restoration of Te Tatua-a-Riukiuta/Big King. Open space provision should help to protect and enhance the volcanic landscape and views to and from Te Tatua-a-Riukiuta/Big King.</p>

			<p>zone changes.</p> <p>The Board has not yet fully developed the details of the precinct. The precinct document contained in Appendix 2 to the submission is an example of what such a precinct may contain.</p>	<ul style="list-style-type: none"> b) Improve connections between Te Tatua a Riukiuta and surrounding land uses and create more obvious access to the mountain, particularly from the north and east. c) Improving Big King/Te Tatua-a-Riukiuta, and utilising open space to partially restore the form and contours of the cone. d) Ensure that open space acts as a high quality network with a range of functions that contribute towards open space outcomes for the city and the area. e) Enable options such as reconfiguration, filling and exchange of reserve land to improve the open space network, but not reduce the existing amount of open space land. f) Development of a clear position on the question of completed fill level and final contours, including the implications of the current fill consent and the major impact this has on the ability to integrate the residential development and town centre areas. g) Provide an appropriate outlet to sustain the original spring and aquifer within the quarry. Development and stormwater treatment should be sympathetic to the environmental goal of restoring natural flow. h) Recognise, restore, and enhance Te Tatua a Riukiuta through its design and land use, including connections and the provision of open space. i) Ensure that the views to and from Te Tatua a Riukiuta and other volcanic cones are protected and that design and structure of any development
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				<p>be underpinned by Te Tātua a Riukiuta as a fundamental feature and landmark.</p> <ul style="list-style-type: none">j) Design and locate open space to be compatible with surrounding land uses and arranged for logical and coherent use.k) Avoid separation between the Quarry and the surrounding urban environment, to create an integrated addition to the centre.l) Ensure that the interface between the quarry development and Mt Eden Road retains clear sightlines to Big King, and that an aesthetically pleasing and inviting road frontage with appropriate access-ways is achieved.m) Incorporate best practice Urban Design at all levels of development and planning, with high quality design principles built in to the structure and applied through rigorous Urban Design codes and Guides.n) Promote a diversity of land uses that are compatible with the town centre. This should promote a variety of built form responses and diversity at the scales of the site, street and block.o) Within the town centre, attractive and appropriately scaled mixed development including retail and residential, the development of quality public spaces, and careful integration with the civic quarter and open space areas.p) Sustainably deal with infrastructure constraints of the area, including but not limited to stormwater and wastewater issues.
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				<p>q) Provide a height and density of development on the site consistent with wider growth objectives but that recognises site constraints.</p> <p>r) Provide a pattern of built form and open space that creates safety and surveillance.</p> <p>s) Provide reference to the history of the quarry site and the original volcanic forms, through design within the development.</p> <p>t) Provide direct, accessible and well designed local pedestrian/cycle linkages that connect surrounding land uses.</p> <p>u) Develop another access from the Western side of Three Kings via the Winstones site to Mount Eden Road, from for example Fyvie, Smallfield or Barrister Avenues.</p> <p>v) Integrate open space with the Greenways project and assist in creating a network of city wide cycle / pedestrian linkages.</p> <p>w) Plan with Auckland Transport for strong connections to proposed Public Transport linkages and Travel Demand Management (TDM) features to manage local traffic issues.</p> <p>x) Ensure any new road structure creates a permeable and legible network that integrates well with the local area and provides for a high quality street environment.</p> <p>y) Seek opportunities to redevelop in association with adjoining landowners to ensure that all opportunities are explored in a coherent way.</p> <p>z) Contribute to the viability of the existing centre and provide development that is compatible</p>
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				<p>and not competing.</p> <p>aa) Within the town centre area, the development of an open and inviting environment, not a closed-in, big box centre. Effective and efficient use of land, particularly in relation to parking.</p> <p>bb) Town centre development to be focused on the northern side of Mt Albert Rd.</p> <p>cc) Creation of a well-designed transport interchange that links together the Mt Eden B Line, and the Mt Albert Rd east-west routes</p> <p>dd) Careful consideration of existing heritage sites, and sensitive integration into the overall development.</p> <p>ee) A greater emphasis on more intense development at the southern end of the quarry area.</p> <p>ff) Ensure good access is provided to education facilities.</p> <p>gg) The provision of a reasonable supply of affordable and social housing within the precinct area, including the quarry development, to ensure that Three Kings remains a mixed community with opportunities for people of all income levels</p>
2	Maps and Part 3 Chapter K Precincts.	<p>A new precinct in the Stoddard Road area will assist providing a framework for Housing New Zealand (HNZ) development in this area.</p> <p>The PAUP provides for a town centre in this area but does not provide a</p>	<p>That a new precinct be introduced in the Stoddard Road area encompassing the land bounded by Richardson Road, May Road, Mount Albert Road, Beagle Avenue and Underwood Park.</p>	<p>It is noted that Housing New Zealand (HNZ) also requested a precinct that included this area. The Board supports a smaller precinct that suggested by HNZ.</p> <p>The Board's support for the development of a new precinct in this area is on the basis of significant commercial and residential growth, the impact of SH20, and proposed up-zoning of the commercial area to</p>

		<p>mechanism for ensuring that development around that centre is integrated.</p> <p>Future rail station development within this area requires integration with town centre and residential development in the area.</p>		<p>Town Centre Status in the PAUP.</p> <p>The Board supports the development of a Precinct on the basis that the process is done collaboratively with the active involvement of HNZ, local community, the Local Board, and other significant stakeholders. The Board will in the first instance lead the development of a terms of reference for the development of the Precinct to ensure an inclusive process</p>
3	<p>Maps and Part 3 Chapter J 6.3</p>	<p>There is insufficient view shaft protection of Big King/ Te Tatua a Riukiuta and Mt Roskill/ Puketapa. A full range of view shafts should be provided in the PAUP.</p> <p>The Board has previously identified a number of other significant view shafts.</p> <p>Addition protection of views of these cones is necessary to ensure equity of protection for all of the City's cones, especially in light of the potential for world heritage status of the Auckland volcanic cones.</p> <p>A full range of views ensures that these key Auckland landmarks remain visible, ensuring a continued 'sense of place' and identity in Puketāpapa.</p>	<p>Amend planning maps by showing additional volcanic view shafts from the following points.</p> <p>Mt Roskill/Puketapaa</p> <ul style="list-style-type: none"> • White Swan Road • Frost Road pedestrian over bridge. • Dominion Road Extension <p>Three Kings/ Te Tatua a Riukiuta</p> <ul style="list-style-type: none"> • Mt Albert Rd (at Dornwell / Hayr Road intersection) • Mt Eden Road (at Kingsway intersection) 	

4	Maps	<p>Roads along the coastline at Wesley Bay and Taylors Bay will not be constructed and should be closed and rezoned as Public Open Space – Conservation.</p> <p>There appear to be no properties that gain access over the parts of the road the subject of this request.</p>	<p>Amend planning maps so that unformed road along the coast at Taylors Bay and Wesley Bay is shown as road to be closed with an underlying zone of Public Open Space – Conservation.</p>	<p>This unformed road will never be formed. Its conversion to open space reflects its actual use and will assist in completing the esplanade reserve network along the Manukau coastline.</p>
5	Part 3 Chapter H 1.1 Infrastructure	<p>The overhead transmission lines running through the Board's area have adverse impacts on the ability of land to be redeveloped for more intensive residential of mixed use development.</p> <p>The use of 110kV as a cut of point for the rule has the effect of allowing large structures as pylons as a permitted activity. This should be amended so that 110kV transmission lines are have greater control.</p>	<p>Amend Activity table 1.1 by making the following changes in all zones except for Rural, Future Urban and Quarry.</p> <p>(i) That the Minor infrastructure upgrading of existing network utilities be made no more lenient than the National Environmental Standard.</p> <p>(ii) Overhead electricity lines 110 kV or greater should be a non-complying activity instead of a discretionary activity.</p>	<p>The Board would like to see the existing transmission lines that run through its area located underground but accepts that the existing lines have existing use rights. However the expansion provided for under the minor upgrading clause is excessive and will not likely lead to the lines being eventually replaced with underground lines. It is also requested that the Council work with Transpower to have the lines put underground.</p>
6	Designation 6303 – Avondale to Southdown Railway	<p>The Board supports the entire designation being retained within the PAUP.</p>	<p>No changes requested.</p>	
7.	Maps -	<p>In order to properly manage the land use on the new land being created in the</p>	<p>The board requests that District Plan land zoning (Public Open Space – Informal Recreation) be</p>	

		Manukau Harbour it is necessary to have the land zoned	applied to new land being created to the south of Orpheus Drive.	
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Submission on the Proposed Auckland Unitary Plan

To: The Chief Executive
Auckland Council

Name of submitter: Waitākere Ranges Local Board

Introduction:

1. The Waitākere Ranges Local Board of Auckland Council would like to thank the hearing panel for the opportunity to submit on the Proposed Auckland Unitary Plan (PAUP) notified on 30 September 2013.
2. We wish to be heard.

General reasons for submission:

3. Under s16(b) of the Local Government (Auckland Council) Act 2009, the local board is responsible and democratically accountable for —

(b) identifying and communicating the interests and preferences of the people in its local board area in relation to the content of the strategies, policies, plans, and bylaws of the Auckland Council.
4. We have a specific interest in the Waitākere Ranges Heritage Area (WRHA) and the implementation of the Waitākere Ranges Heritage Area Act 2008 (WRHAA).
5. The Waitākere Ranges Local Board area stretches from Waitākere township in the north to the Manukau coast in the south, covering the Waitākere Ranges Heritage Area, the west coast villages of Te Henga, Piha and Karekare, the villages of Swanson and Titirangi and the township of Glen Eden.
6. The Waitākere Ranges Local Board provided feedback on the draft Unitary Plan after seven engagement events in its area during April - May 2013, in which around 450 people took part.

