

Further submission No 1

FW: District Plan online further submission - Correction Request

From: gbryant@xtra.co.nz [<mailto:gbryant@xtra.co.nz>]
Sent: Friday, 12 December 2014 11:40 a.m.
To: isthmusplan@aucklandcouncil.govt.nz
Cc: gbryant@xtra.co.nz
Subject: District Plan online further submission

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: garry bryant
Organisation: three kings united group inc
Agent:
Phone (daytime): 021 998 305
Phone (evening):
Mobile:
Email address: gbryant@xtra.co.nz
Postal address: 43B Peary Road, Mt Eden
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):
372

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Support the submission of:
Submission number 119 Submitter name Antipodean Properties Ltd

I/We: Support these particular parts of the above submission:
Specifically the Group supports the reasons provided by Antipodean Properties Ltd in justifying their opposition under their paragraphs numbers as recorded in their submission 119:
3;7(a,b&c);8;10;11;12;14;15(a);17;18;20;22(a,b,c&d);23;24;25;26(a,b&c);31;32(a)

Further submission No 1

The reason for my /our support or opposition to the above submission is:

The Group generally supports submission 119 and the relief sought by Antipodean Properties Ltd, that the Proposed Private Plan Change 372 be declined.

I/We seek that:

The whole submission be allowed

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Further submission No 2

From: mandy.sherring@hnzc.co.nz
To: [District Plans Central](#)
Cc: mandy.sherring@hnzc.co.nz
Subject: District Plan online further submission
Date: Friday, 12 December 2014 5:21:10 p.m.

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Mandy Sherring
Organisation: Housing New Zealand
Agent:
Phone (daytime): 092615825
Phone (evening):
Mobile: 021672486
Email address: mandy.sherring@hnzc.co.nz
Postal address: Level 2, Public Trust Building, 205 Great South Road, Greenlane
Post code: 1546
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

372 & 372 - Three Kings

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Oppose the submission of:
Submission number 111 Submitter name Gerri Waterkamp

I/We: Oppose these particular parts of the above submission:
see table attached

The reason for my /our support or opposition to the above submission is:
Housing New Zealand is a major land owner of sites adjoining the plan change area

I/We seek that:

Further submission No 2

Part of the submission be disallowed

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

No

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Decisions Requested: Plan Modification 372 - Three Kings

Sub#/ Point	Submission #	Name of Submitter	Decision Requested	Support or Oppose	Reasons
111/5	111	Gerri Waterkamp	That the viewshafts be independently assessed and that consultation with all stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.	Support in part	Housing New Zealand supports an independent assessment of all view shafts to the volcanic cone throughout the Auckland Region taking into account the objectives of the Auckland Plan and best practicable options for protecting view shafts
111/8	111	Gerri Waterkamp	That the proposed building height plan does not exceed 2 storeys directly adjacent to Mt Eden road, for the continued walking safety of all pedestrian; adult and child during daylight and night. That the proposed 4+ storey developments be removed to ensure connectivity to the town centre	oppose	Housing New Zealand supports 4 storey height limit as Mount Eden Road is a strategic transport route therefore landuse, densities and height limits should reflect the importance of Mount Eden Road as a public transport corridor. Additionally well designed apartment development can improve surveillance of the street therefore improving safety for pedestrians.
116/5	116	James C Koller	Provide Protection for historic buildings.	oppose in part	The submitter has not specifically listed which buildings he wishes to see protected. Without more detailed information being provided by the submitter on what the submitter is seeking protection of, or how they are seeking that any identified features are to be protected, Housing New Zealand opposes in part the relief sought by this submission.

Decisions Requested: Plan Modification 372 and 373 - Three Kings

Sub#/ Point	Submission #	Name of Submitter	Decision Requested	Support or Oppose	Reasons
17/1	17	Clinton M Ulyatt	A ramp for bicycles and wheel chair access needs to be a mandatory inclusion to facilitate pedestrian access for the broader community	Support in Part	HNZC supports in part the relief seeking improved connectivity through the plan change area and integration of movement networks from the plan change area with the surrounding landuse, particularly from the residential areas to the west; the existing town centre and Mount Eden Road.
27/5	27	Ann Weaver	That Grahame Breed Drive is not used as a main vehicle road into the proposed development.	Oppose	HNZC supports improved connectivity within the area and as such generally support the use of Grahame Breed Drive as providing additional access to development within Plan Change area.
28/5	28	John and Mary-Ann White	The community requires landscaped passive recreational areas that provide good linkages	Oppose in part	While HNZC supports the provision of areas of passive recreation that also create linkages through the site, HNZC notes previous advice from the Council that the Auckland City Isthmus has a shortage of active recreation fields. In this regard HNZC generally supports the provision of active recreation being provided as proposed by plan change 372.

