NORTH SHORE CITY DISTRICT PLAN

PROPOSED PLAN CHANGES
22, 23, 24 & 25
AND ASSOCIATED VARIATIONS
2 - 8

Improving Stormwater and Stream Management
in North Shore City

SUMMARIES OF SUBMISSIONS

Enclosed:

- Explanation
- Public Notice
- Summaries of Submissions
  - Plan Changes 22, 23, 24 and 25
  and Associated Variations 2 – 8
Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by Friday 1 February 2008
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.
The Resource Management Act 1991
North Shore City District Plan

Public Notice of:

Summary of Submissions received by North Shore City Council to

Proposed Plan Change 22 And Variations 2, 3 and 4: Addressing the Effects of Stormwater Runoff on Stream Health
Proposed Plan Change 23 And Variations 5 And 6: Addressing the Effects of Development on Stream Health and Riparian Margins
Proposed Plan Change 24 And Variations 7 And 8: Addressing Environmental Effects in Areas Subject to Natural Flooding Hazards
Proposed Plan Change 25: Addressing the Effects of Sediment and Erosion from Site Works

Proposed Plan Changes 22 to 25 and associated Variations 2 to 8 were publicly notified on 12 April 2007, and the submission period closed on 18 May 2007.

Summaries of the submissions received on Plan Changes 22 to 25 and associated Variations 2 to 8 are now available. The summaries, and a copy of the original submissions, may be inspected at libraries and the Council's offices located at the following locations:

Head Office, Takapuna (Strategy & Policy) 1 The Strand, Takapuna, Level 2
Area Office, Takapuna 1 The Strand, Takapuna
Environmental Services, Takapuna 521 Lake Road, Takapuna, Level 1
Birkenhead 33 Rawene Road, Birkenhead
Glenfield 90 Bentley Avenue, Glenfield
Devonport 3 Victoria Road, Devonport
East Coast Bays Cnr Bute & Glen Roads, Browns Bay
Albany 30 Kell Drive, Albany

Any organisation or person may make a further written submission opposing or supporting all, or any part of, the submissions already received, and must follow the format set out in the Resource Management Act 1991 (Form 6). These forms are available at the Council offices listed above and on the website at www.northshorecity.govt.nz. They must be lodged with North Shore City Council, The Strand, Private Bag 93-500, Takapuna, North Shore City, from Thursday 29 November 2007, and no later than 5.00 pm on Friday 1 February 2008.

Following the close of further submissions, reports will be prepared on the plan changes and hearing dates will be set and notified to all submitters.

Dated at Takapuna 29 November 2007.

John Brockies
CHIEF EXECUTIVE
NORTH SHORE CITY DISTRICT PLAN

PROPOSED PLAN CHANGE 22
AND VARIATIONS 2, 3 AND 4

Addressing the Effects of Stormwater Runoff on Stream Health

SUMMARY OF SUBMISSIONS
# Addressing the Effects of Stormwater Runoff from Development on Stream Health

## Submitters Numbers, Names and Addresses and Summary of Relief Sought

<table>
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<th>Submitter</th>
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| Albany City Holdings Limited | C/- Harrison Grierson Consultants, Attention: Jonathan Cutler | 1-1 Withdraw and re-notify a reformed version to avoid complexity and ensure certainty.  
1-2 Re-notify a reformed version that provides a sufficient section 32 analysis and completed Stormwater Management Practice Notes.  
1-3 Provide for better consideration of existing stormwater mitigation measures such as stormwater ponds.  
1-4 Amend Rule 8.4.7.5(a) to clarify whether the 25m² allowance applies only to sites where impervious areas do not exceed 15% of site area.  
1-5 Provide greater certainty that there would be no overlapping functions with Auckland Regional Council for larger developments and subdivision.  
1-6 Delete the plan change in its entirety. |
| Albany City Property Investments Limited | C/- Harrison Grierson Consultants, Attention: Jonathan Cutler | 2-1 Withdraw and re-notify a reformed version to avoid complexity and ensure certainty.  
2-2 Re-notify a reformed version that provides a sufficient section 32 analysis and completed Stormwater Management Practice Notes.  
2-3 Provide for better consideration of existing stormwater mitigation measures such as stormwater ponds.  
2-4 Amend Rule 8.4.7.5(a) to clarify whether the 25m² allowance applies only to sites where impervious areas do not exceed 15% of site area.  
2-5 Provide greater certainty that there would be no overlapping functions with Auckland Regional Council for larger developments and subdivision.  
2-6 Delete the plan change in its entirety. |
| Auckland Regional Council | Attention: Andrew Schollum, Policy Planner | 3-1 Approve the Plan Change with the amendments detailed in submission points 3-2 to 3-4 below.  
3-2 Review and amend (if necessary) the boundaries of the SMAs and the impervious area limits and mitigation requirements in Tables 8.1 and 8.2 to ensure that stormwater mitigation requirements correspond to the characteristics of the catchment and the potential costs and benefits that will result from application of the requirements.  
3-3 Amend the permitted activity standards in Section 8.4.7.5 to provide for more flexibility.  
3-4 Amend the notes attached to Table 8.2 that limit on-site stormwater management devices to those specified as being "acceptable on-site solutions" to include "…or other solutions approved by NSCC officers". |
| Beta Properties Limited | C/- Harrison Grierson Consultants, Attention: Jonathan Cutler | 4-1 Withdraw and re-notify a reformed version to avoid complexity and ensure certainty.  
4-2 Re-notify a reformed version that provides a sufficient section 32 analysis and completed Stormwater Management Practice Notes.  
4-3 Provide for better consideration of existing stormwater mitigation measures such as stormwater ponds.  
4-4 Amend Rule 8.4.7.5(a) to clarify whether the 25m² allowance applies only to sites where impervious areas do not exceed 15% of site area.  
4-5 Provide greater certainty that there would be no overlapping functions with Auckland Regional Council for larger developments and subdivision.  
4-6 Delete the plan change in its entirety. |
| Hampstead Rangatira Ltd | Attention: Alan Bilkey | 5-1 Support the proposed plan change.  
5-2 Where subdivisions have recently been approved, requirements similar to those in Proposed Plan Change 22 should be removed and Proposed Plan Change 22 applied to ensure consistency, (in particular the consent notices required in DP 360139 Lots 2-11 specifically 6777757.4 & .5 should be revoked and superseded by Proposed Plan Change 22). |
| D K Campbell | 144 Glendhu Road, Glenfield North Shore City | 6-1 Oppose provisions requiring rain tanks, water easement plans etc, which prevent people from building double garages etc.  
6-2 If rainwater tanks must be provided, NSCC must pay for them, not ratepayers.  
6-3 Plant no trees on footpath verges. |
Submitter Numbers, Names and Addresses and Summary of Relief Sought

Submitter Anthony John Cavit
P O Box 340328, Birkenhead North Shore City
7-1 Remove any mandatory requirement to install rain water tanks.

Submitter Pam Dalton
6a Westbourne Road, Murrays Bay North Shore City
8-1 Support the proposed plan change.
8-2 Include a mechanism to make sure that property owners are aware of and carry out the provisions of all changes.

Submitter Department of Corrections C/- Opus International Consultants Attention: Alex Jepsen
P O Box 5848, Auckland
9-1 Support that Rule 8.4.7 On-Site Stormwater Management does not apply to land zoned Rural 1. Retain Rule 8.4.7 On-Site Stormwater Management.
9-2 Oppose Variation 2 changes to Table 14.1 Section 14.4 which make stormwater detention ponds a Discretionary Activity in all zones. Reject Variation 2 – Stormwater Detention Ponds Activity Status.

Submitter Devonport Community Board
Devonport Area Office, PO Box 93500 Takapuna North Shore City
10-1 Support the new objective “To manage stormwater runoff from impervious areas on site to protect and enhance the water quality and ecological values of waterways throughout the City”.
10-2 There should be no relaxation of controls such as on site management of runoff from impervious areas exceeding 15% of site area in the upper parts of catchments such as Casino, Belmont and Northboro, and steeper parts of Wairoa and Waterview (currently SMA 4 or SMA 5).
10-3 Amend Table 8.1 for SMA4 Mitigation Areas, Management Approach “a mix of on-site and off-site measures may be acceptable” to provide a clearer statement or reference to acceptable consideration of on-site/off-site measures, and appropriately reflect this in Table 8.2.
10-4 Amend Table 8.1 with regard to SMA5, Coastal areas, to recognise the effects of the upper catchments (including water quality) on the lower reaches of streams in Northboro, Belmont, Casino, Wairoa and Waterview and the adjacent marine environments.
10-5 Amend the Plan Change to explicitly recognise the linkage between catchment runoff and stream health on near shore coastal waters, providing more recognition of the reduction of cumulative effects of stormwater on coastal waters.
10-6 Review the maximum impervious areas and on-site stormwater management proposed for SMA5 in Table 8.2 with due regard for the sensitivity of estuaries and more sheltered harbour waters.