7. Our submission on the PAUP reiterates some of the previous board's feedback on the Waitakere Ranges Heritage Area for the hearing panel's consideration, and highlights particular issues in the PAUP that it has identified as being of significant interest to the people in its area.
8. In terms of our responsibility and democratic accountability under s16(b) of the Local Government (Auckland Council) Act 2009, the local board looks forward to reviewing the submissions on the PAUP from the people of the local board area, once they become available, to inform our further submission, and to participating in the hearing, as well as any pre-hearing or mediation processes.

Submission:

9. Our submission to the Proposed Auckland Unitary Plan covers the following topics:
 - Waitakere Ranges Heritage Area
 - On-site wastewater in unserviced coastal areas
 - Sites of significance to Mana Whenua
 - Cultural impact assessments (Rule 2.7.4.4)
 - Vegetation management
 - Mangrove management
 - Coastal mineral extraction and exploration
 - Intensification and open space provision
 - Genetically modified organisms
10. A table of submission points is provided below.

Submission Points to the Proposed Auckland Unitary Plan

#	Provision of PAUP	Submission points	Decision requested
Waitakere Ranges Heritage Area			
1.	<p>All relevant maps, issues, objectives, policies, rules, discretions, assessment criteria that apply to the Waitakere Ranges Heritage Area</p>	<ul style="list-style-type: none"> The Unitary Plan should give effect to the Waitakere Ranges Heritage Area Act 2008 (WRHAA). It is essential that the Unitary Plan affords the Waitakere Ranges Heritage Area (WRHA) at least the same level of protection as is currently provided in the operative district and regional planning instruments, in particular the Auckland Regional Policy Statement and Auckland District Plan (Waitakere Section). In translating the WRHAA, the Unitary Plan should not amend or alter its specific objectives, requirements or definitions in a manner which undermines their purpose and intent. Many existing provisions resulted from complex mediations and settlements of appeals and these matters should not be re-litigated when the community is, on balance, accepting of the status quo. A five year Waitakere Ranges Heritage Area monitoring report was produced in 2013. The monitoring report shows the existing district and regional plan approaches have proven to be effective, and are accepted by the community. The report shows these are succeeding in implementing the WRHAA, although there is always room to take more proactive steps to protect, restore and enhance heritage features in the WRHA. The uniqueness of the WRHA justifies a tailored approach which may be different from the rest of the region.. The recommendations in the five year Waitakere Ranges Heritage Area monitoring report 2013 should be considered. 	<ul style="list-style-type: none"> Review the Unitary Plan to ensure that it gives effect to the Waitakere Ranges Heritage Area Act 2008 (WRHAA), or to identify areas where the Unitary Plan has failed to achieve this statutory requirement. Where the Unitary Plan does not give effect to the objectives of the WRHAA, or is not comprehensive in achieving this, amend the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations to give effect to the requirements of the WRHAA. Ensure that the Unitary Plan affords the Waitakere Ranges Heritage Area (WRHA) at least the same level of protection as is currently provided in the Operative Auckland Regional Policy Statement 1999, Operative Regional Plans, and District Plan (Waitakere Section) Ensure that the objectives that apply to the WRHA are the same as those which are contained in section 8 of the WRHAA Ensure that the recommendations of the five year Waitakere Ranges Heritage Area monitoring report 2013 are implemented where relevant in the Unitary Plan.

#	Provision of PAUP	Submission points	Decision requested
On-site wastewater treatment in unserviced coastal areas			
2.	<p>Onsite wastewater (Chapter H, 4.15) (Auckland wide rules), and subdivision and land use intensification rules - WRHA (maps, issues, objectives, policies, rules, discretions, assessment criteria)</p>	<ul style="list-style-type: none"> The submitter has concerns about the opportunity for existing single houses to be subdivided into two or more dwellings in unserviced coastal villages in the WRHA, as this will increase the loading on the existing on-site wastewater treatment capacity. Water quality monitoring indicates that existing on-site wastewater treatment systems are resulting in the degradation of waterways and ecosystems, and areas of the WRHA are no longer fit for recreational use. The local board recommends the hearing panel considers the draft Auckland Council document, "Sources of Faecal Contamination at Karekare, Piha, North Piha and Te Henga Lagoons" to assess the risks to water quality from allowing subdivision and land use intensification. There are dwellings that still rely on long drop toilets. These should be phased out over a period of time. 	<ul style="list-style-type: none"> Delete rules that allow the subdividing of an existing house into two sites from the unserviced coastal settlement zones in the WRHA Precinct. Insert discharge rules that explicitly prohibit long drops, and establish rules for their mandatory phasing out over a period of time where they do exist.
Sites of significance to mana whenua			
3.	<p>Sites of significance to mana whenua (maps, schedules, appendices, issues, objectives, policies and methods)</p>	<ul style="list-style-type: none"> The mapped overlay of sites of significance to mana whenua is not complete as it applies to the Waitakere Ranges area. The Council's Cultural Heritage Inventory includes a significant number of heritage and archaeological sites which are not identified in the Unitary Plan. Sections 7 and 8 of the WRHAA requires the protection, restoration and enhancement of these known features. The Unitary Plan's approach does not give effect to this, as it does not protect these features, which could result in their loss (which is contrary to the WRHAA and Part II of the RMA). The local board understands that many sites have not been included 	<ul style="list-style-type: none"> Amend the Unitary Plan to identify all heritage and archaeological sites from the Council's Cultural Heritage Inventory relating to mana whenua as sites of significance to mana whenua. Undertake all work as necessary to establish accurate GPS coordinates for features, or otherwise establish specific provisions which establish an 'alert layer' that the features need to be surveyed specifically on the site to determine their location and physical extent where there is uncertainty in existing information.

#	Provision of PAUP	Submission points	Decision requested
4.	<p>Cultural impact assessment (issues, objectives, policies, rules, special information requirement)</p>	<p>because they do not have GPS co-ordinates.</p> <ul style="list-style-type: none"> The local board considers Rule 2.7.4.4 (under Regional & District Rules, Information Requirements for Resource Consent Applications) is of significant interest to the people in its area, particularly clause "2.7.4.4 (o)" in relation to the significant ecological areas and other overlays. 	
Vegetation management			
5.	<p>Issues, Objectives, Policies and Rules (Chapter H, Auckland wide rules - SEA vegetation management 4.3) for vegetation management</p>	<p>The submitter has concerns about the permitted activity status for SEA vegetation alteration or removal in road reserve. This does not achieve the matters associated with the WRHAA, where vegetation and ecosystems are recognised as a matter of national importance.</p>	<ul style="list-style-type: none"> Amend Chapter H, Auckland wide rules - SEA vegetation management 4.3 so that the alteration or removal of SEA vegetation within a road reserve is a restricted discretionary activity in the WRHA.
Mangrove management			
6.	<p>Objectives, policies, and methods (Chapter I Rule 6 Coastal – General Coastal Marine Zone)</p>	<ul style="list-style-type: none"> The identification of ecologically important areas within the coastal marine area ("CMA") is very poor, with areas identified as Marine SEAs largely being within intertidal areas or estuaries. Mangroves provide important ecosystems, services and habitat, prevent coastal erosion and filter sedimentation from activities on the adjoining land and waterways. Mangrove removal has been provided for but has not been strongly linked to the management of sediment- 	

#	Provision of PAUP for Mangrove Management	Submission points	Decision requested
		<p>generating activities, which is necessary to ensure that the adverse effects of mangrove removal can be avoided in the future.</p> <ul style="list-style-type: none"> • Mangrove removal in the North Island has had mixed success and the results do not always improve amenity. • The submitter is concerned that the approach to the management of mangroves is too enabling, will result in adverse environmental effects and does not achieve the management of Part II RMA matters. • The submitter seeks the avoidance of mangrove removal where it will threaten the identified ecological values of the CMA, along with the natural values that are appreciated by residents. The submitter seeks that specific activities require resource consent to fully consider the effects of the activity on the environment. • The submitter considers that mangrove removal should be a restricted discretionary activity, except for seedlings up to 1 metre in height, (unless other activity status is sought below). • The submitters consider that mangrove removal should not be allowed in an SEA. • The submitter considers that mangrove removal in wading bird areas should only allow removal of mangroves up to 1 metre in height which are encroaching on wading bird habitat. • Approval from the owner of public land adjoining the CMA should be sought as part of applying for a resource consent. Many parks support important sequences of vegetation from land to the coastal marine area. Any mangrove removal can have impact on the value of the park, and the amenity value for the public. • The submitter considers that applications for mangrove removal could be processed without a fee to remove financial barriers for communities wishing to remove mangroves. • The method of mangrove removal should preclude the 	<p>Amend the issues, objectives, policies and methods relating to mangrove management to provide for the following relief:</p> <ul style="list-style-type: none"> • Amend Rule 6 Coastal so that the removal of mangroves, including those that existed after 1996 is a restricted discretionary activity, (except as identified below) • Amend Rule 6 Coastal so that mangrove removal in a SEA is not allowed. With the exception that the removal in wading bird areas should allow for removal for mangroves up to 1 metre in height where the mangroves are encroaching on wading bird habitat. • Applications for mangrove removal in the CMA adjoining public open space should require approval of the landowner. • Provide for applications for mangrove removal as a free consent.