12 December 2014

AUCKLAND CENTRAL REGIONAL OFFICE

PO Box 74598, AUCKLAND 1546

Free phone 0800 801 601

www.hnzc.co.nz

Regional and Local Planning
Auckland Council
Private Bag 92300
Auckland 1142
Attention: Planning Technician, Business Services Central

Dear Sir / Madam

**Housing New Zealand Corporation Further Submissions on Private Plan Changes
PA372 & PA373 to the Auckland Council Operative District Plan – Isthmus Section**

On 14 November 2014 Housing New Zealand lodged submissions to both private plan changes PA372 & PA373 to the Auckland Council Operative District Plan – Isthmus Section for the development of the former Winston Aggregates and Mount Roskill Borough Council quarries by Fletcher Residential.

Following a review of the submissions received by Council to the Proposed Plan Changes Housing New Zealand makes the following further submissions as per the attached table.

Please contact the undersigned at the address for service should you have any queries concerning the attached.

Yours sincerely



Brendon Liggett
Development Planning Manager
Housing New Zealand Corporation

Address for Service:

Housing New Zealand Corporation
Private Bag 74598
Greenlane
Central Auckland 1546
Attn: Mandy Sheering
Email: mandy.sherring@hnzc.co.nz

Submission on a publicly notified proposal for policy statement or plan change or variation

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5



Correspondence to :

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Alfred Richard Bellamy, President,

Organisation Name (if submission is on behalf of Organisation)

South Epsom Planning Group (Inc).

Address for service of the Submitter

c/o 6 Landscape Rd, Mt Eden, Auckland 1024

Telephone:

(021) 869 148

Email:

d.bellamy@aucklandcouncil.govt.nz

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

Plan Change/Variation Number

Private Plan Change 372.

Plan Change/Variation Name

*Further submission on Submission 119
(Antipodean Properties Ltd).*

To the (indicate which plan below)

Relevant District Plan:

☐ Auckland Central

☐ Auckland Gulf Islands

☒ Auckland Isthmus

☐ Franklin

☐ Manukau

☐ North Shore

☐ Papakura

☐ Rodney

☐ Waitakere

Relevant Regional Plan/ Policy Statement:

☐ Coastal

☐ Sediment Control

☐ Proposed Air Land Water

☐ Farm Dairy Discharges

☐ Transitional Regional Plan

☐ Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan Change/Variation

Rule(s)

Plan Change 372 / Submission 119

Or

Property Address

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above ☒

I oppose the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

Refer Attachment 1.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the Plan Change/Variation *(largely accept submission 119)* ☐

Accept the Plan Change/Variation with amendments as outlined below ☐

Decline the Plan Change/Variation ☐

If the Plan Change/Variation is not declined, then amend it as outlined below. ☐

I wish to be heard in support of my submission ☒

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

[Signature]
Signature of Submitter

(or person authorised to sign on behalf of submitter)

Date

11/12/14

Notes to person making submission:

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

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the council.

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.

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

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ am not ☐ directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Attachment 1

Resource Management Act 1991

Auckland Council District Plan (Auckland City Isthmus Section)

Proposed Private Plan Change 372; further submission by the South Epsom Planning Group (Inc)

The submission to which this further submission refers is:-

Submission number 119 (Antipodean Properties Ltd)

The Society generally supports submission 119 (lodged by Antipodean Properties Ltd) and the relief sought by that party, the relief sought being that Proposed Private Plan Change 373 be declined.

Specifically, the Society supports the reasons provided by Antipodean Properties Ltd in justifying their opposition under their paragraphs (numbers recorded below refer to those in submission 119)

3; 7(a, b, c); 8;10;11;12;14;15(a);17;18;20;22(a, b, c, d);23;24;25;26 (a, b, c);31;32(a)

The Society wishes to be **heard** in support of this further submission.

If others make a similar further submission, the Society would be prepared to consider presenting a Joint case with those parties.