Submitter East Coast Bays Coastal Protection Society Attention: Robert White
54 Peter Tce, Castor Bay North Shore City
11-1 Support all proposals in this plan change.
11-2 Include more direct emphasis in the wording of some sections of the proposed amendments on the coastal marine area.
11-3 Amend Section 8.1 Introduction by amending the last sentence) to read “...and protection of these receiving environments and the coastal marine areas into which they flow from the effects of stormwater discharges”.
11-4 Amend the proposed bullet point at Section 8.2 Natural Environmental Issues to refer to the health and amenity values of the coastal marine areas into which streams discharge.
11-5 Amend Objective 8.3.5 to read”...throughout the city and the coastal marine area”.
11-6 Amend Permitted Standard 8.4.7.5 iii) to delete the word “are” from the first sentence after “……does not exceed 75m2 “
11-7 Strongly support 8.4.7.6 e) (General Standards) prohibiting direct discharge of stormwater into streams.
11-8 Add reference at an appropriate point in the text to the predicted rise of sea levels and more frequent and more intense storms expected to result from global warming which will increase the need for the best practical options for stormwater management to be employed.

Submitter Graeme Fanselow
P O Box 331289, Takapuna North Shore City
12-1 Amend 8.3.5 Stormwater Catchment Management to require individual measures only where collective downstream treatment is not possible and site constraints allow.
12-2 Amend Rule 8.4.7 to provide for developments on sites in existing areas that do not exceed current coverage limits as permitted activities.
12-3 Amend standards (8.4.7.5 Permitted Activity Standards, and 8.4.7.6 General Standards) to provide simple design solutions for smaller projects to minimise costs.
12-4 Amend the definition of impervious area to exclude timber decks with no paving beneath.

Submitter Fletcher Residential C/- Harrison Grierson Consultants Attention: Jonathan Cutler
P O Box 301 278, Albany North Shore City
13-1 Withdraw and re-notify a reformed version to avoid complexity and ensure certainty.
13-2 Re-notify a reformed version that provides a sufficient section 32 analysis and completed Stormwater Management Practice Notes.
13-3 Provide for better consideration of existing stormwater mitigation measures such as stormwater ponds.
13-4 Amend Rule 8.4.7.5(a) to clarify whether the 25m2 allowance applies only to sites where impervious areas do not exceed
Submitters Numbers, Names and Addresses and Summary of Relief Sought

15% of site area.

13-5 Provide greater certainty that there would be no overlapping functions with Auckland Regional Council for larger developments and subdivision.

13-6 Delete the plan change in its entirety.

Submitter Friends of Lucas Creek Society Inc  Attention: Bonita Watt, Chairperson
85 Landing Drive, Albany  North Shore City

14-1 Support a reduction in maximum impervious area limits relating to District Plan zones for stream health.

14-2 Ensure that the maximum impervious area limits are monitored diligently.

14-3 That the manpower required to support this proposed plan change is employed.

Submitter Harrison Grierson Consultants  Attention: Jonathan Cutler
P O Box 301 278, Albany  North Shore City

15-1 Withdraw and re-notify a reformed version to avoid complexity and ensure certainty.

15-2 Re-notify a reformed version that provides a sufficient section 32 analysis and completed Stormwater Management Practice Notes.

15-3 Provide for better consideration of existing stormwater mitigation measures such as stormwater ponds.

15-4 Amend Rule 8.4.7.5(a) to clarify whether the 25m2 allowance applies only to sites where impervious areas do not exceed 15% of site area.

15-5 Provide greater certainty that there would be no overlapping functions with Auckland Regional Council for larger developments and subdivision.

15-6 Delete the plan change in its entirety.

Submitter Heritage Land Ltd and North Eastern Investments Ltd C/- John Maasen, Cooper Rapley
P O Box 1945, Palmerston North

16-1 Delete Plan Change 22

16-2 Amend Section 8.3.5 Stormwater Catchment Management, Objective: On-site Stormwater Management, by deleting the word ‘enhance’ and replacing it with ‘maintain’.

16-3 Delete Policy 2 (Section 8.3.5 Stormwater Catchment Management, Objective: On-site Stormwater Management).

16-4 Delete Policy 6 (Section 8.3.5 Stormwater Catchment Management, Objective: On-site Stormwater Management).

16-5 Add a new policy (Section 8.3.5 Stormwater Catchment Management, Objective: On-site Stormwater Management), encouraging innovative solutions to stormwater management as part of large scale development that maintains water quality and ecology in waterways.

16-6 Delete the word ‘entirely’ in the third column of Table 8.1 relating to on-site stormwater management.

16-7 Amend the explanations in column 1 of Table 8.1 Stormwater Management Areas for SMAs 1, 2 & 3 so that they are expressed as mitigation of stormwater exceeding the threshold coverage identified.

16-8 Delete Table 8.2 and its reference to 8.4.7.4 non-complying. Replace with 8.4.7.4 discretionary.

16-9 Such other amendments to the plan change and variations as are necessary to enable site specific and application specific evaluation of stormwater treatments as discretionary activities.

16-10 Such other amendments to the plan change and variations objectives and policies that ensure the focus is on mitigation of effects beyond identified thresholds having regard to the scale of the development and the biophysical characteristics of the immediate environment and the downstream environment.

16-11 Such other amendments as are necessary to ensure there is integration between ARC’s approach and NSCC’s approach to the management of stormwater runoff so that developers are not faced with inconsistent requirements.

Submitter Housing New Zealand Corporation C/- SKM  Attention: Natalie Reeves
P O Box 9806, Auckland

17-1 That the proposed plan change and associated variations not be included in the North Shore City District Plan.

17-2 That stormwater mitigation measures continue to be implemented at the building consent stage.

Submitter Hugh Green Group  Attention: Jason Findlay
107 Neilson Street, Onehunga  Auckland

18-1 Reduce the requirements of 8.4.7.5 Permitted Activity Standards c) ii) and c) iii) (residential activity stormwater management requirements). The 4m3 of on site detention per 100m2 impervious should be removed.

18-2 Withdraw provision 8.4.7.9.1 g) (communally owned stormwater management measures) to vest stormwater management measures in Council in the same manner as roading and wastewater.

Submitter IMF (New Zealand) Ltd C/- Bentley & Co. Ltd  Attention: Vaughan Smith
P O Box 4492, Shortland Street  Auckland

19-1 Withdraw the proposed plan change.

19-2 Amend Objective 8.3.5 On-site Stormwater Management as follows: “To manage stormwater runoff from impervious areas on site to protect and enhance the water quality and ecological values of waterways throughout the city.”

19-3 Amend Policy 4, Objective 8.3.5 On-site Stormwater Management as follows: “By managing stormwater discharged from sites by encouraging through a treatment train approach, reducing impervious surface areas (including
decompaction of soils following earthworks, as the first priority; secondly by managing stormwater on-site through the reuse of roof water and use of bio-retention devices where practical and efficient to do so; and by thirdly the use of catchment-wide stormwater management facilities such as wetlands and treatment ponds to provide the final form of treatment, not the primary form."

19-4 Amend Policy 7, Objective 8.3.5, Objective: On-site Stormwater Management as follows: “By limiting impervious areas where practicable to avoid or mitigate adverse effects on urban amenity, ensuring that on each site there is opportunity for green space comprising lawns, soft landscaping and vegetation.”

19-5 Add an additional policy to Objective 8.3.5 On-site Stormwater Management that provides that the right to maintain existing area of impervious surface on individual sites is not lost with redevelopment within town centres and other Business zoned areas.

19-6 Amend the rules to provide for development within town centres and other Business zones that does not increase the existing area of impermeable surface on a site as a permitted activity.

19-7 Amend the rules to reduce or delete the requirement for on-site treatment and detention of stormwater.

19-8 Delete the “Note” from the proposed definition of “Impervious Area”.

Submitter Landco Ltd Attention: Neil Donnelly
P O Box 106249, Auckland City

20-1 Withdraw the proposal in its entirety.

Submitter Alexander MacCallum
7a Springfield Street, Forrest Hill North Shore City

21-1 Fully support notion of improving stormwater flow.

21-2 Clarify whether the proposed plan change(s) will alleviate the problem with flows during heavy rainfall at 7a Springfield Street, Forrest Hill.

Submitter Kurt Marquart
190 Browns Bay Rd, Browns Bay North Shore City

22-1 Supports the proposed changes to all sections of Plan Change 22 with the following additions and comments detailed in submission points 22-2 to 22-12.

22-2 Amend second bullet point (Section 8.2 Natural Environment Issues), to include specific reference to “fish and bird life” in addition to the “…in-stream ecological…” reference.

22-3 Amend second bullet point (Section 8.2 Natural Environment Issues) to add “and water courses” after “…associated with streams….”.

22-4 Include a legal definition of “stream” and include for the purpose of the plan change, creeks, water courses, wetlands, rivers, ponds, etc. (Note: The definitions should apply to all of the Plan).

22-5 Amend paragraph 1 on page 4 (8.2 Natural Environment Issues) to add “chemicals” after “…sediments,…”.

22-6 Add a reference to “Tangata Whenua” customary rights, in particular to contaminated and dirty water flowing into fishing and food gathering waters.

22-7 Add a clause to Section 8.3.5 Stormwater Catchment Management explaining that the specific areas shown on the “Stormwater Management Areas” GIS map in different colours are indicative and may be altered after further detailed analysis.

22-8 The requirements and rules applying to the Long Bay area should be no less strict than this proposed plan change in all sections.