#	Provision of PAUP	Submission points	Decision requested
		<p>use of herbicidal spraying or mechanical means.</p> <ul style="list-style-type: none"> The submitter considers that the removal of mangroves to maintain public access to the coast should be permitted where this is undertaken by council or its agents. 	<ul style="list-style-type: none"> Amend Rule 6 Coastal so that the removal of mangroves using herbicidal spraying and mechanical methods is not allowed. Retain the permitted activity status in Rule 6 Coastal for mangrove removal to enable the operation, maintenance, use and functioning of existing structures and infrastructure. Amend Rule 6 Coastal so that the removal of mangroves to maintain public access to the coast is a permitted activity where this is undertaken by Council or its agents.
Coastal mineral extraction and exploration			
7.	<p>Issues, objectives, policies, methods for CMCA mineral extraction, prospecting and exploration</p>	<ul style="list-style-type: none"> The submitter is concerned that the objectives and policies in relation to certain activities in the coastal environment are unduly weighted in favour of economic development. In particular, policies in relation to minerals extraction appear to focus on encouraging activity, rather than ensuring that it is undertaken in appropriate locations. The policy setting out the need for a precautionary approach to mining in the coastal environment appropriately recognises the absence of complete information about the effects of offshore mineral extraction, but appears to equate precaution with adaptive management. Properly conceived, the precautionary approach means that where risks are too great, applications to undertake activity should be refused. Adaptive management approaches may well be appropriate, in the event that consent is granted, but the first issue, when applying a precautionary approach, is whether the consent should be granted at all. The submitter considers that mineral prospecting, exploration and extraction should be a Prohibited activity in all SEA – Marine areas and Natural 	<ul style="list-style-type: none"> Amend the issues, objectives, policies, methods (including Rule 6 Coastal) for CMCA mineral extraction, prospecting and exploration so that: A precautionary approach is adopted to CMCA mineral extraction, prospecting and exploration CMCA mineral extraction, prospecting and exploration in an SEA-Marine Area is prohibited. CMCA mineral extraction, prospecting and exploration in a Natural Heritage: Coastal Natural Character Areas is prohibited.

#	Provision of PAUP	Submission points	Decision requested
		<p>Heritage: Coastal Natural Character Areas. Mining activity has the potential to have a significant adverse effect on the values of the SEA and therefore is not consistent with their protection. Whilst prospecting and exploration usually have more limited effects, the purpose of prospecting and exploration is to identify areas for mining, and therefore it is not appropriate to open SEAs to these activities. Additionally, prospecting for oil in deep sea carries its own unique risk, the effects of which have been seen to be catastrophic. This is evidenced by the 2010 Deep Sea Horizon disaster in the Gulf of Mexico which occurred when the rig was drilling an exploratory well.</p>	
Intensification and open space provision			
8.	<p>Issues, Objectives, Policies and Methods that apply to locations within the RUB</p>	<p>The RPS has objectives about intensification and open space provision. This needs to flow through to the methods to deliver on the RPS objectives, and the submitters cannot see specific methods that would give effect to the objective.</p> <p>Specific methodologies need to be included in the Unitary Plan to support the intensification of centres. These should include a formula to guide the Council in acquisition of open space.</p> <p>Community feedback indicates that the quality of development and the availability of open space in concert with intensification is a big concern for many people. The community is accepting of growth, but residential development must be of a high quality, with sufficient public and private open space available.</p>	<p>Amend the Issues, Objectives, Policies and Methods that apply to locations within the RUB to:</p> <ul style="list-style-type: none"> • Include specific methodologies for centre plans to support intensification, which includes a formula to guide the Council in acquisition of open space. • Staging of intensification where infrastructure and services, along with open spaces are not available. • Ensure that parks and community services are provided before, or during development. • Ensure sufficient public and private open space is provided with proposals to intensify urban areas.

#	Provision of PAUP	Submission points	Decision requested
Genetically modified organisms			
9.	Genetically modified organisms	The submitter considers this is of significant interest to people in its local board area.	

Supporting documents: Waitākere Ranges Heritage Area Monitoring Report 2013 (Volume 1: Summary of findings, and Volume 2: Detailed results)

Available online on the Auckland Council website and by request:
<http://www.aucklandcouncil.govt.nz/EN/AboutCouncil/representativesbodies/LocalBoards/WaitakereRangeslocalboard/Documents/waitakererangesheritagemonitoringreport.pdf>

Signature:



Sandra Coney

Chair, Waitakere Ranges Local Board

Date: 26 February 2014

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21 Proposed Auckland Unitary Plan submission - local board input

Resolution number WH/2014/14

MOVED by Member R Manukia-Schaumkel, seconded by Member SPT Matafai:

That the Whau Local Board:

- a) **Confirms attachment A as its written input to the Auckland Council submission on the PAUP; with the addition of:**
 - **community facilities, for example churches in light industrial areas be a complying activity and a discretionary activity in heavy industrial areas in the proposed unitary plan.**
- b) **Requests that officers seek confirmation from the chair of the hearings panel that local boards will have the opportunity to speak to the panel about issues relevant to the local board area.**
- c) **Delegates to the chairperson the authority to clarify the content of this input and any other matters requested by the governing body and / or the independent Hearings Panel.**

CARRIED

Whau Local Board input into the Auckland Council submission on the Proposed Auckland Unitary Plan Feb 2014

The Whau Local Board generally supports the Proposed Unitary Plan.

The Board has previously submitted to the Unitary Plan and the Board notes that many of its inputs have been incorporated. In particular the Boards supports the Proposed Auckland Unitary Plan supporting:

- future Avondale town centre development that enables opportunities to develop a stronger town centre focus, supports quality intensified housing development, creates a more walk-able inter-connected town centre and explores opportunities to incorporate larger retail development that supports a traditional main street town centre like Avondale.
- good urban and building design to deliver high quality urban design and building form to achieve the “live-able city” the region desires.

The Board notes that a number of significant heritage sites in the Board area have not been previously included and supports the following sites being considered for protection:

- 160 New Windsor Road (Astley House)
- 40 Powell Street (Alexander Service)
- 177 Riversdale Road (Ryders Museum, Westwind Cinema)
- 6 St Jude Street (Automatic telephone exchange)
- 25 Rosebank Road (Station Store)
- 69 Rosebank Road (Former Titirangi Lodge)
- 13-19 Rosebank Road (Bluck's building)
- 2016-2026 Great North Road (Page's Store)
- 2004 Great North Road (former Avondale Police Station)
- 1994-2000 Great North Road (Allely's store)
- 1862 Great North Road (former post office)
- 409 Blockhouse Bay Road (Post-war Dutch Wentink Pre-Fab house)
- 15 Tiverton Road (Post-war Dutch Wentink Pre-Fab house)
- 64 Terry Street (Ilse Van Randow house)
- 214 Blockhouse Bay Rd (former Presbyterian manse)
- 102 Donovan Street (Crudge house)
- Former private maternity homes:
 - 1798 Great North Road,
 - 6 Robertson Road,
 - 17 Powell Street
 - 3161 Great North Road, New Lynn.
- Lynmall Sign Tower – Great North Road

The Whau Local Board notes the Proposed Auckland Unitary Plan's response to the Transpower Transmission Lines and supports the petitioning of Central Government to underground the lines crossing urban areas utilising the dividends that Transpower pays to the Crown and the motorway corridors. The removal of the overhead lines and towers would improve the local and regional amenity, release valuable land for improvement

and intensification and respond to community health concerns.

The Board notes the Proposed Auckland Unitary Plan's approach to community facilities, for example churches in light industrial areas (a discretionary activity) and heavy (a non-complying activity).

Proposed Auckland Unitary Plan Submission – local board input

Secretarial note: A report “Proposed Auckland Unitary Plan Submission – local board input” was tabled at the meeting. A copy of which has been placed on the file copy of the minutes and can be viewed at the Auckland Council website.

Resolution number HM/2014/22

MOVED by Deputy Chairperson SP Henderson, seconded by Member BA Brady:

That the Henderson-Massey Local Board:

- a) **Approves Attachment A of the report with the exclusion of point vi as the board's written input to the Auckland Council submission on the Proposed Auckland Unitary Plan.**
- b) **Requests that officers seek confirmation from the chair of the hearings panel that local boards will have the opportunity to speak to the panel about issues relevant to the local board area.**
- c) **Delegates to the chairperson the authority to clarify the content of this input and any other matters requested by the governing body and / or the independent Hearings Panel.**
- d) **Notes that the approval of Attachment A (with the exclusion of point vi) does not limit the issues the Board may wish to speak to the independent hearings panel about under resolution b.**

CARRIED

Attachments

A Henderson-Massey Local Board input to the Auckland Council Submission

Proposed Auckland Unitary Plan

Attachment A: Henderson-Massey Local Board input to the Auckland Council Submission

Local board contact: Vanessa Neeson, vanessa.neeson@aucklandcouncil.govt.nz

Local board officer: Linda Smith, senior local board advisor,
linda.smith@aucklandcouncil.govt

The Henderson-Massey Local Board wishes to add the following comments to the Auckland Council Submission to the Proposed Auckland Unitary Plan:

1. General Comments

i. Quality development

Community feedback on the Unitary Plan indicates the residents of Henderson-Massey support growth in their area provided there are suitable Unitary Plan provisions that facilitate the achievement of a high quality urban environment.

ii. Landscaping in business areas

The Board has had feedback from members of the business community that they prefer a higher amenity environment in the light industrial zone.

iii. Power pylons

The Henderson-Massey community supports a 20 metre buffer zone around power pylons. The Henderson-Massey Local Board requests the Unitary Plan provide for the progressive replacement of overhead transmission lines with underground lines in areas where urban development is predicted.

iv. Genetically modified organisms

The Henderson-Massey Local Board requests the Unitary Plan clarify the activity status of genetically modified organisms that are not covered by the Hazardous Substances legislation.

v. Ground floor carparks in the metropolitan zone

The Henderson-Massey Local Board requests the Auckland Unitary Plan clarify the status of ground floor carparks in the metropolitan zone.

vi. Vibration issues

Parts of the Henderson-Massey community have issues with vibration from industrial activities affecting residential properties. The Board advocates for the Unitary Plan to address vibration issues.