A.R.Bellamy,

President, South Epsom Planning Group (Inc)

11/12/14

Submission on a publicly notified proposal for policy statement or plan change or variation

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5



Correspondence to :

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Alfred Richard Bellamy, President

Organisation Name (if submission is on behalf of Organisation)

South Epsom Planning Group (Inc)

Address for service of the Submitter

c/o 6 Landscape Rd, Mt Eden, Auckland 1024

Telephone:

(021) 869 148

Email:

a.bellamy@auckland.council.nz

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

Plan Change/Variation Number

Private Plan Change 373

Plan Change/Variation Name

*Further submission on Submission 120
(Antipodean Properties Ltd)*

To the (indicate which plan below)

Relevant District Plan:

☐ Auckland Central

☐ Auckland Gulf Islands

☒ Auckland Isthmus

☐ Franklin

☐ Manukau

☐ North Shore

☐ Papakura

☐ Rodney

☐ Waitakere

Relevant Regional Plan/ Policy Statement:

☐ Coastal

☐ Sediment Control

☐ Proposed Air Land Water

☐ Farm Dairy Discharges

☐ Transitional Regional Plan

☐ Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan Change/Variation

Rule(s)

Plan Change 373 / submission 120

Or

Property Address

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above ☒

I oppose the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

Refer Attachment 1.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the Plan Change/Variation (Largely accept submission 120) ☐

Accept the Plan Change/Variation with amendments as outlined below ☐

Decline the Plan Change/Variation ☐

If the Plan Change/Variation is not declined, then amend it as outlined below. ☐

I wish to be heard in support of my submission ☒

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

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

Date

11/12/14

Notes to person making submission:

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

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the council.

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.

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

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ am not ☐ directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Attachment 1

Resource Management Act 1991

Auckland Council District Plan (Auckland City Isthmus Section)

Proposed Private Plan Change 373; further submission by the South Epsom Planning Group (Inc)

The submission to which this further submission refers is:-

Submission number 120 (Antipodean Properties Ltd)

The Society generally supports submission 120 (lodged by Antipodean Properties Ltd) and the relief sought by that party, the relief sought being that Proposed Private Plan Change 373 be substantially modified.

Specifically the Society supports the reasons provided by Antipodean Properties Ltd in seeking relief, namely paragraph numbers (numbers recorded below refer to those in submission 120):-

7(a, b, c); 8,9,11;12(a, b);13 (a, b, c); 14;16(a, b, c, d)

The Society wishes to be **heard** in support of this further submission.

If others make a similar further submission, the Society would be prepared to consider presenting a Joint case with those parties.

A.R.Bellamy,

President, South Epsom Planning Group (Inc)

11/12/14

Further submission No 5

From: gbryant@xtra.co.nz
Sent: Friday, 12 December 2014 11:47 a.m.
To: District Plans Central
Cc: gbryant@xtra.co.nz
Subject: District Plan online further submission

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: garry bryant
Organisation: three kings united group inc.
Agent:
Phone (daytime): 021 998 305
Phone (evening):
Mobile:
Email address: gbryant@xtra.co.nz
Postal address: 43B Peary Road, Mt Eden
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

Proposed Private Plan Change 373

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Support the submission of:
Submission number 120 Submitter name Antipodeans Properties Ltd

I/We: Support these particular parts of the above submission:
Specifically the Group supports the reasons provided by Antipodean Properties Ltd in justifying their opposition under their paragraphs numbers as recorded in their submission 120:
7(a,b&c);8;9;11;12(a,b);13(a,b&c);14;16(a,b,c&d)

Further submission No 5

The reason for my /our support or opposition to the above submission is:

The Group generally supports submission 120 and the relief sought by Antipodean Properties Ltd, that the Proposed Private Plan Change 373 be substantially modified.