22-9 Add a section in the proposed plan change that includes stormwater management where “natural vegetation” is being removed or altered. This should include urban and rural green-space, farms, parks, etc.

22-10 Add a reference dealing with the need to restore the natural ecosystem as much as possible. Restoration of aquifers to their original levels, flows and quality as far as possible in order to reverse or remedy past damage.

22-11 Add a paragraph that addresses the desire by Council to reverse existing poor situations caused by past bad practises. Provide for raising the standards of existing sites to new levels of environmental quality and sustainability.

22-12 Add a clause in Section 8.4.7.9 (General Assessment Criteria) that makes it clear that if a developer can not meet the criteria then the Council will withhold Consent even though this may make the site un-commercial.

Submitter Vince May
3-99 Balman Road, Birkenhead North Shore City

23-1 Alter the definition of impermeable areas to exclude decks over 1.0 metre high.

23-2 That the current wording is amended so that it will prevent the developer from staging his renovation project to stay below the 25m2 limit at each stage – therefore over a longer period achieving a larger renovation without being required to provide any further mitigation.

23-3 That the monitoring and upkeep of bio-retention systems is managed and maintained by the NSCC.

23-4 That notices describing maintenance and management of bio-retention systems are placed on the properties titles.

23-5 That overland flows caught by retaining walls need to be calculated and preferably piped through the Bio retention system before entering the public drain.

23-6 Regarding Practice Note NSC 23 – Bio-retention, Draft – 16 April 2007, page 4, Plants – that a list of suitable plants be provided.
Submitter Numbers, Names and Addresses and Summary of Relief Sought

Submitter Ministry of Education C/- Opus International Consultants  Attention: Alex Jepsen 
Private Bag 5848, Auckland
24-1 Amend Rule 8.4.7 On-Site Stormwater Management to make Ministry of Education schools and early childhood centres exempt as follows (deletions shown in strikethrough, insertions with underlining):“This rule applies to all activities, not including Education activities, in Residential, Business and Structure Plan zones, except for the Long Bay Structure Plan Area...”.

Submitter Neil Construction Limited C/- Harrison Grierson Consultants  Attention: Jonathan Cutler 
P O Box 301 278, Albany  North Shore City
25-1 Withdraw and re-notify a reformed version to avoid complexity and ensure certainty.
25-2 Re-notify a reformed version that provides a sufficient section 32 analysis and completed Stormwater Management Practice Notes.
25-3 Provide for better consideration of existing stormwater mitigation measures such as stormwater ponds.
25-4 Amend Rule 8.4.7.5(a) to clarify whether the 25m2 allowance applies only to sites where impervious areas do not exceed 15% of site area.
25-5 Provide greater certainty that there would be no overlapping functions with Auckland Regional Council for larger developments and subdivision.
25-6 Delete the plan change in its entirety.

Submitter Dr Heather M Halcrow Nicholson 
15A Colonial Road, Birkenhead  North Shore City
26-1 Support plan change 22, but wish for the amendment detailed in submission point 26-2.
26-2 That the City Council devise rules to solve stormwater problems between neighbours caused by new building, renovations and alterations, (i.e. new developments should not be allowed to divert surface water onto neighbours’ properties especially where ground levels have changed).

Submitter North Shore City Council  Attention: Trevor Mackie 
Strategy and Policy Division, Private Bag 93500, Takapuna  North Shore City
27-1 Amend sentence 3, paragraph 5 of 8.3.5, Objective: On-site Stormwater management, Explanation and Reasons, to read: “Therefore the Council’s approach, as outlined in Table 8.1 above, places greater emphasis on protection and enhancement where the quality of streams has not yet been degraded”.
27-2 Insert the word "new" into the issues column of the first row of Table 8.1 of 8.3.5 Objective: On-site Stormwater management as follows: "Volume and peak flow reductions for all new impervious areas must be achieved to protect and enhance stream health, including ecological and amenity values”.
27-3 Amend the first sentence of 8.4.7.5 Permitted Activity Standards b) (iii): to read: "Alterations and additions to existing residential developments where any increase to the total impervious area does not exceed 75m2 may provide a dual purpose rain tank...”.
27-4 Amend 8.4.7.5 Permitted Activity Standards c) (iii) to read "4m3 of on-site detention is provided per 100m2 of roof area .....”.
27-5 Amend 8.4.7.5 Permitted Activity Standards c), Notes, third bullet point: to include reference to the 34.5mm rainfall event.
27-6 Delete reference to Practice Note LB203 from 8.4.7.9.1 Controlled Activities (b) (i), seventh bullet point.
27-7 Amend 8.4.7.10 Information Requirements d): to include the 1% AEP and 34.5mm rainfall events.
27-8 Replace reference to Rules 8.4.7.5 and 8.4.7.6, in 9.7.1.1 General Assessment Criteria, 5. c), with a reference to Rule 8.4.7.
27-9 Replace reference to Rules 8.4.7.5 and 8.4.7.6, in 15.7.1.1 General Assessment Criteria for all Controlled Activities, h), (i), with a reference to Rule 8.4.7.
27-10 Amend Rule 8.4.7 On-site Stormwater Management so that the current format of the section is improved.
27-11 Amend 8.4.7.5 Permitted Activity Standards to clarify that in SMA 4 small additions and accessory buildings up to 25m2 shall not be required to mitigate stormwater runoff.
27-12 Add a note to 8.4.7 On-site Stormwater Management, Table 8.2, Notes to indicate the possibility of Auckland Regional Council requirements for stormwater mitigation.
27-13 Amend 8.4.7.5 Permitted Activity Standards, (d): to clarify that where a site drains to a stormwater pond and the increase to the total impervious area does not exceed 75m2, whether provision may be made for reduced bio-retention device sizing.
27-14 Amend 8.4.7.5 Permitted Activity Standards, d) to refer to "Council approved stormwater ponds", so that those that do not meet the current TP 10 requirements can be considered.
27-15 Amend 8.4.7.5 Permitted Activity Standards, g) to refer to "Council approved stormwater ponds", so that those that do not meet the current TP 10 requirements can be considered.
27-16 Amend 8.4.7.6 General Standards (a) to clarify that where the required bio-retention area is calculated to be 1m2 or less then no bio-retention is required, and where the required bio-retention area is calculated to be between 1m2 and 2m2 then a 2m2 bio-retention device is required.
27-17 Amend 8.4.7.6 General Standards (a) to clarify that the minimum depth of 600mm refers to a planting soil mix depth of at least 600mm.
27-18 Amend 8.4.7.6 General Standards (e) to provide greater clarity as to intent.
27-19 Delete the definition of "Permeable".
27-20 Review size of and colours of Stormwater Management Area maps in North Shore City District Plan Maps Appendices to
improve readability.

27-21 Amend 8.3.5, Objective: On-site Stormwater Management to remove the reference to water quality and incorporate reference to stream health.

27-22 Amend Section 8.3.5 Stormwater Catchment Management to remove references to the Stormwater Management Practice Notes.

27-23 Amend Rule 8.4.7 On-site Stormwater Management to remove references to the Stormwater Management Practice Notes.

27-24 Include reference to the Stormwater Management Practice Notes under 8.3.5, Objective: On-site Stormwater Management, Methods.

27-25 Amend Policy 6, Section 8.3.5 Stormwater Catchment Management, Objective: On-site Stormwater Management, to delete the reference to the Council's Stormwater Management Practice Notes, and amend the policy to reflect the Council's policy with respect to communally owned stormwater mitigation measures.

27-26 Amend Table 8.1, Section 8.3.5 Stormwater Catchment Management to include acknowledgement that stormwater discharges from sites in SMA 5 may have other environmental effects.

27-27 Include reference in Section 8.3.5, Methods and Explanation and Reasons, to existing provisions in the District Plan which address other environmental effects that stormwater discharges from sites in SMA 5 may have, and to the Stormwater Bylaw, and other relevant Council policies, as other methods for achieving stormwater management.

27-28 Amend 15.6.2.4 Yards to expand the proposed provision allowing bio-retention to be located in yards, to include stormwater management devices associated with permitted activities in Rule 8.4.7 to be permitted in yards (with conditions associated with amenity if necessary).

27-29 Include a new definition of "Maximum Impervious Area" that provides details on the surfaces and features that are to be included or excluded from its calculation.

27-30 Amend Rule 8.4.7, notes following Table 8.2, first bullet point, to delete reference to the Stormwater Management Practice Notes and include reference to the definition of "Maximum Impervious Area".

27-31 That the Stormwater Management Area classification for the properties within a subdivision at 173 Kyle Road; and a subdivision at Aberley Road (including Witton Place, Kelmore Place, Newbury Place, Dove Place and part Schnapper Rock Road), be changed from SMA 3 to SMA 5 to correct an error.

Submitter Faith J Read
3/13 Park Avenue, Takapuna North Shore City

28-1 Support the proposed plan change.

Submitter Royal Forest and Bird Protection Society Attention: J A Lewis
22A Kauri Glen Road, Northcote North Shore City

29-1 Support the Plan Change:
A more integrated approach to stormwater management by strengthening the regulatory structure to give greater certainty to desired outcomes.
Shift of some costs to users via on-site methods that recognise the individual responsibility and the high cost of developing public infrastructure.
Brings the Outfalls Policy into the RMA process rather than later at the Building Consent stage. Better to consider effects in conjunction with others
Introduction of new technology and methods, especially bio-retention approaches, to enhance the health of all water courses and subsequently the coastal receiving waters.