"A"

List of Priority Heritage Sites Within the Howick Ward

Nominated by Howick Local Board for Evaluation by Auckland Council and

Scheduling in the Auckland Unitary Plan

Identifi- cation No	Name / Description	Location	Type of Place & Applicable Significance / Heritage Value Criteria
1.	Hawthorndene Ditch & Bank Boundary Fences – Built 1850's but slowly disappearing through mowing etc. Are the last in the Howick Ward	280 Botany Road, Howick	Site A, D, H
2.	Buried Forest – "A blanket of hot ash smothered the forest [of mixed trees] which can be seen today under three metres of ash" ¹ This buried forest is believed to "extend for miles" but the section specified opposite, under "Address", is regarded as being particularly noteworthy. While it was previously thought this forest was buried following a Lake Taupo eruption between 1.2 million and 1800 years ago it is now believed that the tephra (volcanic ash) over this buried forest resulted from The Mangakino volcanic center, Taupo Volcanic Zone, which was highly active during a period of caldera-forming activity from 1.21 to 0.95 million years ago	Visible at estuary edge at low tide. In particular, includes area "...below St Kentigern College beside the Tamaki River on the Rotary Walkway" ² and extending towards Riverlea Avenue, Pakuranga and beyond to the site of the old Panmure bridge below Kerswill Place, Pakuranga	Site; Natural Feature A, D, H
3.	Buried Forest – Kauri trees dated up to 30,000 years old – "at low tide large fossilised kauri trees can be seen lying in parallel up to 2m diameter, with roots facing east. They were felled by an eruption, possibly from a Taupo eruption in about 24,500BC" ³	At Sanctuary Point, Pakuranga - in estuary near Sailing Clubrooms	Site; Natural Feature A, D, H
4.	Home Guard Defence Bunker - Built 1942. This is the only and the last WWII Home Guard trench in this area and was dug out of clay. It measures roughly 1.5m long x 1.0m wide x 1.0m deep. This is a threatened site due to the	On private land (Macadamia Orchard) directly above western end of the Mangemangeroa bridge on Whitford Road, Howick - about	Built Structure A, D, H

¹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 323, refer top left hand side photograph and caption and also note 10 on p. 322.

² La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 323, refer top left hand side photograph and caption and also note 10 on p. 322.

³ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 322, note 9.

	effects of natural erosion.	60m from the popular Māngemāngeroa walkway. This Bunker protected the bridge	
5.	Rare Native Celery Plants (<i>Apium Prostratum</i>) "commonly known as sea celery, is a variable herb native to coastal Australia and New Zealand", ⁴ on cliff edge. Captain Cook included this plant in his crew's diet as an anti-scurvy measure and it worked	Where water flows over cliffs at Mellons Bay - near gun emplacement - and at Waterfall Bay (off Tui Vale Road – is access track on private land) north of Sandspit	Natural Feature – Rare Plant A, B, D
6.	Police man's Cottage – Built 1902. Used by police c. 1930 to c. 1941 ⁵ Now privately owned. Is well maintained	44 Uxbridge Road, Howick	Built Structure A, B, F, G, H
7.	Dr A Elsdell Moore's Homestead, "Fowey" - Built c. 1930, now known as "Fowey Lodge" & owned by Tony and Christine Hanne. Described as "a gracious home that evokes the genteel style of another time." ⁶ The story of Dr Elsdell Moore ⁷ & his family, especially that of his son, Sir Patrick Elsdell Moore ⁸ , is an important one	215 Bleakhouse Road, Howick	Built Structure A, B, F, G, H
8.	Concrete Road – "The opening of this road was "the turning point in Howick's history..." ⁹ Was officially opened on 24 January 1931.	Concrete road runs from Harp of Erin, Greenlane to Picton Street, Howick but the only original section still visible is approximately ½ kilometre in length running alongside Kerswill Place, Pakuranga	Built Structure A, B, D, E, F, G, H
9.	Māngemāngeroa Stepping Stones – Are approximately one dozen hardened sandstone steps still evident – were used by Maori & European settlers to cross ¹⁰ Māngemāngeroa Creek. There is a plaque indicating these stones.	Māngemāngeroa (across Māngemāngeroa creek)	Built Structure; Archaeological A, B, C, D, F, H
10.	Tyrone Villa - Built 1914 by Robert Millen. ¹¹ The Davis Funeral Home is presently operating from this building - "...Built in 1914 on the ridge of Millen's Hill, this beautiful historic villa was ...[a]... farmhouse in the area. In	2A Udys Road, Pakuranga	Built Structure A, B, F, G, H

⁴ Walter Reginald Brook Oliver, "Sir Joseph Banks and Dr Solander (Cook's First Voyage)", *Botanical Discovery in New Zealand: The Visiting Botanists*, School Publications Branch, New Zealand Education Department, p. 7, Retrieved 1 January 2012 ([Wikipedia en.wikipedia.org/wiki/Apium_prostratum](http://en.wikipedia.org/wiki/Apium_prostratum)).

⁵ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 63 and p. 324 for mapped location.

⁶ www.ourhomes.co.nz/cms/architecture/2011/08/genteel_style_retained.php.

⁷ Moore A Elsdell, *Operation Lifetime: The Memoirs of a New Zealand Surgeon*, Auckland, 1964 – A New Zealand surgeon's experiences in WW1.

⁸ www.ags.school.nz/content/development/old_boys_association/augusta_awards_old_boy_of_the_year/sir_patrick_elsdell_moore_2008.html.

⁹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 111.

¹⁰ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 79 and p. 324 for mapped location.

¹¹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 149.

	and European history in Uxbridge Road, Howick... ²⁸ The museum building is separate from and behind her original home. Its floor area is about 6m2. "The Emilia Maud Nixon Reserve on Uxbridge Road, Howick consists of the Garden of Memories, Whare ..., Maori Museum, Community Centre and Emilia Maud Nixon's original home. Miss Nixon (1870 – 1962) bequeathed the garden more than 60 years ago as a tribute to New Zealand's biculturalism..." ²⁹ Fundamental to this museum is its role in not only commemorating, but educating, visitors about Maori & European history		
25.	Mangemangeroa Bridge – Built 1935 by Bellam & Murray, replaced a kanuka bridge. ³⁰ Has significant engineering features – very well constructed. Is located partly in Howick Ward & partly in Franklin Ward	Over Mangemangeroa Creek, Whitford Road, Howick	Built Structure A, B, D, E, F, G, H
26.	Crawford Reserve – Former site of Crawford Bus Stables & Depot (sold to the Howick Bus Company c. 1940) from 1909 to 2002 ³¹	Crawford Reserve, Picton Street, Howick	Site A, B, D, G, H
27.	Fisher House – Was Sir Woolf Fisher's Home, built 1970's. "Sir Woolf Fisher (20 May 1912 – 12 January 1975) was an East Tamaki, New Zealand, businessman and philanthropist who co-founded Fisher & Paykel..." ³² Sir Woolf Fisher is regarded by many as one of our greatest industrialists	117 Kerwyn Avenue, Highbrook	Built Structure A, B, F, G, H
28.	Pakuranga Creek Waterfall & Ford – "...is less than 1m high and is seen at low tides... and may be viewed from TI Rakau Drive Bridge. This hard sandstone ford was used by Maori and later by European farmers crossing the creek with horse drawn carts and wagons before a bridge was built over the Pakuranga Creek." ³³	Between Ennis Avenue & Burswood Reserve, East Tamaki – "There is a small waterfall where the Howick Stream runs into the tidal Pakuranga Creek, the top of the waterfall being slightly above high water mark" ³⁴	Site; Natural Feature A, B, C, D, G, H
29.	Our Lady Star of the Sea Catholic Church – Built 1960, replaced wooden church built 1854 ³⁵	24 Picton Street, Howick	Built Structure A, B, D, F, G, H
30.	Eastern Beach Anticline – "or extreme folding	Visible in cliff at northern end	Geological

²⁸ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 298, 299.

²⁹ www.cityparks.co.nz/case-studies/case-studies/garden-of-memories.html.

³⁰ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 78 and also p. 324 for mapped location.

³¹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 40 and also p. 324 for mapped location.

³² en.wikipedia.org/wiki/Woolf_Fisher

³³ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 322, note 15 and also p. 322 for mapped location.

³⁴ <http://www.times.co.nz/1977/cascades-designated-place-of-natural-beauty.html>

³⁵ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 64 and also p. 324 for mapped location.

	is visible in the Miocene Waitemata sandstone and mudstone strata..." ³⁶ Geology students regularly study this Heritage feature	of Eastern Beach below Musick Point Golf Course	Feature A, D, G, H
31.	Cascade Waterfall – On what was formerly known as "The Fall's Farm" built 1851 by Rev. John Wilson & sold to Robert Hattaway in 1866 who called his farm "The Cascades." "...is about 2m high and is situated where the fresh water meets the salt water of Pakuranga Creek near the junction of Cascade Road and Aviemore Drive. Vessels of up to 28 ton used to moor here in the 1930's. Siltation from developments has since caused mangrove proliferation and restricted access." ³⁷	In the Cascades Reserve on Botany Creek - near junction of Cascade Road and Aviemore Drive, Highland Park	Site; Natural Feature A, B, D, G, H

Comments Regarding Existing Heritage Schedules Attached to Draft Auckland Unitary Plan:

1. Appendix 9: Schedule of Significant Historic Heritage Places

Schedule ID No	Name / Description / Comment	Location	Type of Place &/or Applicable Significance / Heritage Value Criteria
01366	Howick Wharf etc. – The Howick Wharf no longer exists (was built in 1896, demolished in 1935). However, Howick Beach Wharf Piles still remain which can be seen at low tide. Accordingly, the present entry should either be corrected to instead refer to Howick Beach Wharf Piles or deleted. If deleted, Howick Local Board nominates the Howick Beach Wharf Piles for Evaluation ³⁸	110R Beach Road, Mellons Bay, 4R Granger Road, Howick Howick Beach	A, D A, B, D
02116	Panmure Bridge abutments and swivel section R11_1708 – The Howick Local Board is advised these items relate to two different Heritage bridges & ought to be listed as separate entries: (i) The Panmure Bridge abutments/end posts are the remains of the Tamaki River Ferro-Concrete Bridge built over the Tamaki River & opened 1916, demolished 1962 ³⁹ ; and (ii) The swivel section is believed to refer to the remains of the Tamaki River Iron Bridge turning gear. This site is considered by some to be one of Auckland's most important treasures. The turning gear is in good	28R Kerswill Place, Pakuranga 28R Kerswill Place, Pakuranga Under Panmure Bridge Marine at 2 Pakuranga Road, Pakuranga	A, B, E, F Site A, B, D, E, F, H Site A, B, D, E, F, H

³⁶ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 322, note 4; photograph at p. 327

³⁷ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 322, note 16 and also p. 322 for mapped location.