I/We seek that:

The whole submission be allowed

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Further submission No 6

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Friday, 12 December 2014 5:52:26 p.m.
Attachments: [2Antipodean Ltd Further Subs.pdf](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Nick Roberts
Organisation: Antipodean Properties Limited
Agent:
Phone (daytime): 093750915
Phone (evening):
Mobile:
Email address:
Postal address: PO Box 1986, Shortland Street , Auckland 1140
Post code: 1140
Date of submission: 12-Dec-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Further submission on PM372 & 373

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Further submission - see attached

I/We:
Generally support, but seek amendments

The reason for my/our views is:
Further submission - see attached

I/We seek the following decision from the council:
Accept the plan change/modification with amendments as outlined below

Further submission No 6

Proposed amendments:

Further submission - see attached

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

Antipodean Ltd Further Subs.pdf

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

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:

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

Antipodean Limited's Further Submissions on Plan Change 372 & 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section)				
Submitter	Reference	Relief Sought by Submitter (as summarised by Auckland Council)	Specific Grounds for Support / Opposition	Antipodean Supports or Opposes
Auckland Transport	121/3	<ul style="list-style-type: none"> Pedestrian and cycle access be assessed in greater detail and additional provision be provided That an updated ITA be provided with necessary amendments made to the plan change to address traffic safety matters particularly at the proposed changes to Plaza Drive and the new road or driveway opposite Kingsway Parking is assessed in more detail including additional research and an exploration of parking for car share schemes 	<p>Antipodean generally supports submission 121 for the following reasons:</p> <ul style="list-style-type: none"> Formal transport infrastructure will be the primary determinant of future movement patterns around Three Kings The roading network will be a significant contributor to the wider open space network The configuration and character of the transport network will be a key element in integrating quarry and the town centre 	Supports submission 121 to the extent that it is consistent with Antipodean's submission
Auckland Transport	121/4	<ul style="list-style-type: none"> Stormwater issues and a commitment to continue working with AT to resolve them 		
Auckland Transport	121/5	<ul style="list-style-type: none"> Updated modelling based on the ART3 model Other issues such as details of proposed public lifts and further work on the proposed cross section. Amendments to the plan change provisions to address AT's concerns/comments and any other consequential changes required. 		
Auckland Transport	122/3	<ul style="list-style-type: none"> Pedestrian and cycle access be assessed in greater detail and additional provision be provided That an updated ITA be provided with necessary amendments made to the plan change to address traffic safety matters particularly at the proposed changes to Plaza Drive and the new road or driveway opposite Kingsway Parking is assessed in more detail including 	<p>Antipodean generally supports submission 121 for the following reasons:</p> <ul style="list-style-type: none"> Formal transport infrastructure will be the primary determinant of future movement patterns around Three Kings The roading network will be a 	Supports submission 122 to the extent that it is consistent with Antipodean's submission

		additional research and an exploration of parking for car share schemes	significant contributor to the wider open space network	
Auckland Transport	122/4	<ul style="list-style-type: none"> Stormwater issues and a commitment to continue working with AT to resolve them 	<ul style="list-style-type: none"> The configuration and character of the transport network will be a key element in integrating quarry and the town centre 	
Gemma Bridges	126/8	I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 75% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences.	<p>Antipodean generally opposes submission 126/8 for the following reasons:</p> <ul style="list-style-type: none"> Encouraging activities to be dispersed along Mt Eden Rd will not support a compact walkable environment The future location of activities should not conflict with the town centre’s role as focal point for the community 	Opposes 126/8 submission to the extent that it is inconsistent with Antipodean’s submission
Gemma Bridges	127/9	I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 60% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences.	<p>Antipodean generally opposes submission 126/9 for the following reasons:</p> <ul style="list-style-type: none"> Encouraging activities to be dispersed along Mt Eden Rd will not support a compact walkable environment The future location of activities should not conflict with the town centre’s role as focal point for the community 	Opposes 127/9 submission to the extent that it is inconsistent with Antipodean’s submission
South Epsom Planning Group	159/2	Inviting the applicant to participate in genuine Masterplanning/consultation process with key	Antipodean generally supports matters raised in paragraph 3 of	Supports submission 159/2 to the extent that it

		stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a Three Kings Precinct overlay including the rules and objectives	<p>Appendix 1 to submission 159. In particular:</p> <ul style="list-style-type: none"> • Development and renewal of the land in the Three Kings Precinct requires a coordinated and comprehensive planning approach • PPC372 proposes a pre-emptive approach without consideration of boundary effects and the need for integrated planning • If boundary adjustments or land exchanges are to be contemplated for public land, council should investigate the impacts comprehensively and approach all adjacent land owners 	is consistent with Antipodean's submission
South Epsom Planning Group	160/2	Inviting the applicant to participate in genuine Masterplanning/consultation process with key stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a Three Kings Precinct overlay including the rules and objectives	<p>Antipodean generally supports matters raised in paragraph 3 of Appendix 1 to submission 160. In particular:</p> <ul style="list-style-type: none"> • Development and renewal of the land in the Three Kings Precinct requires a coordinated and comprehensive planning approach • PPC372 proposes a pre-emptive approach without consideration of boundary effects and the 	Supports submission 160/2 to the extent that it is consistent with Antipodean's submission

