

Summary of Submissions: Plan Modification 61 – Plan Change.		
Submission Number	Submitter Name	Decisions requested
1/1	Dr Rosemary Arnoux	Supports the plan change but seeks the following amendments:
1/2		If such re-zoning is to take place, the types of building constructed must take into account that human beings do not cope well with living in close proximity to others, especially where there are differences in race and lifestyle.
1/3		That construction will be of excellent quality to thereby upgrade the area, make occupants proud of their living space, in order to create a new and positive identity for Glen Innes.
2	Dr's Andrew and Nicola Watson	Opposes the plan change. Seeks specific answers to points 1-6 of the submission, a statement as to how the quality of life for people in Glen Innes will be improved, and a statement specifying what community consultation has occurred.
3	Eastern Bays Community Board	The plan change be declined.
4	Remuera Community Committee Inc	Opposes plan change.
5	Louise Mary Davie	Opposes plan change.
6/1	Dean Butler	Opposes E15-16.
6/2		I would like the council to reduce the height limits to the minimum level and the number of storeys to a maximum of 2.
7	George Dion Charles Cheavin	The plan change be declined.
8	Milton Wong	No change.
9/1	Shirley Wong	Opposes plan change.
9/2		Govt should be lobbied to release more govt stock for sale to private home owners. [outside the scope of plan change]
10	Grant Marshall Sale and Robyn Una Sale	Decline the plan change.

11/1	Holly Patterson and Nigel Patterson	Accept the plan change subject to the following amendments:
11/2		The maximum rezoning level should be 6a only for the area designated '5-10 minute walk' from the town centre, i.e. the upper half of Line Road, north and east of Epping St, Heatherbank St, Taniwha St, south of Taniwha St, east of Rowena Cres, the east side of Maybury St, Pt England Rd east of Ropata St, Eastview Rd and Merfield St.
11/3		The maximum for rezoning within a 5 minute walk should be reduced to 7b.
11/4		Additional measures should be taken to ensure that all housing is constructed to ensure positive neighbourhood relationships, especially in high density areas.
12	Betty Joan Taylor	Decline the plan change.
13	Sherie Ann Wikaira	Decline the plan change.
14	William Howard Lewers and Margaret Elsie Ruth Burt	Reject the plan change.
15	L&B Investments	Seek the formulation of design criteria for the proposed change.
16/1	Carolyn Blackford	To rezone Residential 5 land within the proposed plan modification area to Residential 6a.
16/2		To retain Residential 6a, 7a and 7b land in the proposed plan modification area as Residential 6a, 7a and 7b.
17	Wendy Dawson	Decline the plan change.
18/1	Dr Rosemary Arnoux	All housing outside the area of proposed development retain its original zoning number Residential 5.
18/2		Due process be observed in order to retain current market values for those houses currently Residential 5 that directly face or are opposite to the new Residential 8 zoned area. [outside the scope of plan change]
18/3		A name change be made to distinguish the current Residential 5 housing from the new housing in Glen Innes. [outside the scope of plan change]
19	Keith Sharp and 5 others	We call on Council to decline Proposed Plan Modification 61 and seriously reassess the timing, process and social objectives of urban renewal in the Glen Innes and Tamaki area.
20	Ralph Raymond Harold Watson	Decline the plan change.

21/1	D J Livesey	To decline the rezoning outright.
21/2		Should the Council grant the rezoning, I seek the Council to undertake the following changes. That a 5 metre buffer zone be created at the front of the properties facing onto Tripoli Road with tree plantings and suitable landscaping. [outside the scope of plan change]
21/3		The residential 5 should remain.
22	Ralph Raymond Harold Watson	Decline the plan change.
23/1	Christine Gordine	I ask that you do not allow 8a and 8b zoning for Glen Innes.
23/2		Possibly extend the 6a zone area to encompass a larger area.
24/1	Keith Gordine	I seek the council to say no to 8a and 8b zoning in Glen Innes.
24/2		To allow 6a zoning on a wider basis instead.
25	Linda Gordine	I wish for the council to only allow changes to zoning for Glen Innes by way of zone 6a.
26/1	Andrea Gordine	Do not grant zone 8a and 8b.
26/2		Allow zone 6a on a wider scale.
27	Sydney Gordine	I ask that council allow changes to Glen Innes zoning to 6a only.
28	Faye Tizzard	Not to allow zones 8a and 8b in Glen Innes.
29	June Kura Dunne	Decline the plan change.
30/1	Jacqui Knegt	Oppose the plan change with the following amendments:
30/2		Seeks a larger area zoned to be Residential 6a.
30/3		Seeks that Radcliffe Street and Castledine Crescent properties be zoned 6a where this adjoins the back of Torrington Crescent.
30/4		Seeks that the small area at the heights of Glen Innes be zoned 6a. [outside the scope of plan change]