29-2 Support additions to 8.3.5 Stormwater Catchment Management, Policies 1-7 and associated Table 8.1.

29-3 Support new rules for residential zones in 8.4.7, Table 8.2.

29-4 General support for Permitted Activity Standards 8.4.7.5.

29-5 Support for 8.4.7.5 a) (small additions and accessory buildings).

29-6 General support for 8.4.7.6 General Standards.

29-7 General support for 8.4.7.8 Reservations for Controlled and Limited Discretionary Activities

29-8 General support for 8.4.7.9 General Assessment Criteria.

29-9 Support for 8.4.7.10 Information Requirements.

29-10 Object to proposed amendment of 8.1 Introduction, as should be a more integrated statement not just an add on paragraph.
"Receiving environment" seems to refer to streams though first paragraph mainly about harbour waters.
1st paragraph dated, too much emphasis on economic outcomes rather than ecological. No linkage to stream management.

29-11 Object to the permitted maximums for Business Zones, SMA 2, SMA 4, SMA 5 in Table 8.2. They should take into account the following points:
Concentration of business sites in a catchment increases adverse effects.
No need for car parks to be impervious, new materials available.
Landscaping should include rain gardens.

Submitter The National Trading Company of New Zealand Limited c/- Bentley & Co Ltd Attn: Vaughan Smith
PO Box 4492 Shortland Street Auckland

30-1 Withdraw the proposed plan change.

30-2 Amend objective 8.3.5: On-site Stormwater Management as follows: "To manage stormwater runoff from impervious areas on-site to protect and enhance the water quality and ecological values of waterways throughout the city."
Submitters Numbers, Names and Addresses and Summary of Relief Sought

30-3 Amend Policy 4, Objective 8.3.5 On-site Stormwater Management as follows: “By managing stormwater discharged from sites by encouraging through a treatment train approach, reducing impervious surface areas (including decompaction of soils following earthworks), as the first priority, secondly by managing stormwater on-site through the reuse of roof water and use of bio-retention devices where practical and efficient to do so, and by thirdly the use of catchment-wide stormwater management facilities such as wetlands and treatment ponds to provide the final form of treatment, not the primary form.”

30-4 Amend Policy 7, Objective 8.3.5 On-site Stormwater Management as follows: “By limiting impervious areas where practicable to avoid or mitigate adverse effects on urban amenity, ensuring that on each site there is opportunity for green space comprising lawns, soft landscaping and vegetation.”

30-5 Add an additional policy to Objective 8.3.5 On-site Stormwater Management that provides that the right to maintain existing area of impervious surface on individual sites is not lost with redevelopment within town centres and other Business zoned areas.

30-6 Amend the rules to provide for development within town centres and other Business zones that does not increase the existing area of impermeable surface on a site as a permitted activity.

30-7 Amend the rules to reduce or delete the requirement for on-site treatment and detention of stormwater.

30-8 Delete the “Note” from the proposed definition of “Impervious Area”.

Submitter
Thurlow Consulting Engineers & Surveyors Ltd  Attention: Mark Hatten
PO Box 35-405, Browns Bay  North Shore City

31-1 That Plan Change 22 is deleted in its entirety until such time as all Integrated Catchment Management Plans are completed, and after a trial period has been undertaken within the North Shore City area, and that the results of research into the effectiveness of existing stormwater management in North Shore City is completed.

Submitter
Valley Developments Ltd C/- Glaister Ennor  Attention: Vicki Toan/P Fuller
P O Box 63, Shortland Street  DX/CX10236  Auckland

32-1 Reject the entire plan change.
NORTH SHORE CITY DISTRICT PLAN

PROPOSED PLAN CHANGE 23
AND VARIATIONS 5 AND 6

Addressing the Effects of Development on Stream Health and Riparian Margins

SUMMARY OF SUBMISSIONS
**APPENDIX 1**

**Plan Change: 23**

**Addressing the Effects of Development on Stream Health and Riparian Margins**

**Submitters Numbers, Names and Addresses and Summary of Relief Sought**

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<tr>
<th>Submitter</th>
<th>Address</th>
<th>Summary of Relief Sought</th>
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<tbody>
<tr>
<td><strong>Albany City Holdings Limited C/- Harrison Grierson Consultants</strong></td>
<td>P O Box 301 278, Albany North Shore City</td>
<td>1- Amend Rule 8.4.2.2 &quot;Discretionary Activities&quot; to replace the term &quot;waterway&quot; with the term &quot;stream&quot; in part a) ii) . 1-2 Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term &quot;waterway&quot; with the term &quot;stream.&quot; 1-3 Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) &amp; (ii) Zones) to replace the term &quot;waterway&quot; with the term &quot;stream&quot; in the first bullet point under part 3 &quot;Protection of Riparian Margins.&quot; 1-4 Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and 1-5 Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or 1-6 Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features. 1-7 Delete the plan change in its entirety.</td>
</tr>
<tr>
<td><strong>Albany City Property Investments Limited C/- Harrison Grierson Consultants</strong></td>
<td>P O Box 301 278, Albany North Shore City</td>
<td>2- Amend Rule 8.4.2.2 &quot;Discretionary Activities&quot; to replace the term &quot;waterway&quot; with the term &quot;stream&quot; in part a) ii) . 2-2 Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term &quot;waterway&quot; with the term &quot;stream.&quot; 2-3 Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) &amp; (ii) Zones) to replace the term &quot;waterway&quot; with the term &quot;stream&quot; in the first bullet point under part 3 &quot;Protection of Riparian Margins.&quot; 2-4 Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and 2-5 Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or 2-6 Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features. 2-7 Delete the plan change in its entirety.</td>
</tr>
<tr>
<td><strong>Auckland Regional Council</strong></td>
<td>Private Bag 92012, Auckland</td>
<td>3- Approve the plan change. 3-2 Amend Policy 8.3.5.2 to reflect the fact that the suitability of any set-back depends on the stream values to be protected. 3-3 Amend Rule 8.4.2.2 to reflect the fact that the suitability of any set-back depends on the stream values to be protected. 3-4 Amend Assessment Criteria 8.4.2.3 to reflect the fact that the suitability of any set-back depends on the stream values to be protected. 3-5 Amend Rule 9.4.1.4(b) to reflect the fact that the suitability of any set-back depends on the stream values to be protected. 3-6 Amend Rule 8.4.2.2 to clearly distinguish between the responsibilities of NSCC and ARC with respect to the diversion and modification of streams. 3-7 Amend the definition of permanent, perennial and intermittent streams to be consistent with those definitions agreed to through the appeal process on the proposed Auckland Regional Plan: Air, Land and Water and standard hydrological definitions. 3-8 Replace references in the Plan Change to Stormwater Catchment Management Plans with references to Integrated Catchment Management Plans (ICMP’s) in order to ensure consistency with the terminology used in regional planning documents.</td>
</tr>
<tr>
<td><strong>Beta Properties Limited C/- Harrison Grierson Consultants</strong></td>
<td>P O Box 301 278, Albany North Shore City</td>
<td>4- Amend Rule 8.4.2.2 &quot;Discretionary Activities&quot; to replace the term &quot;waterway&quot; with the term &quot;stream&quot; in part a) ii) . 4-2 Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term &quot;waterway&quot; with the term &quot;stream.&quot; 4-3 Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) &amp; (ii) Zones) to replace the term &quot;waterway&quot; with the term &quot;stream&quot; in the first bullet point under part 3 &quot;Protection of Riparian Margins.&quot; 4-4 Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and 4-5 Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or 4-6 Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features. 4-7 Delete the plan change in its entirety.</td>
</tr>
<tr>
<td><strong>Pam Dalton</strong></td>
<td>6a Westbourne Road, Murrays Bay North Shore City</td>
<td>5- Support plan change.</td>
</tr>
</tbody>
</table>
Submitters Numbers, Names and Addresses and Summary of Relief Sought

5-2 A mechanism set out to make sure that property owners are aware of and carry out the provisions of all changes.

5-3 Inclusion of some mechanism for existing structures, fill which are non-complying.

Submitter Department of Corrections C/- Opus International Consultants  Attention: Alex Jepsen
P O Box 5848, Auckland

6-1 Reject changes to 8.4.2.2 (a)(i) Discretionary Activities.
6-2 Retain the existing definition of a riparian margin as in the Operative District Plan 2002.
6-3 Reject rule 8.4.2.4 (a)(v) (requirement for a maintenance plan for vegetation and weeds).

Submitter Devonport Community Board
Devonport Area Office, PO Box 93500  Takapuna  North Shore City

7-1 Support the proposed improvements in management of stormwater effects for stream and environmental protection.
7-2 Section 8.3.5 Stormwater Catchment Management, Objective: Stream Protection, Policy 7. The proposed amendment should not pre-empt the use of appropriate and well engineered stream management structures.
7-3 Provide a clearer definition of when and where measurements of riparian margins should be taken from, including the effects of changes in stream course, e.g. by diagram, and relating to latest aerial photo/GIS rather than historical survey boundary.