			<p>need for integrated planning</p> <ul style="list-style-type: none"> • If boundary adjustments or land exchanges are to be contemplated for public land, council should investigate the impacts comprehensively and approach all adjacent land owners 	
Watercare Services Ltd	167/1	<ul style="list-style-type: none"> • The wastewater pump station design needs to be considered at the detailed design stage to optimise the balance of 'pass forward peak flows and storage' to remain within the capacity of the receiving network as discussed in 5.3 of the Harrison and Grierson Infrastructure Report (dated 1st September 2014). • Given the proposed Plan Changes would bring forward current Watercare timelines, it is expected there will be implications for the applicant. • Therefore Watercare would require definitive staging of the Three Kings proposal to properly qualify a cost-share agreement in line with their development yield. • Watercare would like to clarify that it will be the developer's responsibility to install appropriate 	Antipodean generally supports submission 167/1 in that the plan change provides an opportunity to unlock additional capacity in the infrastructure network however further detail and control is required to ensure a high standard of amenity	Supports submission 167/1 to the extent that it is consistent with Antipodean's submission
Iain and Joanne Bremner	178/2	There is a general concern that the proposed provisions do not enable a full and robust assessment to ensure that the outcomes of the Concept Plan are in fact achieved.	Antipodean generally supports submission 178/8 , 177/3 & 178/8 in that the plan changes:	Supports submission 178/8 , 177/3 & 178/8 to the extent that it is consistent with

Iain and Joanne Bremner	178/3	In the absence of such provisions at the policy framework level the assessment of proposals may focus on outcomes within the site without adequate consideration of adverse effects at the interface and beyond.	<ul style="list-style-type: none"> Provides inadequate consideration of how future development in the quarry will interface with surrounding land currently provide insufficient control regarding the location and design of built form to ensure a high quality outcome 	Antipodean's submission
Iain and Joanne Bremner	178/8	Additional provisions are required to ensure that proposals are assessed in terms of their impacts on adjoining residential land including shadowing, privacy and overlooking, building scale and dominance, intensity, character and amenity.		
Housing New Zealand Corporation	191/1	<p>Accept the plan change/modification with amendments. Areas where Housing New Zealand seeks changes to policies, rules and maps of Plan Change 373 relate to:</p> <ul style="list-style-type: none"> The provision of minimum wastewater holding capacity at any pump station. Minor changes to the wording relating to sightlines to Te Tatua a Riukiuta (Big King). The design of stormwater infrastructure should take account of land uses on sites adjoining the plan change area. The detailed design of development should take account of the interface with existing developments and the relationship with open space 	Antipodean generally supports submission 191/1. In particular, the idea that the detailed design of development, including stormwater and wastewater infrastructure, should take into account the interface with adjacent development	Supports submission 191 to the extent that it is consistent with Antipodean's submission

Further submission No 7

From: [Linda Vink](#)
To: [Susanne Tapsell](#)
Subject: Auckland Volcanic Cones Society Further Submission Plan Modifications 372 & 373
Date: Wednesday, 10 December 2014 9:57:36 a.m.
Attachments: [AVCS FS PM372 & PM373.pdf](#)

Good morning Susanne,

The council website does not allow further submissions to be uploaded, so please find **attached** the Auckland Volcanic Cones Society's further submission to Plan modifications 372 & 373.

This further submission relates to the Auckland Isthmus District Plan.

The Society opposes the original submissions as follows:

157 Ngati Te Ata Waiohua
163 Te Kawerau Iwi Tribal Authority
236 Ngati Tamaoho

The Society seeks that part of the above submissions be disallowed.

The Society wishes to be heard at the council planning hearing.

The contact person for this issue is Greg Smith, tel 09 524 2926. The postal address for the Society is:

29 Mt St John Ave
Epsom
Auckland 1051

Can you please confirm that you have received this further submission.