31/1	Hertzel Bezalel and 27 home owners	Accept plan change with the following amendment:
31/2		Include the rest of Torino Street properties (highlighted with yellow on the map) to be rezoned to Zone 6a.
31/3		In addition the area within Taratoa Street and Tuakana Street (highlighted with pink on the map) should be included as Residential 6a.
32/1	Warwick Trigg	I support the Auckland City Council Proposal but request consideration be given to those of us who own property within the area adjacent to larger blocks of Housing New Zealand property.
32/2		That privately owned properties in Waddell Avenue and those adjacent to them remain as zone 6a, and not be included in the 8a rezoning plan.
32/3		I would wish my property (50 Waddell Avenue) and my neighbours to be retained as Zone 5.
32/4		That the zoning should take into account diversity and the small landowners in the area. In practical terms therefore I ask that the zoning have a less clear line and that there be a 'variegated gradation' merging one zone into the other taking into account the sun, the view and the pattern of ownership.
33/1	Housing New Zealand Corporation	That the proposed plan change be confirmed but subject to certain amendments and modifications sought by HNZC.
33/2		HNZC wishes that the Council undertakes further investigation on the implications of high density development on small lots and encourage integrated development on larger lots.
33/3		For Council to establish a process amongst major stakeholders in the area that allows for a collective approach to the planning for the upgrading of infrastructure.
34	Eileen Hoyte and Glenn Hoyte	No relief given. Opposes the plan change.
35/1	The Westport Charming Creek Coal Co Limited	We support the plan change – in particular the rezoning of properties from residential 5 to 6a.
35/2		We would like to see all the properties in Taratoa Street rezoned to residential 6a rather than just some on one side.
35/3		We request that council proceed with the rezoning as per the proposed plan change.
35/4		We also request the council to look at rezoning the rest of Taratoa & Torino Streets to residential 6a in the future.

36/1	Neil Philip Stubbing	Supports the plan change.
36/2		Supports proposed amendment E15-17.
36/3		I would like my, and logically the council (Housing NZ) owned property next door, to be included in the proposed development zoning changes 6a to 8a.
37	Barbara Anne Fountain	Significantly reduce the area to be rezoned from Residential 5 to Residential 8a, 8b and instead rezone residential 5 to 6a.
38	Terry Smith and Deanne Smith	To rethink the zoning change to far less housing, more green spaces and upgrade the depleted sewerage and stormwater systems in an old suburb.
39	Guy King	I request that the Auckland City Council decline this proposed plan change.
40/1	Maurice Kemble Twomey	Decline the City's application or at the very least return the application to City asking them to make major amendments which will ensure:
40/2		Reduction in area over which the proposed plan is to apply.
40/3		Significant reduction in intensity involving heights, average site size.
40/4		Reduction in intensity of structures proposed for former Tamaki Girls College, involving heights, bulk, and also increase in open space.
41/1	Russell Leese	Accept the plan change with the following amendment:
41/2		Weybridge Crescent properties be included as Residential 6a zoning. Alternatively the block which lies adjacent to Weybridge being the Torrington Crescent block also remain Res 5.
42/1	Paul Tingey and Dee Nolan	Accept the plan change with the following amendment:
42/2		Council need to have written into the regulations that developments are well designed, pleasing to the eye, well built, sensitive to the surroundings and that developers are kept on a tight lead.
43/1	Glenys Margaret Carter	Decline the plan change.
43/2		No height and density increases on the notified plan 61 by the planning commissioners hearing this application.
43/3		Residential 5 should be retained.
43/4		I object to the special height limits of the former Tamaki Girls College site.