Submitter East Coast Bays Coastal Protection Society  Attention: Robert White
54 Peter Tce, Castor Bay  North Shore City

8-1 Strongly support the thrust of the proposals here to protect riparian margins.
8-2 Support the increases proposed to riparian margins.
8-3 Support the requirement in Rule 9.4.7.4.3, bullet point one, for stock proof fencing to exclude stock from at least a 10m strip of riparian margins.
8-4 Strengthen 8.3.5 Stormwater Catchment Management, Objective: Stream Protection, Policy 6, by replacing the words “to the greatest extent possible” with “unless some exemption is approved as unavoidable” or some similar wording.

Submitter Fletcher Residential C/- Harrison Grierson Consultants  Attention: Jonathan Cutler
P O Box 301 278, Albany  North Shore City

9-1 Amend Rule 8.4.2.2 “Discretionary Activities” to replace the term “waterway” with the term “stream” in part a) ii) .
9-2 Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term “waterway” with the term “stream.”
9-3 Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) & (ii) Zones) to replace the term “waterway” with the term “stream” in the first bullet point under part 3 “Protection of Riparian Margins.”
9-4 Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and
9-5 Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or
9-6 Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features.
9-7 Delete the plan change in its entirety.

Submitter Friends of Lucas Creek Society Inc  Attention: Bonita Watt, Chairperson
85 Landing Drive, Albany  North Shore City

10-1 Support the increase of riparian margins to 10 metres (from the stream edge) for urban streams and 20 metres (from the stream edge) for Rural streams.
10-2 Require larger riparian margins in coastal conservation areas.
10-3 Require larger riparian margins in Outstanding Natural Landscape Area No. 53.
10-4 Require larger riparian margins in any rural or urban stream edge with a gradient of 1:4 or less (steeper) within the Lucas Creek Catchment area.

Submitter Harrison Grierson Consultants  Attention: Jonathan Cutler
P O Box 301 278, Albany  North Shore City

11-1 Amend Rule 8.4.2.2 “Discretionary Activities” to replace the term “waterway” with the term “stream” in part a) ii) .
11-2 Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term “waterway” with the term “stream.”
11-3 Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) & (ii) Zones) to replace the term “waterway” with the term “stream” in the first bullet point under part 3 “Protection of Riparian Margins.”
11-4 Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and
11-5 Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or
11-6 Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features.
11-7 Delete the plan change in its entirety.
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| Heritage Land Ltd and North Eastern Investments Ltd C/- John Maasen, Cooper Rapley | 12-1 Decline Plan Change 23 in its entirety  
12-2 Add the following policy to 8.3.5 Stormwater Catchment Management, Objective: Stream Protection: “Encouraging development that results in improvements to the overall ecological health of streams and support ecosystem functioning within those streams.”  
12-3 Add the following policy to 8.3.5 Stormwater Catchment Management, Objective: Stream Protection: “Encourage development that results in increased riparian planting and overall improvements in the amenity associated with natural vegetation along streams.”  
12-4 Add the following policy to 8.3.5 Stormwater Catchment Management, Objective: Stream Protection: “Recognise that development of urban land may result in intensive development close to existing streams and thus, to ensure that such development does not unduly or unsustainably adversely affect the natural values associated with streams and avoids development that results in ongoing bank instability.”  
12-5 Any other such amendments to the plan change and variations as are necessary or desirable to enable site specific and application specific evaluation of development within 10 metres of a stream bank as discretionary activities.  
12-6 Such other amendments to the plan change and variations’ objectives and policies to ensure that developments can, where appropriate, establish within 10 metres of the bank of the stream in circumstances where there is overall an enhancement in the environment on values associated with the stream. |
| Adrian Horwood                                                           | 13-1 Leave the riparian margin as it is i.e. 5m.                                                                                                                                                                          |
| Housing New Zealand Corporation C/- SKM Attention: Natalie Reeves       | 14-1 That the Proposed Plan Change be confirmed.  
14-2 That the definition of the “edge” of a stream be clarified, so that potential cost can be ascertained accurately.  
14-3 That the width of the riparian margin is retained at 5 metres from the centre-line of a stream.                                                                                               |
| IMF (New Zealand) Ltd C/- Bentley & Co. Ltd Attention: Vaughan Smith     | 15-1 Withdraw the proposed plan change.                                                                                                                                                                                 |
| Kurt Marquart                                                            | 16-1 Withdraw the proposed plan change in its entirety.                                                                                                                                                                 |
| Massey University C/- Opus                                               | 17-1 Support the proposed plan changes.  
17-2 Section 8.3.5 Stormwater Catchment Management, Objective: Stream Protection, Policy 3, reduce 10% to 5%. The objective should be to remove, over time, all unnatural encroachments that are not strategically important such as boat sheds, jetties and ramps, in particular, privately owned structures that do not serve the wider community.  
17-3 Amend Section 8.4.2.3 Assessment Criteria for Discretionary Activities to include a sentence that makes it clear that new encroachment will not be permitted even if this makes the property commercially unviable.  
17-4 Strongly support Section 9.2 Subdivision and Development Issues and encourage introduction of very firm rules of compliance. |
| John Matthewson C/- Graham Parfitt and Associates                       | 18-1 Oppose changes to 8.4.2.2 (a)(i) Discretionary Activities.  
18-2 Retain the existing definition of a riparian margin as in the Operative District Plan 2002.  
18-3 Oppose rule 8.4.2.4 (a)(v) (requirement for a maintenance plan for vegetation and weeds).                                                                                                     |
| Donald McKenzie C/- Graham Parfitt and Associates                       | 19-1 Delete all the references and provisions to riparian margins and intermittent streams contained in the Proposed Plan Change 23 and Variations 5 and 6.                                                                   |
| 13 Westbourne Road, Murrays Bay North Shore City                        | 20-1 Delete all the references and provisions to riparian margins and intermittent streams contained in the Proposed Plan Change 23 and Variations 5 and 6.                                                                   |
### Submitters Numbers, Names and Addresses and Summary of Relief Sought

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<thead>
<tr>
<th>Submitter</th>
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<tbody>
<tr>
<td>Ministry of Education C/- Opus International Consultants</td>
<td>Private Bag 5848, Auckland</td>
<td>Alex Jepsen</td>
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<tr>
<td>Private Bag 5848, Auckland</td>
<td></td>
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<tr>
<td>Neil Construction Limited C/- Harrison Grierson Consultants</td>
<td>P O Box 301 278, Albany</td>
<td>Jonathan Cutler</td>
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<td>Neil Construction Limited C/- Harrison Grierson Consultants</td>
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<tr>
<td>Strategy and Policy Division, Private Bag 93500, Takapuna</td>
<td></td>
<td>Trevor Mackie</td>
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<tr>
<td>Graham Parfitt Graham Parfitt and Associates</td>
<td>13 Westbourne Road, Murrays Bay</td>
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<tr>
<td>Ritchies Coachlines C/- Harrison Grierson Consultants</td>
<td>P O Box 301 278, Albany</td>
<td>Jonathan Cutler</td>
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<tr>
<td>Royal Forest and Bird Protection Society</td>
<td>22A Kauri Glen Road, Northcote</td>
<td>J A Lewis</td>
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#### 21-1
Oppose changes to 8.4.2.2 (a)(i) Discretionary Activities.

#### 21-2
Retain the existing definition of a riparian margin as in the Operative District Plan 2002.

#### 21-3
Oppose rule 8.4.2.4 (a)(v) (requirement for a maintenance plan for vegetation and weeds).

#### 22-1
Amend Rule 8.4.2.2 “Discretionary Activities” to replace the term “waterway” with the term “stream” in part a) ii).

#### 22-2
Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term “waterway” with the term “stream.”

#### 22-3
Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) & (ii) Zones) to replace the term “waterway” with the term “stream” in the first bullet point under part 3 “Protection of Riparian Margins.”

#### 22-4
Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and

#### 22-5
Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or

#### 22-6
Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features.

#### 22-7
Delete the plan change in its entirety.

#### 23-1
Amend Section 8.3.5 Stormwater Catchment Management, Objective: Stream Protection, Explanation and Reasons to delete the text in brackets “(i.e. buildings and impervious areas)”.

#### 23-2
Amend Section 8.3.5 Stormwater Catchment Management, Objective: Stream Protection, Policies to include a new policy recognising the importance of being able to maintain an adequate infrastructure for the community, which from time to time may include encroaching on the riparian margin.

#### 23-3
Amend 8.4.2 Protection of Habitats and Streams to clarify the status of maintenance activities associated with protecting the stormwater functions of waterways.

#### 23-4
Amend 8.4.2.3 f) (Assessment Criteria for Discretionary Activities) to include reference to the value of mature vegetation in maintaining stream bank stability.

#### 23-5
Amend the definition of “Intermittent Stream” to provide more certainty.

#### 23-6
Amend the definition of Riparian Margin to include a diagram illustrating how the riparian margin width is to be measured.

#### 24-1
Delete all the references and provisions to riparian margins and intermittent streams contained in the Proposed Plan Change 23 and Variations 5 and 6.

#### 25-1
Supports the proposed plan change.

#### 26-1
Delete all the references and provisions to riparian margins and intermittent streams contained in the Proposed Plan Change 23 and Variations 5 and 6.

#### 27-1
Amend Rule 8.4.2.2 “Discretionary Activities” to replace the term “waterway” with the term “stream” in part a) ii).