³⁸ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 236 – 2010 photograph of the piles at low tide.

³⁹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 16.

	condition & is considered an excellent example of Heritage engineering. It is also well preserved & has recently been the subject of fairly extensive restoration work. Howick Local Board is of the view that both these items are Significant Historic Heritage Places which meet the relevant criteria for scheduling, separately		
02114 & 02115	MacCallum's Wharf & Quarry & Guy's Wharf & Quarry respectively, both located on Ti Rakau Drive, East Tamaki – Howick Local Board has nominated the Ti Rakau Drive Quarry (near Ti Rakau Drive bridge on Ti Rakau Drive, East Tamaki - over Pakuranga Creek) which provided kerbstones for Auckland City c. 1880 to 1910, in item 13. above. It is understood that this significant Heritage site remains unprotected & is different from either of the above quarries but Howick Local Board requests that Council please check its records to verify this & ensure the Ti Rakau Drive Quarry is not already scheduled	262 Ti Rakau Drive, East Tamaki & Ti Rakau Drive, Pakuranga Creek, Te Wharau respectively Near Ti Rakau Drive bridge on Ti Rakau Drive, East Tamaki - over Pakuranga Creek	
2. Appendix 3.1: Schedule of Outstanding Natural Features			
Schedule ID	Name / Description / Comment	Location	Type of Place &/or Applicable Significance / Heritage Value / Unitary Plan Criteria
26 (refer ID No 30 above)	Eastern Beach Anticline – While this outstanding natural feature is included in Appendix 3.1 the Howick Local Board questions whether it (and the other items in that schedule) ought also be listed in Appendix 9 as a Significant Historic Heritage Place as, arguably, it meets requisite criteria. Accordingly, it has nominated this feature in item 30 above	Visible in cliff at northern end of Eastern Beach below Musick Point Golf Course	a, c, e, g, l Site; Geological Feature A, D, G, H
150 (refer ID No 22 above)	Panmure Basin Volcano - While this outstanding natural feature "and associated tuff ring (about 1400 m in diameter)" is included in Appendix 3.1, based on the same reasoning as directly above, the Howick Local Board queries whether it ought also be listed in Appendix 9 as a Significant Historic Heritage Place. Notably, the tuff deposits nominated in item 22 above, are located in the Howick Ward beside the Rotary Walkway between Kerswill Place & Riverlea Avenue, Pakuranga	Panmure Basin Tuff located in Howick Ward beside Rotary Walkway between Kerswill Place & Riverlea Avenue, Pakuranga	a, c, d, e, f, h, i, l Site; Geological Feature A, D, G, H

Item 12

Attachment D

	1979, Davis Funerals purchased the villa and established a new facility to serve families in the Eastern Suburbs. The villa was lovingly refurbished in 2007 to accommodate modern facilities whilst still retaining the traditional features of the home. The original ceilings and gas light fittings are still evident today. This landmark villa ... ¹²		
11.	View Shaft from Whitford Road - To protect impressive view from Whitford Road over the Mangemangeroa Valley and beyond towards Waiheke Island. This view shaft would complement to two nearby view shafts near the 'barn' on Somerville Road, Howick	View shaft envisaged to originate approximately 50m heading east along Whitford Road, Howick from the roundabout also serving Point View Drive & Somerville Road	View/Landscape A, B, G, H
12.	Webster's Store – Built by Arnold Webster in 1937. ¹³ Is considered a good example of architecture of that period. Beach stores were once an integral part of this area's beach culture – "every beach had a beach store." This is believed to be the last original beach store building in the Howick Ward. The <i>Art of Chiropractic</i> presently operates from this building	96 Selwyn Road, Howick	Built Structure A, B, F, G, H
13.	Ti Rakau Drive Quarry – Provided kerbstones for Auckland City c. 1880 to 1910. ¹⁴ Refer <i>Grey's Folly</i> at p. 321 for 1975 photograph of quarry site (photograph attributed to <i>Howick and Pakuranga Times</i>). ¹⁵ This quarry is now [mostly] obscured by mangroves	Near Ti Rakau Drive bridge on Ti Rakau Drive, East Tamaki - over Pakuranga Creek	Site A, D, F, H
14	WWII Gun Emplacement - Concrete structure erected at eastern end of Eastern Beach. In good condition. Was arguably the best strategic position for a gun emplacement in the area	At eastern end of Eastern Beach. ¹⁶ Is closer to Bleakhouse Road than to Eastern Beach & is situated amongst trees	Built Structure A, H
15.	Howick Beach Reef – One of Auckland's best reefs for marine life ¹⁷ "The Howick reef has been used for several studies as a good example of a reef with a fish nursery breeding a wide variety of fish including seahorses, sea anemones, sponges and seaweeds..." ¹⁸	On western side of Howick Beach – about ½ km long x ½ km wide and is roughly triangular in shape	Natural Feature A, D, G, H
16.	Uxbridge Creative Centre – Includes old Presbyterian Church built 1907 ¹⁹ which the	35 Uxbridge Road, Howick	Built Structure

¹² www.davisfunerals.co.nz/ol_pakuranga.html

¹³ www.nz museums.co.nz/account/3000/object/43725/Websters_Store_Selwyn_Rd_Howick_1944 - for photograph of store taken in 1940.

¹⁴ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 17 and p. 324 for mapped location.

¹⁵ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 321, note 79

¹⁶ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 260.

¹⁷ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 60 and p. 324 for mapped location.

¹⁸ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 236.

¹⁹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 49.

	Uxbridge Board members are keen to restore. "...commenced as an arts centre in September 1981..." ²⁰		A, B, F, G, H
17.	Eastern Beach Chenier Plain – "fossil beach' or abandoned beach ridge in MacLean's Reserve is about 200m inland from the beach and has several smaller ridges beyond. It was probably formed about 6,000 years ago during the post-glacial high sea levels." ²¹	Approximately 30m behind pine trees at eastern end of beach in MacLeans Reserve, Eastern Beach	Site; Geological Feature A, D, G, H
18.	Page Cottage – Was Fencible Sgt. Michael Page's Cottage, built 1859. Is a tiny cottage attached to modern home ²² . Visible from road.	18 Page Point, Mellons Bay	Built Structure A, B, F, G, H
19.	"Rice's Bakery" – Built 1922 for William Hughes & later Rices, Klissers & now Baker's Delight. The heritage portion of the building is used as offices for the Howick Village Association. ²³	Is the brick section directly behind Baker's Delight, 67 Picton Street, Howick	Built Structure A, B, F, G, H
20.	Homestead - Built About 1864 by Joseph Hargreaves. ²⁴ Has also belonged to Bill & Maggie Burrill	125 Murphy's Road, Flat Bush	Built Structure A, B, G, H
21.	Howick Beach Wharf Piles ²⁵ – Seen at low tide - wharf built in 1896, demolished in 1935 ²⁶	Howick Beach	Remnants of Built Structure A, B, D
22.	Panmure Basin Eruption Tuff Ring – From eruption of buried volcano inside the Panmure Basin about 28,000 years ago ²⁷ Ring about 1400m in diameter	Tuff located in Howick Ward beside Rotary Walkway between Kerswill Place & Riverlea Avenue, Pakuranga	Site; Geological Feature A, D, G, H
23.	Udys brothers' Homesteads – These brothers were prominent citizens and farmers in the district and built these houses c. 1870 – 1880's. Both houses are well preserved and excellent examples of Heritage architecture enhancing local amenity values	126 & 128 Udys Road, Pakuranga	Built Structures A, B, F, G, H
24.	Miss Emilia Maud Nixon's "Retreat" / Museum Building - Created in 1929, known as "Te Raukohekohe", and her collection of Heritage items (considered to be treasures) kept in this museum. The collection includes miscellaneous items - from canoe bailers & adzes to early settler clothing. "Miss Nixon created a museum to commemorate Maori	"Te Raukoheke" "Retreat" and Heritage Contents, Emilia Maud Nixon Garden of Memories, Emilia Maud Nixon Reserve, 37 Uxbridge Road, Howick	Built Structure & Collection of Heritage Items A, B, D, H

²⁰ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 114.

²¹ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 322, note 5 and also p. 322 for mapped location.

²² La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 31 and also p. 324 for mapped location.

²³ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 65 and also p. 324 for mapped location.

²⁴ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 326, note 111.

²⁵ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 236 – 2010 photograph of the piles at low tide.

²⁶ La Roche, Alan, *Grey's Folly*, Auckland, 2011 at p. 325, note 59 and also p. 324 for mapped location.

²⁷ Press Release: GNS Science Friday, 22 February 2008, 9:30 am.