44/1	Frances Mallinson	Decline the plan change.
44/2		We object to the special height limits of the former Tamaki Girls College site, only up to 3 stories would be acceptable.
45/1	Judd Cotter and Others	Accept the plan change with the following amendment:
45/2		We seek to have Weybridge Crescent, Bromley Place and Sloane Street (properties) rezoned from Residential 5 zoning to Residential 6a. Should this not be possible we seek a peer review of our submission and process.
46	Dr James Douglas and Margaret Heather Watson	Supports the entire submission of Drs Andrew and Nicola Watson.
47/1	Patrick Alfred Cummuskey	That all rezoning plans for Glen Innes and Point England are put on indefinite hold, or cancelled. [that part referring to rezoning plans for Point England is outside the scope of plan change]
47/2		Adequate infrastructure needs to be in place, and the feel of the suburb has to change to entice those people to live there.
48	Ursela Beasley	Opposes the plan change due to effect on traffic, parking and access in the area.
49/1	PD Keating	I support the broad plan change in principle. I agree there needs to be rezoning to accommodate more people in this area. I have no objection to multi storey developments.
49/2		I do hope that appropriate restrictions and standards are imposed to ensure that poor quality, slummy conditions are not allowed to ensure as a result. There must be minimum standards of building materials, design and also maintenance. [those parts referring to minimum standards of building materials and maintenance are outside the scope of plan change]
49/3		Currently, Housing NZ is far too sloppy in its property maintenance as regards aesthetics and needs to impose tougher controls on tenants in the area to ensure that these properties are properly looked after and fencing is properly maintained. [outside the scope of plan change]
49/4		There needs to be a stronger stand on unacceptable behaviour also, such as preventing rusting cars being left on lawns or communal areas. [outside the scope of plan change]
49/5		The Council must be appropriately flexible when assessing proposed property developments in the spirit of the plan change.
50	Ian Hugh Alexander Roberts	Decline the plan change. Do not change the zoning. Keep as it is.

51	The National Trading Company (NZ) Ltd - Foodstuffs (Auck) Ltd	Accept the plan change.
52	Robin Lorenz Hill	Decline the plan change.
53	Auckland Regional Council	The ACC confirming Proposed Plan Change: Plan Modification No. 61 in its entirety.
54	Geoffrey Frank Wasson and Robyn May Batger	Decline the plan change.
55/1	Taumata Environmental Trust	Decline the plan change.
55/2		All shops in the GI centre be made to remove their goods off the footpaths. [outside the scope of plan change]
56/1	Angela Chang	I would like the council to accept the proposed plan modification but:
56/2		Include a guarantee that any development in the area will be of a very high standard. [outside the scope of plan change]
56/3		I strongly oppose further development of high density state housing in the area. I suggest that many of the state owned properties should be sold so that private high density housing can be developed. [outside the scope of plan change]
57/1	Jiang Jia Ming	I would like the council to accept the proposed plan modification but:
57/2		Include a guarantee that any development in the area will be of a very high standard. [outside the scope of plan change]
57/3		I strongly oppose further development of high density state housing in this area. I suggest that many of the state owned properties should be sold so that private high density housing can be developed. [outside the scope of plan change]
58/1	Te Kohanga Reo O Puau te Moananui a kiwa	The Council do not proceed with the planned residential changes at this stage. We believe that a number of fundamental matters need to be resolved before rezoning is contemplated.
58/2		Before any rezoning is done the Council must address the fundamental problems that already exist in the local infrastructure. Rezoning should not be contemplated until these issues have been fully addressed.

58/3		If the council wants to have a "growth corridor" along a central city transport route than they have to ensure that the area is attractive to the type of people that work in the central city. This can only be achieved if agreement can be reached with Housing New Zealand to sell up all their properties in the redevelopment area for private ownership. This should happen prior to any rezoning. [that part which seeks that Housing New Zealand sell all their properties to private owners is outside the scope of plan change]
58/4		Arrange a land swap with Ngati Whatua so that the "Tamaki Girls site" can be retained for some of the purposes it was originally designated. At the very least, the area should be rezoned for high quality low density housing that will enhance and balance the present and proposed housing developments. [that part which seeks that a land swap be undertaken with Ngati Whatua is outside the scope of plan change]
58/5		Alternatively suggest that a better strategy would be the rezoning of the land overlooking the Tamaki Estuary. The area that borders Dunkirk Road in the south and that borders the Waitoki, Kotae Beach, and Tahuna Torea reserves would make excellent sites for high class apartments that would be attractive to central city workers. [outside the scope of plan change]
59	Laurence Patrick Dolan	I seek that the council rezone residential 5 zones within the Proposed Plan Modification 61 area to residential 6a, rather than residential 8a or 8b.
60	Gordon Stewart Plowman	Decline the plan change.
61	Tony Pilkington	Rezone only those street fronts that might create a 'high street'. Rezone all others to no more than zone 6a.
62	Tripoli Rentals Limited	We request the council proceed with the plan change as proposed.
63/1	Christopher John Winks	I would like the council to accept the proposed plan modification but:
63/2		Include a guarantee that any development in the area will be of a very high standard. [outside the scope of plan change]
63/3		I strongly oppose further development of high density state housing in this area. I suggest that many of the state owned properties should be sold so that private high density housing can be developed. [outside the scope of plan change]