#### 27-2
Amend Policy 3 under Section 9.3.1 (Protection of the Environment to replace the term “waterway” with the term “stream.”

#### 27-3
Amend Rule 9.4.7.4 (General Subdivision Standards: Rural 4(i) & (ii) Zones) to replace the term “waterway” with the term “stream” in the first bullet point under part 3 “Protection of Riparian Margins.”

#### 27-4
Amend the definition of riparian margin to be measured horizontally from the centre line of the stream, consistent with the current approach; and

#### 27-5
Amend the definition of riparian margin to be within 5 metres in all other zones, consistent with the current approach; or

#### 27-6
Undertake additional extensive analysis of the streams in the District to identify and rank the streams in order to apply more appropriate riparian margins to them, taking into account their scale and their natural ecological features.

#### 27-7
Delete the plan change in its entirety.

#### 28-1
Support the specific inclusion of the functions of riparian vegetation.
<table>
<thead>
<tr>
<th>Submitter</th>
<th>Shirley Squire</th>
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<tr>
<td>14B Kapiti Place, Forrest Hill North Shore City</td>
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<table>
<thead>
<tr>
<th>Submitter</th>
<th>Leslie Stewart</th>
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<tr>
<td>654 Beach Road, Browns Bay North Shore City</td>
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<tr>
<th>Submitter</th>
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<tr>
<td>Takapuna Area Office, Private Bag 93500 Takapuna North Shore City</td>
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<tr>
<th>Submitter</th>
<th>The National Trading Company of NZ Ltd C/- Bentley &amp; Co. Ltd Attention: Vaughan Smith</th>
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<tr>
<td>P O Box 4492, Shortland Street Auckland</td>
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<th>Thurlow Consulting Engineers &amp; Surveyors Ltd Attention: Mark Hatten</th>
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| Submitter | Valley Developments Ltd C/- Glaister Ennor Attention: Vicki Toan/P Fuller |
|-----------|--------------------------------|--------------------------------|
| P O Box 63, Shortland Street DX/CX10236 Auckland |

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NORTH SHORE CITY DISTRICT PLAN

PROPOSED PLAN CHANGE 24
AND VARIATIONS 7 AND 8

Addressing Environmental Effects in Areas Subject to Natural Flooding Hazards

SUMMARY OF SUBMISSIONS
Addressing the Effects of Development located in Areas Subject to Natural Flooding Hazards

Submitters Numbers, Names and Addresses and Summary of Relief Sought

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**Plan Change: 24**

**APPENDIX 1**

**Addressing the Effects of Development located in Areas Subject to Natural Flooding Hazards**

**Submitters Numbers, Names and Addresses and Summary of Relief Sought**

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| **Albany City Holdings Limited**<br>C/- Harrison Grierson Consultants<br>Attention: Jonathan Cutler<br>P O Box 301 278, Albany North Shore City | | 1-1 Amend issue to clearly state that it does not apply to subdivisions.  
1-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.  
1-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.  
1-4 Amend rules to clearly state that they do not apply to subdivisions.  
1-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.  
1-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.  
1-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.  
1-8 Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.  
1-9 Delete the plan change in its entirety. |
| **Albany City Property Investments Limited**<br>C/- Harrison Grierson Consultants<br>Attention: Jonathan Cutler<br>P O Box 301 278, Albany North Shore City | | 2-1 Amend issue to clearly state that it does not apply to subdivisions.  
2-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.  
2-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.  
2-4 Amend rules to clearly state that they do not apply to subdivisions.  
2-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.  
2-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.  
2-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.  
2-8 Amend the definition of 'Secondary Overland Flow Path' to include clarification of what constitutes a primary overland flow path.  
2-9 Delete the plan change in its entirety. |
| **Auckland Regional Council**<br>Attention: Andrew Schollum, Policy Planner<br>Private Bag 92012, Auckland | | 3-1 Approve the plan change.  
3-2 Amend Policy 1, Section 8.3.7 Natural Hazards, Objective: Flood Plains; to read: “By identifying the 1% AEP flood plain during subdivision or development and manage the effects of development within…” .  
3-3 Amend 8.3.7 Natural Hazards, Explanation and Reasons; to include a reference to avoiding risk to life and property, and to make explicit reference to the need to ensure public safety.  
3-4 Clarify whether coastal protection measures such as rock deposits, fences and retaining walls and similar structures fall within the scope of the proposed new rules in Section 8.4.8 Natural Hazards.  
3-5 Clarify why references in Sections 8.4.8.1, 8.4.8.2 and 8.4.8.3 to “all buildings”, “development of buildings and structures”, “any structures”, “all buildings and structures” and “any building or structure” are differentiated.  
3-6 Amend 8.4.8.2 Discretionary Activities to include the placement of fill material.  
3-7 Amend Rule 8.4.8.4 b) (General Standards) to specify whether the minor addition exception applies to both habitable and non-habitable buildings.  
3-8 Amend Rule 8.4.8.7 f) (Assessment Criteria for Controlled Activities) to include consideration of the effects of wave action and deflection.  
3-9 Amend Rule 8.4.8.7 Assessment Criteria for Controlled Activities, to include consideration of alternative measures of inundation protection. These matters are addressed in the operative plan Rule 16.7.5.1 and could be achieved by cross-referencing to this provision as follows: “Whether development design takes account of relevant assessment matters stated in Rule 16.7.5.1”.  
3-10 Amend 8.4.8.6 Information Requirements, to include an assessment of Storage Capacity.  
3-11 Amend 8.4.8.7 Assessment Criteria for Controlled Activities to include an assessment of Storage Capacity.  
3-12 Amend 8.4.8.8 Assessment Criteria for Discretionary Activities to include an assessment of Storage Capacity.  
3-13 Ensure the practicality of the rules and information requirements in Section 8.4.8 Natural Hazards, by accurately identifying the 1% AEP flood plain across North Shore City using Light Detection and Ranging (LIDAR).  
3-14 Amend 8.4.8.6 Information Requirements by adding a new section requiring assessment of safety and access issues. This addition should include the following, or similar, wording: “Identify the ability to ensure access to the building platform during a 1% AEP flooding event”. |
3-15 Amend 8.4.8.7 Assessment Criteria for Controlled Activities by adding a new section as follows: “Whether access is able to be maintained to ensure safe egress during flooding”.

3-16 Amend the first paragraph of 8.4.8.8 Assessment Criteria for Discretionary Activities by removing the word ‘may’ and replacing it with ‘will’.

3-17 Amend criteria a) – c) by replacing the phrase “the extent to which” in criteria with alternative wording that more specifically establishes what criteria the applicant is required to meet.

3-18 Avoid unnecessarily constraining the District Plan provisions by reinstating the wording struck out from Section 9.2 Subdivision and Development Issues, as shown in paragraph 24.5 of the Plan Change.

3-19 Amend Section 9.4.3.3 Building Platforms (Variation 7) to address the apparent contradiction between a) i) and ii). This could be achieved by replacing the word ‘and’ with ‘or’, if development within the 1% AEP is to be provided for.

3-20 Amend 9.4.3.3 Explanation and Reasons (Variation 7) to include reference to safety issues associated with the need to ensure building platforms are above the 1% AEP flood level.

3-21 Amend 9.7.1.1.[3] c) i) and ii) Bulk, Height, Location, Foundations, Height of Floor Levels (Variation 7) to retain existing freeboard requirements.

3-22 Amend Method 17.5.4.1.1 Physical Characteristics (Variation 8) to include the requirement to undertake a Hydrological Analysis.

3-23 Amend 17.5.4.2 viii) Structure Plan (Variation 8) to read “identify the 1% AEP flood plain and overland flow paths to be…”.

3-24 Amend 17A.1.3 General (Variation 8) to read “…which identifies land subject to natural hazards including land within the 1% AEP flood plain, overland flow paths, coastal hazard zones, with significant geotechnical constraints, slopes over 15 degrees and areas of regenerating native bush”.

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**Submitter**: Beta Properties Limited C/- Harrison Grierson Consultants  Attention: Jonathan Cutler

**Submitter**: Sharon Blincoe

**Submitter**: D K Campbell

**Submitter**: Pam Dalton

**Submitter**: Devonport Community Board

---

**Submitter**: Beta Properties Limited C/- Harrison Grierson Consultants  Attention: Jonathan Cutler

4-1 Amend issue to clearly state that it does not apply to subdivisions.

4-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.

4-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.

4-4 Amend rules to clearly state that they do not apply to subdivisions.

4-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.

4-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.

4-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.

4-8 Amend the definition of ‘Secondary Overland Flow Path’ to include clarification of what constitutes a primary overland flow path.

4-9 Delete the plan change in its entirety.

---

**Submitter**: Sharon Blincoe

5-1 That no building restrictions be put on 14 Bardia Street, Takapuna as there are other options to control or redirect any overland flow path.

5-2 That the proposed plan change is put on hold until the completion of a comprehensive stormwater study that has investigated the reality of local conditions rather than a theoretical approach. That more consultation is undertaken with the owners of properties affected by rules relating to overland flow paths.

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**Submitter**: D K Campbell

6-1 That no trees are planted on footpath verges.

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**Submitter**: Pam Dalton

7-1 Support the plan change.