"A"

List of Significant Trees and Groups of Trees Located in the Howick Ward

Nominated for Inclusion in the Schedule of Notable Trees of Auckland - Appendix 3.4 of the

Draft Auckland Unitary Plan – Endorsed or Proposed by Howick Local Board

Number of Trees (If known)	Species of Tree / Group of Trees (If known)	Location of Tree / Group of Trees	Applicable Criteria & Any Comments
2	2x Pohutukawa ¹	Situated at either side of entrance to Te Tuhi Centre for the Arts, 13R Reeves Road, Pakuranga	Heritage & Cultural factors – Associated with Maori legend of Manawatare, a Maori voyager & explorer who is said to have made his Tuhi (mark) on a local Pohutukawa tree
5+	Pohutukawa, Miro, Totara, Kauri, Norfolk Pine (and others including Magnolia's, Pin Oaks, Camphors, Melia, Karaka, Olive, Plane and Cherries). ²	Old Flat Bush Hall Grounds' cnr. Murphy's Road & Flat Bush School Road, Manukau	Heritage, Cultural, Intrinsic & Tree-Specific Factors; the trees "are an essential feature of the Flat Bush Heritage Precinct"
1	Puriri ³	798 – 802 Chapel Road (N/E boundary), Shamrock Park	Ecosystem Service, Intrinsic & Tree-Specific Factors – Is grand large, vigorous and healthy tree
2	2x Flame Trees ⁴	15 Evelyn Road, Cockle Bay	Scientific, Ecosystem Service, Intrinsic & Tree-Specific Factors
1+	Karaka Corynocarpus Laevigatus (and other native trees on section) ⁵	5 Booralee Avenue, Botany Downs	Cultural, Intrinsic & Tree-Specific Factors
2	Totara & Karaka ⁶	6 Dell Way, Bucklands Beach 2014	Intrinsic & Tree Specific factors
3+	3x Kauri (and 2x Golden Totara, 2x Kauri, 1x Black Miro, 2x Pohutukawas, 1x Kahikatea, 1x Puka, 1x Rimu, 1x Australian	40 Riverlea Avenue, Pakuranga	Intrinsic, Ecosystem Service & Tree-Specific Factors

¹ Feedback / nomination by James McCarthy, Te Tuhi Centre for the Arts

² Feedback / nomination by Mrs Heather Adam on behalf of the Flat Bush Community Group Inc.

³ Feedback / nomination by Joseph Heays – Private land

⁴ Feedback / nomination by Shirlene Moore – Private land

⁵ Feedback / nomination by ME & DM de L. Wills – Private land

⁶ Feedback / nomination by Janice Brown-Bayliss – Private land

⁷ Feedback / nomination by Peter Tunstall Nelson – Private land

	Bottle-Brush) ⁷		
1	Cabbage Tree (Cordyline Australis) ⁸	61 Bleakhouse Road, Howick	Scientific, Ecosystem Service, Intrinsic and Tree-Specific Factors
1+	Group of Kahikatea (Podocarpus Dacrydioides)/White Pine ⁹	61 Bleakhouse Road, Howick	Scientific, Ecosystem Service, Intrinsic and Tree-Specific Factors
1	Yellow (Male) Totara ¹⁰	63 Bleakhouse Road, Howick	Scientific, Ecosystem Service, Intrinsic and Tree-Specific Factors
1	Morton Bay Fig (Ficus Macrophylla) ¹¹	Cnr of Botany Road & Andrews Road, Howick	Heritage, Scientific, Ecosystem Service, Cultural, Intrinsic and Tree-Specific Factors
8+	Norfolk Pine, Magnolia, Rimu?, Pohutukawa, 3x Oak, Macrocarpa (and other trees in reserve) ¹²	Murvale Reserve, Buckland Beach Manukau 2014	Heritage, Cultural, Ecosystem Service, Cultural, Intrinsic and Tree-Specific Features
1+	Pohutukawa (and "A group of native trees said to have been planted over 50 yrs ago by...") ¹³	William Green Domain, Highland Park, Auckland 2014	Heritage, Cultural, Ecosystem Service, Cultural, Intrinsic and Tree-Specific Factors
11+	*Blue Gum, 2x Pecans, South African Coast Coral Tree; **Monterey Pines; ***Japanese Red Pines, 2x Puriri, Oak; ****Black Beech; *****Pohutukawa ¹⁴	*Hawthornden Reserve, Howick; **Pigeon Mountain Reserve, Pakuranga; ***Buckland's Beach Domain, Buckland Beach; ****William Green Domain, Highland Park; *****91 Selwyn Road, Howick	Heritage, Scientific, Ecosystem Service, Cultural, Intrinsic and Tree-Specific Factors
1	Oak Tree	37 Charles Dickens Avenue, Howick? (Tree is located in corner where # 37 adjoins #s 35, 47 & 41 Charles Dickens Avenue, Howick. Is not known if tree is on private or public land - It stabilises steep bank where is nearby storm-water drainage). Is understood owners of # 37 do not believe this tree is on their land ¹⁵	Heritage, Intrinsic and Tree-Specific Factors – A beautiful, vigorous, large & long established tree (estimated as being over 50 years & possibly between 60 – 80 years) which also contributes considerably to soil stabilisation of immediate area
Cross-Ref. Using Alan la Roche's	Species of Tree / Group of Trees (if known) – Various (as set out below)	Location of Tree / Group of Trees – Various (as set out below)	Applicable Criteria & Any Comments - Heritage Factors are overwhelmingly applicable but other Special and Tree-

⁸ Feedback / nomination by Christine & Robert Swales – Private land

⁹ Ibid – see fn 8 above – Private land

¹⁰ Feedback / nomination by Christine & Robert Swales – Private land

¹¹ Feedback / nomination by Christine & Robert Swales

¹² Feedback / nomination by Brian J Main

¹³ Ibid – see fn 12 above

¹⁴ Feedback / nomination by Angela Sutton / Howick Local Board – 1x Pohutukawa on private land but with arguably 'public' attributes

¹⁵ Feedback / nomination by Howick Local Board – Public land?

Number- ing & Number of Trees (if known) ¹⁶			Specific Factors apply depending on the tree/s nominated (as set out below)
1) 1+	Gum and Other Trees	Stevenson Reserve, Cook Street, Howick (also known as Minerva Terrace Reserve)	Heritage & Other Factors – Some planted by pupils of Howick School in early 1930's & others planted by relief workers during the depression
3) 2	2x Puriri	On the berm outside #s 25,27, 85 & 91 Selwyn Road, Howick	Heritage & Other Factors – Planted by Howick Beautifying Society in 1933
4) 1+	Totara	Howick Cemetery Reserve, Paparoa Road, Howick	Heritage & Other Factors – Planted by William Green, "a founding member of the Howick Beautifying Society..." Are now "substantial trees"
5) 1	Puriri	Stevenson Reserve, Cook Street, Howick	Heritage & Other Factors – Planted by Mr William Massey MP "and later Prime Minister of New Zealand..." on 22 August 1935. Needs better management
6) 1+	Poplars	Behind Cockle Bay Domain - "behind today's Play Centre building" - at 18 Cockle Bay Road, Howick	Heritage & Other Factors – Some planted by John Gill "owner of Cockle Bay estates...Rev Lush also planted poplars here in the 1850 – 1860 period"
7) 1+	Pohutukawa	Howick Cemetery Reserve, Paparoa Road, Howick	Heritage & Other Factors – Planted by Howick Beautifying Society on or around 4 June 1936
8) 1	London Plane Tree	Reserve, Cnr Uxbridge Road & Picton Street, Howick	Heritage & Other Factors – Planted by Howick Town Board members in about 1940
9) 1+	Pohutukawa	Howick Beach Reserve, Howick	Heritage & Other Factors – Planted by Howick Beautifying Society in 1938
10) 1	Oak	Stockade Hill, Ridge Road, Howick	Heritage & Other Factors – Acorn came from Great Windsor Park and tree planted to commemorate Coronation of King George VI and Queen Elizabeth on 12 May 1937
12) 2	2x Camellias	65 Butley Drive, Pakuranga	Heritage & Other Factors - Planted outside homestead built in the 1850's. Are old & large