Kind regards,
Linda Vink
Secretary
Auckland Volcanic Cones Society
DDI: 09 520 2858
Mob: 021 203 8982

Further submission No 7

Auckland Volcanic Cones Society Inc



Te Kopuke

29 Mt St John Ave.,
Epsom, Auckland

Tel: 09 524 5443
Fax: 09 307 7987

Patron: **Lady Hillary Q.S.M.**

Further Submission to Plan Modifications 372 and 373

1. The Society's further submission relates to original submission numbers:
157 Ngati Te Ata Waiohau
163 Te Kawerau Iwi Tribal Authority
236 Ngati Tamaoho
2. The Society acknowledges that all three submissions offer only partial support for these proposals and that no iwi has yet taken a final position. In many ways this is similar to the Society. We have stated that with quarrying finished, the site will have to be put to another use.
3. The Society is supportive of a strong Maori element to the landscaping and visual interpretation of the site. We offer as proof of this the final design at Puketapapa which was achieved after consultation with iwi.
4. Our concern with the iwi submissions is whether enough consideration has been given to the spatial aspects of the landscape treatment as opposed to the more detailed design that should come after. There is a cart before the horse element.
5. All iwi submissions tend to favour Plan Change 372. The Society favours Plan Change 373. We are very concerned about the loss of Western Park. As stated in our submission, this does have considerable landscape value for the maunga.

Further submission No 7

6. A considerable number of people can be housed in the area using either plan change, but the desired level of population in this development should be driven by the land itself. The Society submits that Three Kings is an historic, culturally important, sensitive volcanic landscape and this should be the principal factor guiding the design. This may result in a lower number of people living there than the applicant wishes.
7. Like iwi, the Society has supported a playing field in the quarry. However, like other submitters, we have recommended that it be put at the northern end of the site. This would "fit into" the mountain better, especially if proper remedial work was undertaken on the precipitous cut quarry face on the eastern side of the maunga.
8. The Society noted the offer by Fletchers at the recent Maunga Authority meeting, of this cut quarry face to iwi for inclusion in the maunga reserve. This quarry face is controversial. It is not an original landscape feature and it is questionable as to what value it brings to the site. Having to plant it out, irrespective of what species of plant are used, is indicative of a problem. We would ask the iwi to give very careful consideration to this matter.
9. The Society would contend that a gentler restored slope on this part of Te Tatua a Riukiuta would be a better outcome than a large ladder arrangement for accessing the maunga from Mt Eden Road.
10. The Society is concerned that iwi have offered only their partial support to the plan changes. With this in mind, the Society does not consider it is the green light that the applicant thinks it is. To our mind, it is not just a matter of a few minor adjustments to gain full acceptance. No iwi has accepted any design as a final version.
11. The Society still considers that, until there is a better overall landscape understanding, both plan changes should be declined.



G L Smith
Executive Committee

Further submission No 8

From: clinton.ulyatt@gmail.com
To: [District Plans Central](#)
Cc: clinton.ulyatt@gmail.com
Subject: District Plan online further submission
Date: Friday, 12 December 2014 11:44:31 p.m.

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Clinton Ulyatt
Organisation:
Agent:
Phone (daytime): 099661856
Phone (evening): 096240895
Mobile: 021442295
Email address: clinton.ulyatt@gmail.com
Postal address: 4 Kingsway , Three Kings
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

372

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Support the submission of:
Submission number 127/1 Submitter name Gemma Bridges

I/We: Support these particular parts of the above submission:
...We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We wish to see the site contoured differently – to allow for direct and accessible walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood. We wish to see the maunga restored on its eastern slopes. We wish to see a significant nett increase in Public Open Space and better

Further submission No 8

integration with the existing park. We wish the applicant to consult with the community in a meaningful way. That a masterplan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighbourhood), in conjunction with all stakeholders including the community.

The reason for my /our support or opposition to the above submission is:

I/We seek that:

The whole submission be allowed

I/We wish to be heard at the council planning hearing:

No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Further submission No 9

From: clinton.ulyatt@gmail.com
To: [District Plans Central](#)
Cc: clinton.ulyatt@gmail.com
Subject: District Plan online further submission
Date: Friday, 12 December 2014 11:36:31 p.m.