7-2 Changes to the tone of the plan change.

7-3 If these areas are to be made uninhabitable or are unable to be developed then Council will have to buy them.

7-4 Include a mechanism to make sure that property owners are aware of and carry out the provisions of all changes.

7-5 Include a mechanism and education procedures to ensure that all Council officers are aware of and abide by these same rules.

7-6 Include some mechanism for fixing existing structures, such as fill which are non complying.

---

**Submitter**: Devonport Community Board

8-1 Support introduction of “Coastal Inundation” as a controlled activity.

8-2 Support Objective: Overland Flow Paths, Policy 3 in recognition of the value of secondary flow paths in the event of water structures becoming blocked.

8-3 Give greater recognition to the effects / management of flows in excess of the 1% AEP events.

8-4 Give encouragement to the evaluation of damage that may occur through events in excess of the 1% AEP so that it may be limited to that which can be repaired or reinstated rather than catastrophic collapse.

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### Submitters Numbers, Names and Addresses and Summary of Relief Sought

<table>
<thead>
<tr>
<th>Number</th>
<th>Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-5</td>
<td>Expand on the causes and effects of coastal inundation hazards and their likely frequency.</td>
</tr>
<tr>
<td>8-6</td>
<td>Consideration be given to specific techniques to control developments and raise awareness of low probability but high risk hazards.</td>
</tr>
<tr>
<td>8-7</td>
<td>The desired outcomes of the plan changes will have greater chance of being achieved with levels of monitoring, staffing and resources greater than those available at present.</td>
</tr>
</tbody>
</table>

#### Submitter: East Coast Bays Coastal Protection Society
Address: Attention: Robert White
54 Peter Toe, Castor Bay, North Shore City

- **Support all aspects of this proposed plan change.**
- **Add reference at an appropriate point on the predicted rise of sea levels and more frequent and more intense storms expected to result from global warming.**

#### Submitter: Fletcher Residential
Address: C/- Harrison Grierson Consultants, Attention: Jonathan Cutler
P O Box 301 278, Albany, North Shore City

- **Amend issue to clearly state that it does not apply to subdivisions.**
- **Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.**
- **Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.**
- **Amend rules to clearly state that they do not apply to subdivisions.**
- **Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.**
- **Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.**
- **Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.**
- **Amend the definition of ‘Secondary Overland Flow Path’ to include clarification of what constitutes a primary overland flow path.**
- **Delete the plan change in its entirety.**

#### Submitter: Friends of Lucas Creek Society Inc
Address: Attention: Bonita Watt, Chairperson
85 Landing Drive, Albany, North Shore City

- **Support the key changes in proposed Plan Change 24.**
- **Support Objective: Overland Flow Paths, Policy 1 requiring overland flow paths to be identified and retained at the time of new development and avoiding any obstructions within the overland flow path.**
- **Support ensuring new development remains clear of flood plains (by applying a non-complying activity status to any proposals to build in a flood plain) both to enable these areas to function properly and to ensure the safety and amenity of developments.**
- **Support requiring appropriate assessment, design and construction to ensure a level of safety for any new development in coastal inundation areas.**

#### Submitter: Harrison Grierson Consultants
Address: Attention: Jonathan Cutler
P O Box 301 278, Albany, North Shore City

- **Amend issue to clearly state that it does not apply to subdivisions.**
- **Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.**
- **Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.**
- **Amend rules to clearly state that they do not apply to subdivisions.**
- **Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.**
- **Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.**
- **Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.**
- **Amend the definition of ‘Secondary Overland Flow Path’ to include clarification of what constitutes a primary overland flow path.**
- **Delete the plan change in its entirety.**

#### Submitter: Heritage Land Ltd and North Eastern Investments Ltd
Address: C/- John Maasen, Cooper Rapley
P O Box 1945, Palmerston North

- **Decline the plan change.**
- **Delete all changes including changes to the status of activities and in particular Rule 8.4.8.3 Non-Complying Activities.**
- **Modify the objectives and policies so that there is a focus upon minimising development within the 1% AEP unless reasonable utilisation of the site, having regard to its character and location, justifies development in which case mitigation will be required addressing the matters set out in policy 3 (Objectives: Flood Plains) as specified in 8.3.7 Natural Hazards.**
- **Amend rules in 24.4 so that the activities specified in Rule 8.4.8.3 Non-Complying Activities become discretionary activities.**
- **Such other amendments to the plan change and variation as are necessary or desirable to enable site specific and application specific evaluation of developments within the 1% AEP as discretionary activities.**
Submitters Numbers, Names and Addresses and Summary of Relief Sought

13-6 Such other amendments to the plan change and variations objectives and policies that ensure the focus is on mitigation of effects rather than avoidance where intensive development of the land is justified having regard to the characteristics and location of the land in the urban fabric and where the risk of material damage downstream as a result of development within the 1% AEP is small.

Submitter Housing New Zealand Corporation C/- SKM Attention: Natalie Reeves
P O Box 9806, Auckland
14-1 That the proposed [plan change and] variation be confirmed.
14-2 Amend Rule 8.4.8.3 a) (Non-Complying Activities) so that the activity status of buildings and alterations or additions within the 1% AEP Flood Plain be retained as a discretionary activity under rule 8.4.8.2

Submitter Hugh Green Group Attention: Jason Findlay
107 Neilson Street, Onehunga Auckland
15-1 Delete 9.7.3.11 Works Within an Overland Flow Path or Flood Plain, clause a) vi).

Submitter IMF (New Zealand) Ltd C/- Bentley & Co. Ltd Attention: Vaughan Smith
P O Box 4492, Shortland Street Auckland
16-1 Withdraw the proposed plan change.
16-2 Delete the terms “habitable buildings” and “non-habitable buildings” throughout the Proposed Plan Change and refer instead to “floors including habitable rooms”; or alternatively.
16-3 Provide a definition for “habitable building” as follows: “A building which incorporates residential units with habitable rooms on the ground floor of the building”.
16-4 Amend Objectives: Flood Plains and the associated policies to provide for development within the 1% AEP flood plain to be “managed” rather than “avoided”.
16-5 Amend Rule 8.4.8.3 Non-Complying Activities to provide for development within the 1% AEP flood plain as a Discretionary Activity under Rule 8.4.8.2.

Submitter Landco Ltd Attention: Neil Donnelly
P O Box 106249, Auckland City
17-1 Withdraw the proposed plan change in its entirety.

Submitter Kurt Marquart
190 Browns Bay Rd, Browns Bay North Shore City
18-1 Support the proposed changes to all sections of Plan Change 24.

Submitter Neil Construction Limited C/- Harrison Grierson Consultants Attention: Jonathan Cutler
P O Box 301 278, Albany North Shore City
19-1 Amend issue to clearly state that it does not apply to subdivisions.
19-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.
19-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.
19-4 Amend rules to clearly state that they do not apply to subdivisions.
19-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.
19-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.
19-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.
19-8 Amend the definition of ‘Secondary Overland Flow Path’ to include clarification of what constitutes a primary overland flow path.
19-9 Delete the plan change in its entirety.

Submitter Dr Heather M Halcrow Nicholson
15A Colonial Road, Birkenhead North Shore City
20-1 Support plan change.
20-2 That the City Council devise rules to solve stormwater problems between neighbours caused by new building, renovations and alterations, (i.e. new developments should not be allowed to divert surface water onto neighbours’ properties especially where ground levels have been changed).

Submitter North Shore City Council Attention: Trevor Mackie
Strategy and Policy Division, Private Bag 93500, Takapuna North Shore City
21-1 Clarify the activity status of maintenance activities associated with flood protection in the 1% AEP flood plain and overland flow paths (excluding site works and structures), if necessary.
21-2 Delete clause 5 Location and scale of overland flow paths in 8.4.8.5 Reservations and Restrictions.
21-3 Amend (and/or relocate) clause 6 The creation of easements for overland flow paths in 8.4.8.5 Reservations and Restrictions to clarify its intent and expected application.
Submitters Numbers, Names and Addresses and Summary of Relief Sought

21-4 Amend 8.4.8.6 Information Requirements clause d) as follows “...to ensure that buildings are protected from the impacts of coastal inundation and that any actual or potential adverse effects on the environment and/or neighbouring properties be minimised”.

21-5 Amend Section 9.4.3.3 Building Platforms to review the functional need for building platforms associated with network utilities to be located in the 1% AEP flood plain.

Submitter Faith J Read
3/13 Park Avenue, Takapuna  North Shore City
22-1 Supports the proposed plan change.

Submitter Ritchies Coachlines C/- Harrison Grierson Consultants  Attention: Jonathan Cutler
P O Box 301 278, Albany  North Shore City
23-1 Amend issue to clearly state that it does not apply to subdivisions.
23-2 Amend Section 8.3.5 (Stormwater Catchment Management) objectives and policies to clearly state that they do not apply to subdivisions.
23-3 Amend Section 8.3.7 (Natural Hazards) objectives and policies to clearly state that they do not apply to subdivisions.
23-4 Amend rules to clearly state that they do not apply to subdivisions.
23-5 Amend controlled activities so that site works (not associated with flood protection works or network utilities) within overland flow paths are permitted or controlled activities.
23-6 Amend rule to delete site works (not associated with flood protection works or network utilities) within overland flow paths as a discretionary activity.
23-7 Amend to delete clauses (a) and (b) to identify that only piping of secondary overland flow paths is a non-complying activity.
23-8 Amend the definition of ‘Secondary Overland Flow Path’ to include clarification of what constitutes a primary overland flow path.
23-9 Delete the plan change in its entirety.