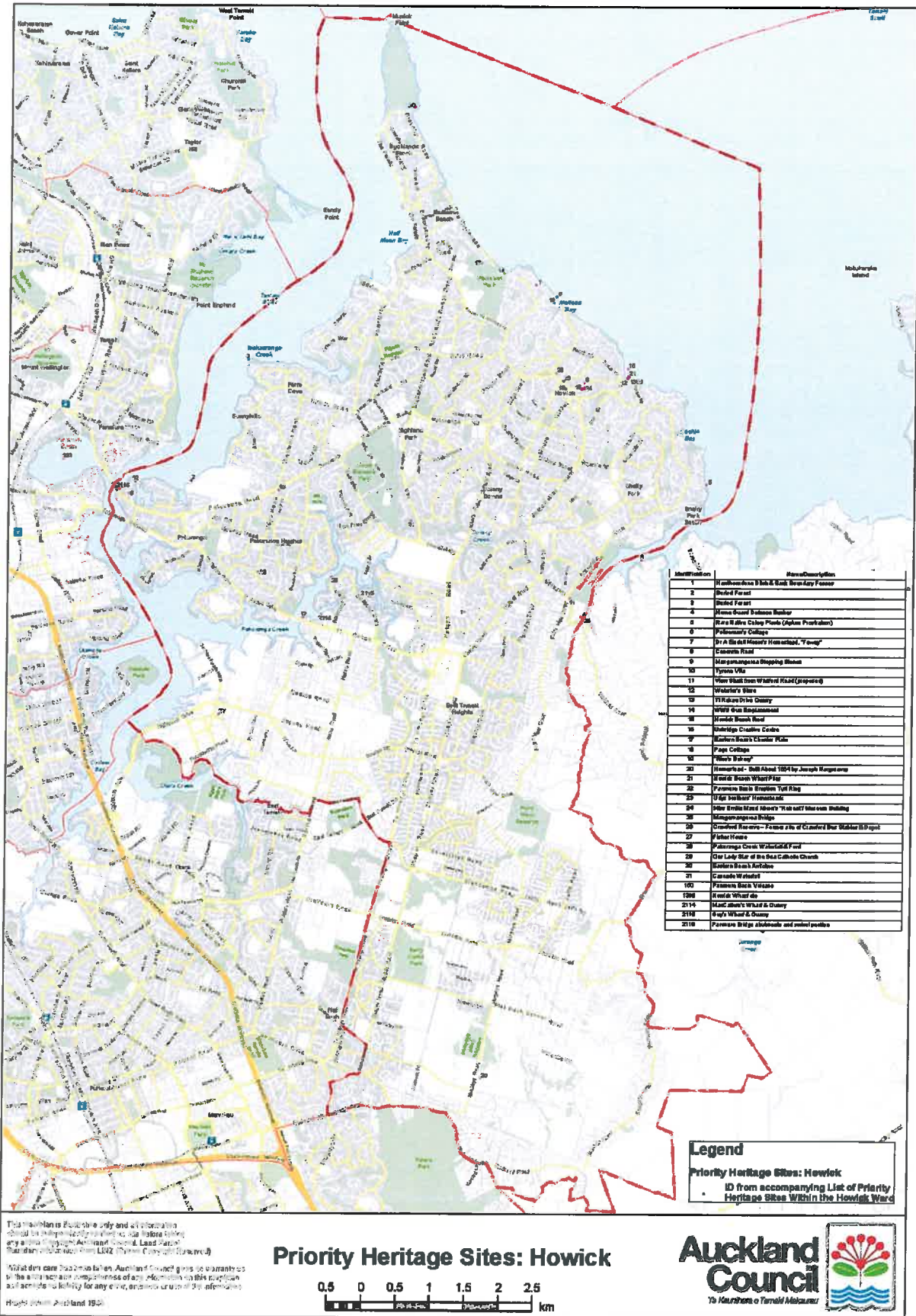
¹⁶ Feedback / nominations of those *Historical trees in the Howick Ward of the New Auckland Council* submitted by Alan la Roche, Howick Historian on 23 April 2013 endorsed by the Howick Local Board

14) 1+	Macracarpas	"In Cascade Reserve by Hattaway Bridge", Highland Park - "...beside the southern end of Aviemore Drive in Pakuranga...beside the Cascade Walkway."	Heritage & Other Factors – Said to have been planted by Maria Hattaway during 1860 – 1880 when she and Capt. Hattaway owned a farm there. Query whether previously scheduled?
15) 1+	Canadian Oaks	Stockade Hill, Ridge Road, Howick	Heritage & Other Factors – Commemorative avenue planted as part of Queen Elizabeth II's Coronation celebrations on 2 June 1953
20) 1	Norfolk Island Pine	St Kentigern College House-Master's House, St Kentigern College. 130 Pakuranga Road, Pakuranga	Heritage & Other Factors – Norfolk Island Pine Trees "that probably date from 1858 when Bishop Selwyn held a charity auction on behalf of the Norfolk Islanders..."
26) 1	Norfolk Island Pine	"Is in a loop off Clavoy Place a street reserve", Flat Bush	Heritage & Other Factors – as above
27) 1+	Norfolk Island Pine	Blundell Park, Elliott Street, Howick	Heritage & Other Factors – as above
28) 1	Norfolk Island Pine	Gofflands Reserve? –i.e. the reserve not far from the electricity substation near Goffland Drive, Gofflands	Heritage & Other Factors – as above – tree is located at what was formerly known as Speechlay's farm (now developed)
32) 1	Pohutukawa	Cockle Bay Reserve, (also described as "Shelley Beach Domain" or "Cockle Bay Domain"), Cockle Bay – there is a plaque on, or beside, this tree	Heritage & Other Factors – Planted by the Hon. Charles Howick in April 1999
34) 1	Puriri	On berm outside 630 Pakuranga Road, Pakuranga	Heritage & Other Factors – Planted around 1930 outside John Gill's farm worker's cottage
35) 1	Oak	Stockade Hill, Ridge Road, Howick	Heritage & Other Factors – Planted by Auckland City Councillor & WWI VC hero, Captain RS Judson VC., DCM., MM on 18 June 1942. The "Coronation Acorn" came from Great Windsor Park and tree planted to commemorate the 1937 Coronation
36) 1	Totara	Stevenson Reserve, Cook Street, Howick	Heritage & Other Factors – Planted by the Howick Women's Institute in April 1942
37) 1+	Oaks	Howick Domain, Moore Street, Howick	Heritage & Other Factors – Planted by the Howick Horticulture and Beautifying Society to commemorate the Coronation of Queen Elizabeth II in 1953

38) 1	Oak	415 Ti Rakau Drive, East Tamaki	Heritage & Other Factors – Probably planted by the Guys (behind their homestead) around 1950; homestead has Heritage status
39) 2+	Gums; Totara	Gums - "Behind Highland Park Shops and Library", off Highland Park Drive, Highland Park; Totara - In Cyril French Drive, East Tamaki (is highly visible)	Heritage & Other Factors – Many trees were planted on reserves around 1920's/1930's by farmers as shelter wind breaks and for fire wood for coal ranges and heating; the Totara was planted by or on behalf of family of Cyril French
42) 2	Pohutukawa	In Howick Presbyterian Churchyard, 1 Vincent Street, Howick (cnr of Vincent Street & Ridge Road)	Heritage & Other Factors – Probably planted between 1930 – 1940. Are now large in size
43) 1	Totara	1 Howe Street, Howick (cnr of Howe Street & Ridge Road)	Heritage & Other Factors – Was "a substantial tree in an early 20 th century photograph"
44) 1+	London Plane Trees	On berm in Uxbridge Road, Howick (southern side – approximately half way down road)	Heritage & Other Factors – Planted by the Howick Horticulture and Beautifying Society during 1940 – 1950's. Many others planted then have been removed
45) 1	Oak	Opposite Farm Cove Shopping Centre over Fisher Parade & adjacent to Council-owned walkway from Lillian Place, Farm Cove	Heritage & Other Factors – Planted near Butley Manor built in 1852
46) 1+	Oaks	Cascades Reserve, "...beside the southern end of Avimore Drive in Pakuranga..."	Heritage & Other Factors – Were planted close to the former Cascades Homestead (was on the top of the rise) built in 1851 for Church Missionary the Rev. John Wilson. Are mature trees
47) 1	Liquid Amber	Howick Intermediate Grounds, cnr Botany & Pakuranga Roads, Howick	Heritage & Other Factors – Large tree planted by former school pupils on 30 May 1953 to commemorate the Coronation of Queen Elizabeth II on 2 June 1953
48) 1+	Macrocarpa	Bordering Logan Carr Reserve, Dannemora	Heritage & Other Factors – Large trees planted on Cox's farm "probably in the 1930's"
49) 6	5x Oaks; 1x Phoenix Palm	Oaks - Oakville Avenue, Flatbush; Phoenix Palm – opposite in Baverstock Road, Flat Bush	Heritage & Other Factors – These large oak trees were part of Charles & Mary Baverstock's farm called "Seven Oaks"; the Phoenix Palm was planted beside Cyril Baverstock's

			homestead which was burned in 2006
50) 1	Pohutukawa	On berm between 393 & 395 Chapel Road, Flat Bush (former cnr of Point View Drive)	Heritage & Other Factors – This now large tree was planted in garden of Roy & Lucy Marr's farm "Sunnycroft" – is historical plaque beside tree
51) 3	Pohutukawa	27 The Parade, Bucklands Beach	Heritage & Other Factors – Planted by Alfred Buckland on his horse racing course in the 1880's
52) 4	Phoenix Palms	By the houses and hostel for the Musick Point radio operators, Musick Point Reserve, Bucklands Beach	Heritage & Other Factors – Planted by NZ Army or Ministry of Works in memory of the comrades of the radio operators at Musick Point Aeradio Station who were killed in WWII
53) 1	Yellow Kowhai	Northern end of Howick Croquet Clubrooms, Sale Street, Howick	Heritage & Other Factors – Planted on 11 November 2001 to commemorate the 15 th anniversary of the founding of the Friendship Force in Howick
54) 1+	Totara	On the roundabout by William Woods Court and Wayne Francis Drive, Flat Bush	Heritage & Other Factors – Was "growing in the fence on Willowbank dairy farm", farmed by William Woods who lived in Willowbank Cottage, "the oldest building in East Tamaki". Wayne Francis, owner of Fulton Hogan Ltd, utilised this tree (& others) when developing the area
55) 2	Norfolk Island Pines	Western end of Stockade Hill, Ridge Road, Howick	Heritage & Other Factors – Planted by Howick Borough Councillors on 20 April 1959 to replace the over 100 year Pine that is decorated with Christmas tree lights each Christmas
56) 1	Kauri	Boyd Reserve, cnr of Hutchison and Pakuranga Roads, Highland Park	Heritage & Other Factors – Planted in memory of young man killed in motor bike accident, Allan Charles Wright. The original Kauri planted in his memory was demolished. Is a plaque on wooden plinth there
58) 1	Pohutukawa	58 Hattaway Avenue, Buckland's Beach	Heritage & Other Factors – Was part of Alfred Buckland's farm which he purchased in 1861
59) 1	Tulip Tree	Beside the St John's Ambulance Station in William Green Domain, Highland Park	Heritage & Other Factors – Planted by Lord Ranfurly, Governor of New Zealand, when he visited Pakuranga School on 4 June 1900
61) 1+	Hawthorn Hedges	Hawthorn Dene, 280 Botany	Heritage & Other Factors –

		Road, Botany	These hedges were planted during the period 1850 - 1860 by Charles Lewis on his farm and "are remnants of the most common type of hedge in this district in the 19 th century." Capt. Robert Hattaway bought the farm in 1873 and called it Hawthorn Farm. The red berries were used as a heart remedy. The farm was reduced to 7 acres and renamed Hawthorn Dene meaning small Hawthorn farm
62) 1	Puriri	In centre of roundabout at Botany Maternity Hospital, off 292 Botany Road, Howick	Heritage & Other Factors – Planted on 10 October 1991 on official opening of hospital. The tree was donated by Mr Morrin Cooper, then Mayor of the Borough of Howick, as a goodwill gesture due to community displeasure that their Howick Obstetric Hospital closed at same time
63) 1	Puriri	Stevenson Reserve, Cook Street, Howick – opposite home of "Frank and Mrs Irvine" in Minerva Terrace	Heritage & Other Factors – Planted in the memory of Pilot Officer Ian Hamilton Irvine killed on active service in England in 1943 during WWII. He was a Howick postman



Proposed Auckland Unitary Plan

Attachment A: Rodney Local Board input to the Auckland Council Submission

Local board contact: Brenda Steele, Chairperson Rodney Local Board
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Local board officer: Kathryn Martin, Senior Local Board Advisor – Rodney
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1. General Comments

The Rodney Local Board has previously provided feedback on the draft Auckland Council Unitary Plan. Responses to this feedback have been provided by officers. This feedback has been discussed with the local board who indicate that they wish to reiterate a number of omissions and errors from their original feedback. This is outlined in the table below.