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Clinton Ulyatt
Organisation:
Agent:
Phone (daytime): 099661856
Phone (evening): 096240895
Mobile: 02144295
Email address: clinton.ulyatt@gmail.com
Postal address: 4 Kingsway, Three Kings
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

372

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Oppose the submission of:
Submission number 76/1 Submitter name Lucy Mackintosh

I/We: Oppose these particular parts of the above submission:
Accept the plan change/modification with amendments as outlined below. For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

Further submission No 9

The reason for my /our support or opposition to the above submission is:

The Open Space 3 - could be better utilised by the broader community rather than an monopolised by a singular sorting group. The local community would be better served by the creation of facilities that cater for recreational activities which are not weather dependant or limited to use in only the summer season (and lie unused the remainder of the time.)

I/We seek that:

The whole submission be disallowed

I/We wish to be heard at the council planning hearing:

No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Further submission No 10

From: clinton.ulyatt@gmail.com
To: [District Plans Central](#)
Cc: clinton.ulyatt@gmail.com
Subject: District Plan online further submission
Date: Friday, 12 December 2014 10:52:45 p.m.

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Clinton Ulyatt
Organisation:
Agent:
Phone (daytime): 099661856
Phone (evening): 096240895
Mobile: 021442295
Email address: clinton.ulyatt@gmail.com
Postal address: 4 Kingsway, Three Kings,
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

372, 373

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Support the submission of:
Submission number 126 Submitter name Gemma Bridges

I/We: Support these particular parts of the above submission:
I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 75% of the road frontage is required to be an 'Active Edge' and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard?

Further submission No 10

The reason for my /our support or opposition to the above submission is:

I/We seek that:

The whole submission be allowed

I/We wish to be heard at the council planning hearing:

No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Further submission No 11

From: jessica.ulyatt@gmail.com
To: [District Plans Central](#)
Cc: jessica.ulyatt@gmail.com
Subject: District Plan online further submission
Date: Saturday, 13 December 2014 12:17:33 a.m.

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Jessica Ulyatt
Organisation:
Agent:
Phone (daytime): 099166718
Phone (evening): 096240895
Mobile: 021575886
Email address: jessica.ulyatt@gmail.com
Postal address: 4 Kingsway , Three Kings
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

372

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Support the submission of:
Submission number 17 Submitter name Clinton Ulyatt

I/We: Support these particular parts of the above submission:

1) Inadequate public access. A lack of clarity around guaranteed provision of ramps from the new subdivision to Mt Eden Road and Kingsway intersection. The current plan shows a range of proposed stair options. A ramp for bicycles and wheel chair access needs to be a mandatory inclusion to facilitate pedestrian access for the broader community. 2) The green area and Koru landscaping is a cosmetic inclusion and has limited value as a public amenity other than as a walkway. Alternative uses

Further submission No 11

such as bike park, all weather venue, indoor sports venue or theatre hall need to be explored.

The reason for my /our support or opposition to the above submission is:

I/We seek that:

The whole submission be allowed

I/We wish to be heard at the council planning hearing:

No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public:

Further submission No 12

From: gbryant@xtra.co.nz
Sent: Friday, 12 December 2014 12:20 p.m.
To: District Plans Central
Cc: gbryant@xtra.co.nz
Subject: District Plan online further submission

Thank you for your further submission.

Once further submissions close, a summary of submissions and further submissions will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: garry bryant
Organisation: three kings united group inc.
Agent:
Phone (daytime): 021 998 305
Phone (evening):
Mobile:
Email address: gbryant@xtra.co.nz
Postal address: 43B Peary Road, Mt Eden
Post code: 1024
Date of further submission: 12-Dec-2014

Further submission details

This is a further submission on the following plan change/modification (state plan change/modification name and number):

Proposed Private Plan Changes 372 & 373

Please select the district plan your further submission relates to:
Auckland Isthmus

I/We: Support the submission of:
Submission number 166 Submitter name Auckland Volcanic Cones Society Inc

I/We: Support these particular parts of the above submission:
The Group supports the reasons provided by Auckland Volcanic Cones Society Inc in justifying their opposition under all parts of their submission 166.

The reason for my /our support or opposition to the above submission is:

Further submission No 12

The Group supports submission 166 and the relief sought by Auckland Volcanic Cones Society Inc, that the Proposed Private Plan Changes 372 and 373 be declined.

I/We seek that:

The whole submission be allowed

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

I accept by taking part in this public submission process that my further submission (including personal details, names and addresses) will be made public: