

26 FEB 2014

#2304

Astrid Caldwell

From: donotreply@aucklandcouncil.govt.nz
Sent: Tuesday, 25 February 2014 3:27 p.m.
To: Unitary Plan
Cc: ceo@thegrangegolfclub.co.nz
Subject: Proposed Auckland Unitary Plan Submission - Mark David Stuart
Attachments: Grange Rd.pdf

Thank you for your submission to the proposed Auckland Unitary plan.

You should receive an acknowledgement within 10 working days. Please retain this as your copy. If you do not receive this, could you email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.



Submitter details

Full name: Mark David Stuart
Organisation: The Grange Golf Club (Inc)
Postal address: 2 Grange Rd, Papatoetoe, Auckland
Email address: ceo@thegrangegolfclub.co.nz
Post code: 2025
Local board: Otara-Papatoetoe local board
Contact Person: Mark Stuart, General Manager
Date of submission: 25-Feb-2014

Scope of submission

The specific provisions that my submission relates to are:

Provision(s):

Zoning of the Grange Golf Course area in the immediate area abounding Grange Rd, Papatoetoe. The Unitary Plan is for the whole of the golf course area to be zoned as Mixed Residential Urban We would like to recommend th the area of the Golf course along Grange Rd and approximately 80m south from the Grange Rd line be rezoned as Terrace and Apartments

Property address:
2 Grange Rd, Papatoetoe

Map:

Other:

Submission

Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.

1/5

I oppose the specific provisions identified above

I wish to have the provisions identified above amended:

Yes

The reasons for my views are:

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.

I seek the following decision by Council:

Accept the Proposed Plan with amendments as outlined below

If the Proposed Plan is not declined, then amend it as outlined below:

Rezoned the area of the golf course fronting Grange Road, as shown on Attached Map marked "C", to Terrace Housing and Apartment Zone."

11.

I wish to be heard in support of my submission:

Yes

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

Yes

Telephone: 021 667005

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

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



Submission to the Auckland Council Unitary Plan and Otara Papatoetoe Local Board Annual Plan and Area Plan

From The Grange Golf Club Inc

The Grange Golf Club was established in Papatoetoe in 1926

During its history it has hosted many of New Zealand's leading Amateur and Professional golf tournaments including 8 New Zealand Opens.

In recent years the club has looked at a number of options to safeguard and ensure its long term financial viability. This has included detailed merger discussions with the neighbouring Royal Auckland Golf Club and discussions with other sporting organizations in the area and the possible sale of some of its property asset.

After exhausting all partnership discussions the only long term option is the sub-division and sale of surplus land bordering Grange Road.

The club has advanced the decision and planning to subdivide and area of approximately 2.5 ha which would be sold and the most appropriate use for development would be a high quality multilevel residential development offering extensive views over the golf course and adjoining Tamaki Estuary.

The Club is supportive of the Auckland Plan's principles for a compact and liveable city as it sees the importance of green open space with the future intensification of the urban environment.

The Club sees this initiative as clearly meeting the objectives of the Auckland and Unitary Plan -

- by providing a quality compact residential development
- that sits within the confines of the Rural Urban Boundary.
- the subject site is also located near 3 major transport routes, State Highway 1, the main rail network and Great South Road.
- It will provide a transformation project for Papatoetoe's northern edge that will-
 - attract significant investment into the area
 - support commercial/business activity (in particular Hunters Corner and the commercial area opposite Grange Road).



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- The project will improve the built environment of the area with a quality development
 - It will provide an anchor project for the north part of the Otara-Papatoetoe Local Board area.

- The proposed site has a significant north facing coastal edge in relation to the Tamaki estuary. A well managed development on this site will -
 - Improve access to the Tamaki estuary
 - Assist in managing and protecting the head waters of the Tamaki estuary.

The Club supports the view of the Otara Papatoetoe Local Board that this site should have the suitable zoning that allows for a Multilevel Apartment/ terraced development at the same proposed density as the residential properties on the Great South Road that border the Golf Club on that eastern boundary.

In the Clubs opinion any significant development on any part of the Great South Road adjoining the Golf Club is highly unlikely due to the area containing established residential homes and many sections having already been subdivided or cross leased with infill housing. There would be the requirement to amalgamate many titles to have sufficient land area for a major development and this would likely be cost prohibitive.

The area proposed by the club on Grange Road would be a relatively straightforward greenfield option which could be developed short time frame and be the catalyst for greater urban development and renewal within the wider Local Board area.

The Grange Golf Club Incorporated supports the Otara Papatoetoe Local Board submission and recommendation that the area identified adjoining Grange Road should be zoned with the highest density allowing for 4 to 6 storey apartment developments.

Representatives of the Grange Golf Club Inc request to the opportunity to speak to this submission to the appropriate Auckland Council Committee and Otara Papatoetoe Local Board.

Signed



Mark Stuart

General Manager