The local board also wish to re-state a few general points as follows:

(a) An increase in site sizes in Helensville, Parakai and Snells Beach

It is request that the minimum site sizes in Helensville, Parakai and Snells Beach remain at 600m² rather than the proposed 500m².

(b) Additional areas of countryside living zoned land

It is requested that additional 'receiver' countryside living areas are identified in order to provide sufficient receiving environments for transferrable development right subdivisions. Alternatively evidence should be provided to demonstrate that there is sufficient countryside living land available to ensure that the transferrable development right subdivision provisions are workable.

(c) Retention of provisions for second dwellings/minor household units in rural areas

It is requested that the minor household unit provisions be reinstated for rural areas including restrictions to mitigate effects including building size, design and vehicle access sharing.

The removal of the minor household provisions for rural areas is a significant loss of development rights for Rodney. It is considered that existing legacy provisions adequately mitigate any adverse effects in rural areas.

Minor household provisions in rural areas are essential for rural communities to provide for dependent family members or farm workers and to provide a variety of housing types in rural areas. These provisions have changed over time, but are generally historic and should be retained in future planning provisions. Ten metres is considered an appropriate distance of the minor household unit from the main dwelling.

(d) Extension of RUB on the southern side of Sandspit Road

It is requested that if the rural urban boundary extends along the northern side of Sandspit Road, as proposed, the land opposite on the south side of Sandspit Road be zoned Future Urban.

(e) The calculation of land required within the Rural Urban Boundary

It is requested that density being used to determine the land area required within the rural urban boundary for urban development in Rodney be based on the Single House zone density as a minimum, being a minimum of 500m².

(f) Refined rules for cleanfill activities in rural areas required

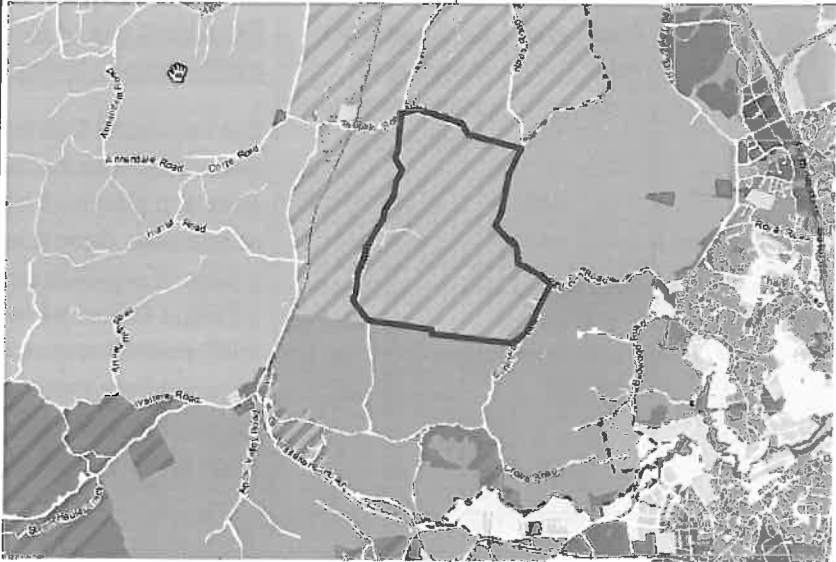
It appears that cleanfill activities in the PAUP are non complying in the Rural Conservation and Countryside Living zones and discretionary in the Rural Coastal, Mixed Rural and Rural Production zones.

It is requested that further refinement of the cleanfill rules occur in order to address the significant effects currently being generated by the increasing number of cleanfills in the Rodney area. Analysis is required to determine the appropriate approach; however possible solutions may include a combination of any of the following:

1. Cleanfill activities extending beyond three months in duration or 'X' volume (m³ to be determined) shall be subject to full notification.
2. Cleanfill activities may only be located on sites within 'X' metres (metres to be determined) of an arterial road and with direct access to that road.
3. Cleanfill activities shall only be located on sites with a minimum site area of 'X' hectares (hectares to be determined).
4. Cleanfill activities shall incorporate a minimum buffer from site boundaries of 'X' metres (metres to be determined) in which no activity associated with the cleanfill shall occur except direct designated access.
5. Cleanfill activities of 'X' m³ or m² (to be determined) shall only be located on a site size of 'X' hectares, with the size of the cleanfill provided for reducing as the size of the site reduces.
6. Cleanfill activities shall only be located on sites with direct access to sealed roads.

2. Specific points

No.	PAUP provision number	Reason for submission point	Strikethrough and underline for exact change (if applicable)	Comment
1	N/A	Rules for the Puhoi Cheese Factory have been omitted from the PAUP.	<u>Retention of Puhoi Cheese Factory scheduled activities/Precincts</u> It is requested that the omission is addressed through the creation of a precinct or overlay for the activities in Scheduled Activity 160 in the Rodney Section of the Auckland District Plan for the Puhoi Cheese	It is considered important to support the sustainable expansion of existing commercial businesses in Rodney such as this

			Factory.	
2	N/A	Rules for the Sandspit Motor Camp have been omitted from the PAUP.	<p><u>Retention of Sandspit Motor Camp scheduled activities/Precincts</u></p> <p>It is requested that the omission is addressed through the creation of a precinct or overlay for the activities in Scheduled Activity 111 in the Rodney Section of the Auckland District Plan for the Sandspit Motor Camp.</p>	The proposed zone of Large Lot results in camping grounds being non complying, however the existing camping ground on Council land has operated historically for many years under a scheduled activity and provision for its continuation and expansion should be provided for.
3	Maps	Omission given resolution RD APC/2013/112	<p><u>Countryside Living Zone south east of Taupaki rather than a Mixed Rural zone</u></p> <p>It is requested that the area south of Taupaki bounded by Red Hills and Sunnyvale Roads (to the east), Nelson Road (to the north), Amreins Road (to the west) and the existing proposed countryside living area (to the south) is zoned countryside living rather than mixed rural, as shown in the map below.</p>	Although this area is not appropriate for residential development, the current land use and location is appropriate for countryside living development as identified by Resolution APC/2013/112 which stated "Introduce an area of Countryside Living Zone for investigation from Nelson Road/Amreins Road/Sunnyvale Road".
				
4	N/A	Errors in heritage protection methodology	<p><u>Create a historic heritage overlay for Puhoi</u></p> <p>There appear to be errors in the overlay methods for Puhoi. It is requested that a historic character overlay be imposed over Puhoi</p>	The pre-1994 demolition control overlay only identifies one lot and two small strips of land. This is not sufficient to protect the character of Puhoi.

			similar to the Helensville overlay and that this reflects the key elements of the "Puhoi Historic Village Special 14 Zone" as well as design rules and includes larger lot sizes in the centre of the village.	
5	Maps	Omission of key view shafts	<p><u>Include key Rodney view shafts</u></p> <p>It is requested the following view shafts from public roads be identified on the planning maps and protected; view from Wenderholm Hill heading south; Waiwera Hill looking south out to Rangitoto and Mahurangi East Road to Kawau Island along Arabella Lane.</p>	These view shafts are significant for Rodney and the wider Auckland area and opportunities to protect them should not be lost.
6	N/A	Error in Waimauku site sizes	<p><u>Site sizes in Waimauku need to reflect the current wastewater servicing situation</u></p> <p>It is requested that the minimum site size be re-considered to reflect the current lack of wastewater servicing in Waimauku.</p>	There appears to be an error in the site size for Waimauku as it is currently not served by a reticulated wastewater system and therefore cannot accommodate 800m ² site sizes.
7	Maps and rules	Errors with the mapping of sites/places of significance	<p><u>Scheduled site or place of significance to Mana Whenua</u></p> <p>It is requested that the errors associated with the buffer rules for sites and places of significance be addressed. Scheduled sites or places of significance to Mana Whenua should be located with GPS co-ordinates and the buffer distance from these sites should not exceed twenty metres from the edge of the actual identified site.</p>	Various errors have arisen with overlapping heritage buffer sites and buffer areas restricted existing activities such as farming.
8	Part 3 H 1.2.3.3.2 1(b)(v)	Error in car parking maximums	<p><u>Parking Maximums</u></p> <p>It is requested that Part 3 H 1.2.3.3.2 1(b) (v) and Table 3 be amended so that parking maximums do not apply to the Mixed Use Zones in Warkworth, Riverhead and Kumeu-Huapai.</p>	While rural settlements are specifically excluded from the Town and Local Centre parking maximums, the Mixed Use parking maximums still apply in rural settlements. This appears to be an error.