64/1	Lee Le Zhen	I would like the council to accept the proposed plan modification but:
64/2		Include a guarantee that any development in the area will be of a very high standard. [outside the scope of plan change]
64/3		I strongly oppose further development of high density state housing in this area. I suggest that many of the state owned properties should be sold so that private high density housing can be developed. [outside the scope of plan change]
65	Jing Hua Investment Ltd	Accept the plan change.
66	Kai Hua Yuen and Jing Wang	Accept the plan change.
67/1	Tamaki College	Ask that the Council do not proceed with the planned residential changes at this stage. We believe that a number of fundamental matters need to be resolved before rezoning is contemplated.
67/2		Before any rezoning is done the Council must address the fundamental problems that already exist in the local infrastructure. Rezoning should not be contemplated until these issues have been fully addressed.
67/3		If the council wants to have a "growth corridor" along a central city transport route than they have to ensure that the area is attractive to the type of people that work in the central city. This can only be achieved if agreement can be reached with Housing New Zealand to sell up all their properties in the redevelopment area for private ownership. This should happen prior to any rezoning. [that part which seeks that Housing New Zealand sell all their properties to private owners is outside the scope of plan change]
67/4		Arrange a land swap with Ngati Whatua so that the "Tamaki Girls site" can be retained for some of the purposes it was originally designated. At the very least, the area should be rezoned for high quality low density housing that will enhance and balance the present and proposed housing developments. [that part which seeks that a land swap be undertaken with Ngati Whatua is outside the scope of plan change]
67/5		Alternatively suggest that a better strategy would be the rezoning of of the land overlooking the Tamaki Estuary. The area that borders Dunkirk Road in the south and that borders the Waitoki, Kotae Beach, and Tahuna Torea reserves would make excellent sites for high class apartments that would be attractive to central city workers. [outside the scope of plan change]

68/1	Ce Xiong	Accept the plan change with the following amendments:
68/2		To expand the rezoning scope which can include more properties in the new zone;
68/3		It is really unreasonable to set the 500m ² minimum limit for my property (122 Taniwha Street, Glen Innes) and others around. I hope it will change to 400m ² threshold for subdividing as many other area are now. [outside the scope of plan change]
69	Veronica Ann Nops	Decline the plan change.
70	Fei Chen	Support the plan change.
71	Lydia Juan Shao Yeung	Accept the plan change with amendments. Amendments are not specified.
72	Wanzhong Sun	Supports the plan change and suggests Council upgrade the drainage capacity and other services to accommodate development.
73/1	David Rhys Evans	8B. 8C. If these two types are to be approved they should only exist 100 metres from town centre. [that part referring to 8C is outside the scope of plan change]
73/2		The quality of the redevelopment needs to exceed current standards.
73/3		Safeguards need to be put in place that Housing NZ can't monopolize by buying up cheaply private owners. [outside the scope of plan change]
73/4		I think that to fit in with the area that only 8a 3 storey homes should be built.
73/5		I think that if Auckland City Council is to approve 8b. 8c. that there needs to be very real covenants in place regarding every single aspect of the design. [that part referring to 8c is outside the scope of plan change]
73/6		I oppose 8b. 8c. [that part referring to 8c is outside the scope of plan change]
73/7		I feel much much greater consent is needed by the council to go ahead.
74	Carl Maitland	Decline the plan change. I recommend that the zoning should remain the way it is at present.
75	JM Lin and L Guo	Supports the plan change.
76	KJ and MA Fyfe	We oppose any changes to the Residential 6a and 8 zoning. I would like the council to redraw this modification.

77/1	Hanifah Razak and Gail Webster	Opposes the plan change. Do not allow high density housing by building more houses on the backs of existing sections.
77/2		Insist that Housing NZ keeps its existing houses and boundaries in good repair. [outside the scope of plan change]
77/3		If the population of GI is to increase by adding many more houses find a way to ensure that private property owners are protected from trespassers, taggers, thieves. [outside the scope of plan change]
78	Shirley Taylor	The area of the proposed rezoning extends far beyond what is necessary to achieve the desired outcome of putting more residents within easy walking distance of the town centre and public transport services. 8a should only be an 800 meter radius from the town centre. 8b should only be to a 400 meter radius from the town centre.
79	Ursela Beasley	Opposes plan change due to effect on stormwater, drainage, sewerage infrastructure and impact.
80/1	The Housing Lobby	Object to the magnitude of this development proposal, particularly the Zone 8 component.
80/2		Does not want Zone 5 included in Plan Modification 61.
81-106 109-141 143-144 146-176 178-179 181 183-204 206-238 240 242-244 246-274 276-279	The Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety.
107, 142, 145, 180, 205, 239, 241, 245, 266 and 275	The Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety. [Submissions considered invalid due to insufficient address information being provided]
280	The Housing Lobby	466 individual submissions do not want zone 8 adopted into plan modification 61. 466 individual submitters want this proposal rejected in its entirety.
281-307 309-318 320-339 341-362 364-410 412-422 424-481 483-485 487-539	The Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety.

308,319 340,363 411 and 423	The Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety. [Submissions considered invalid due to insufficient address information being provided]
540/1 540/2	Aatika Hayat- Qureshi	Supports the plan change. Extend the proposed plan change to include Tuakana St, Point England and to rezone it from Residential 5 to Residential 6a.
541	Ursela Beasley	Opposes the plan change due to creation of unfair and forced resident mix not a healthy environment and should not be allowed.
542	Ursela Beasley	Opposes the plan change due to property devaluation for all non HNZ properties.
543	Ursela Beasley	Full and total rejection of proposed plan change.
544/1 544/2	Ursela Beasley	Opposes the plan change. Request for compensation. [outside the scope of plan change]
545	Ursela Beasley	Opposes the plan change due to misrepresentation of "Integrated Housing".
546	Ursela Beasley	Opposes the plan change due to no indication of intended market.
547	Ursela Beasley	Opposes the plan change due to excessive height and environmental issues.
548	Ursela Beasley	Opposes the plan change and seeks improvements in building standards. [that part that seeks improvements in building standards outside the scope of plan change]
549	The Housing Lobby pro forma submission	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety.
558/1 558/2	Glendowie/St Heliers Community Committee	Scheme Plan Change 61 should be declined in its entirety. Glen Innes should be removed from the map as an area of change. [outside the scope of plan change]

Late Submissions		
550-556	Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety.
557	Christa Lucas	Opposes the plan change.
559	Paul Ulenberg & Diana Staveley	Decline the plan change.
560	Ngati Whatua o Orakei Maori Trust Board	Approve the application.
561	Sue Watson	Opposes the plan change.
562/1	Richard John Welham	Opposes the plan change.
562/2		Seeks an assurance (written into the plan change) that Housing New Zealand will not increase its percentage of properties. In addition, would like Housing New Zealand to make a formal commitment to decreasing this percentage to bring it more into line with surrounding areas. [outside the scope of plan change]
563/1	Jock and Robyn Richardson	Supports the plan change with the following amendment:
563/2		For the Council to modify the proposed plan by one section to include 89 West Tamaki Road in the new Residential 6a zone.
564	Daria Jane Spence	Opposes the plan change.
565/1	Sharon Nicola Fowler and Geoffrey Budge	Decline the plan change.
565/2		If housing is to be built on the site opposite YMCA on Elstree Ave, it should be limited, no more than two storey and of a higher calibre than mass dwellings like which are intended.
566	Stephanie and Malaefou Ioka	Seeks the rezoning of the upper half of Paddington Street, Glen Innes, from number 1 Paddington Street to number 32 Paddington St (on both sides of the street) from Residential 5 to Residential 6a.
567-574	The Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety.
575	Jannie van Hees	Opposes the plan change.
576/1	Wendy Jane Spiller	Accept plan change with the following amendment:
576/2		To rezone 119 West Tamaki Road and surrounding properties as indicated to Res 6a, as indicated by map.

577	Karen Staples	Strongly object to this plan.
578-585	The Housing Lobby pro forma submissions	Zone 8 not to be adopted. Into plan modification 61. Reject in entirety.
586	The Housing Lobby	19 individual submissions do not want zone 8 adopted into plan modification 61. 19 individual submitters want this proposal rejected in its entirety.