Submitter Royal Forest and Bird Protection Society  Attention: J A Lewis
22A Kauri Glen Road, Northcote  North Shore City
24-1 Support the greater recognition of peak flows as a potential hazard.
24-2 Support inclusion of higher sea levels.
24-3 Question the change from avoidance to mitigation of potential buildings.
24-4 Support recognition of the impact of cumulative effects.
24-5 More recognition of the necessity of flood plains and avoidance of structures.
24-6 Support 8.3.7 Natural Hazards, Objectives: Flood Plains.
24-7 Support 8.3.7 Natural Hazards, Objectives: Flood Plains, Policies 1 and 4.
24-8 Support 8.3.7 Natural Hazards, Objective: Overland Flow Paths.
24-9 Support 8.3.7 Natural Hazards, Objective: Overland Flow Paths, Policies 1-3.
24-10 Support 8.3.7 Natural Hazards, Objective: Coastal Inundation Areas.
24-11 Support 8.4.8 Natural Hazards, rules exclude permitted activities.
24-12 Support 8.4.8.3 Non-Complying Activities.
24-13 Support 8.4.8.6, requirement for a hydrological report.
24-14 Object to the acceptance of any renovations but not of additions or new buildings in Section 8.3.7 Natural Hazards, Objectives: Flood Plains, Policies 2 and 3 as inconsistent with Policy 1 and mitigation should not be possible.
24-15 Object to 8.3.7 Natural Hazards, Objective: Coastal Inundation Areas, Policies 1 and 2 as minimising risks should be the approach taken for existing buildings and structures rather than providing for their continuation or introduction.

Submitter David Sanders and Gael McKitterick
60 County Road, Torbay  North Shore City
25-1 Oppose 8.4.8.3 b) (Non-Complying Activities). Amend to include “Buildings or structures...located in an overland flowpath...” as a limited discretionary activity and include detailed assessment criteria defining those circumstances where building within an overland flow path can be constructed.
25-2 Provide for a permitted activity standard where a hydrological report demonstrates that a building or structure is not within an overland flow path as shown on the GIS maps.

Submitter Shirley Squire
14B Kapiti Place, Forrest Hill  North Shore City
26-1 Support 8.3.7 Natural Hazards, Objective: Flood Plains, Policy 3 c) and d).
26-2 Support 8.4.8.8 b) and c) (Assessment Criteria for Discretionary Activities).

Submitter The National Trading Company of NZ Ltd C/- Bentley & Co. Ltd  Attention: Vaughan Smith
P O Box 4492, Shortland Street  Auckland
27-1 Withdraw the proposed plan change.
Submitters Numbers, Names and Addresses and Summary of Relief Sought

27-2 Delete the terms “habitable buildings” and “non-habitable buildings” throughout the Proposed Plan Change and refer instead to “floors including habitable rooms”; or alternatively:

27-3 Provide a definition for “habitable building” as follows: “A building which incorporates residential units with habitable rooms on the ground floor of the building”.

27-4 Amend Objectives: Flood Plains and the associated policies to provide for development within the 1% AEP flood plain to be “managed” rather than “avoided”.

27-5 Amend Rule 8.4.8.3 Non-Complying Activities to provide for Discretionary Activity status for development within the 1% AEP flood plain.

Submitter  Thurlow Consulting Engineers & Surveyors Ltd  Attention: Mark Hatten
PO Box 35-405, Browns Bay  North Shore City

28-1 In full support of Plan Change that reinforces the provision to allow for overland flow paths across sites.

28-2 Delete rule 8.4.8.3 Non-Complying Activities and attribute the items contained within this the activity status of discretionary.

Submitter  Valley Developments Ltd C/- Glaister Ennor  Attention: Vicki Toan/P Fuller
PO Box 63, Shortland Street  DX/CX10236  Auckland

29-1 That the entire plan change be rejected.
NORTH SHORE CITY DISTRICT PLAN

PROPOSED PLAN CHANGE 25

Addressing the Effects of Sediment and Erosion from Siteworks

SUMMARY OF SUBMISSIONS
Addressing the Effects of Sediment and Erosion from Site Works

<table>
<thead>
<tr>
<th>Submitter</th>
<th>Albany City Holdings Limited C/- Harrison Grierson Consultants  Attention: Jonathan Cutler</th>
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<tbody>
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<tr>
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<td>Reinstate the existing wording of the first paragraph of Rule 9.6.4 Site Management Plans.</td>
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<td>Reinstate the existing wording of the definition of “development”.</td>
</tr>
<tr>
<td>1-6</td>
<td>Delete Rule 9.4.4.16 Reconditioning of Surface Soils.</td>
</tr>
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<td>1-7</td>
<td>Delete the plan change in its entirety.</td>
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<th>Submitter</th>
<th>Albany City Property Investments Limited C/- Harrison Grierson Consultants  Attention: Jonathan Cutler</th>
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<tr>
<th>Submitter</th>
<th>Auckland Regional Council  Attention: Andrew Schollum, Policy Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-1</td>
<td>Approve the proposed Plan Change.</td>
</tr>
<tr>
<td>3-2</td>
<td>Include additional guidance in Section 9.4.4.16 Reconditioning of Surface Soils to ensure that the method and extent of reconditioning on fill slopes is controlled to avoid any increase in the potential for slope slippage.</td>
</tr>
<tr>
<td>3-3</td>
<td>Include additional text where appropriate throughout the Plan Change to clearly distinguish between ARC and NSCC functions and responsibilities.</td>
</tr>
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<th>Submitter</th>
<th>Beta Properties Limited C/- Harrison Grierson Consultants  Attention: Jonathan Cutler</th>
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<tr>
<th>Submitter</th>
<th>Pam Dalton</th>
</tr>
</thead>
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<tr>
<td>5-1</td>
<td>Support the plan change.</td>
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<td>A mechanism and education procedures to ensure that property owners and all Council officers are aware of and carry out the provisions of the changes.</td>
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<td>Inclusion of some mechanism for fixing existing structures, fill which are non complying.</td>
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<th>Submitter</th>
<th>Devonport Community Board</th>
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<tr>
<td>6-1</td>
<td>Fully support the proposed change.</td>
</tr>
<tr>
<td>6-2</td>
<td>Clarification is needed to the second bullet point in subsection a)(i), i.e. what is meant by “subsoiling at a spacing of approximately 1.5m” and its relationship to subsection a)(ii).</td>
</tr>
<tr>
<td>6-3</td>
<td>Some discretion could be applicable to slopes steeper than 1 in 4 where ground is naturally stable at steeper angles, e.g. volcanic geology.</td>
</tr>
<tr>
<td>6-4</td>
<td>The desirable outcomes of the plan changes will have greater chance of being achieved with levels of monitoring, staffing and resources greater than those available at present.</td>
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<tr>
<td>Submitter</td>
<td>7-1</td>
</tr>
<tr>
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</tr>
<tr>
<td>East Coast Bays Coastal Protection Society</td>
<td>Support all sections of the plan change.</td>
</tr>
<tr>
<td>Graeme Fanselow</td>
<td>8-1</td>
</tr>
<tr>
<td>Fletcher Residential C/- Harrison Grierson Consultants</td>
<td>9-1</td>
</tr>
<tr>
<td>85 Landing Drive, Albany North Shore City</td>
<td>10-1</td>
</tr>
<tr>
<td>Harrison Grierson Consultants</td>
<td>11-1</td>
</tr>
<tr>
<td>11-7</td>
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<tr>
<td>Housing New Zealand Corporation C/- SKM</td>
<td>12-1</td>
</tr>
<tr>
<td>Hugh Green Group</td>
<td>13-1</td>
</tr>
<tr>
<td>IMF (New Zealand) Ltd C/- Bentley &amp; Co. Ltd</td>
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<th>P O Box 106249, Auckland City</th>
<th>Withdraw the proposal in its entirety.</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>It should be made clear and unequivocal that Long Bay is excluded from any provisions within the proposal.</td>
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<table>
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<tr>
<th>Submitter</th>
<th>190 Browns Bay Rd, Browns Bay North Shore City</th>
<th>Support all sections of the proposed plan change.</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Add a clause that highlights the legal penalties that will be imposed for all infringements and what circumstances will cause the Council to take legal action.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Submitter</th>
<th>3-99 Balman Road, Birkenhead North Shore City</th>
<th>The proposed amendment is correct.</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>That the proposed plan change be amended so that site works does not invoke a requirement for land use consent and that site management plans are required through the building consent process.</td>
</tr>
</tbody>
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<tr>
<th>Submitter</th>
<th>1 Claret Place, Henderson 0612 Waitakere City</th>
<th>Delete text in Rule 9.4.1.1 to read: “9.4.1.1 Permitted activities, a) site works, except where the works are:...”.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Submitter</th>
<th>P O Box 301 278, Albany North Shore City</th>
<th>Reinstate the existing wording of Rule 9.4.1.1 Permitted Activities.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Delete part (d) of Rule 9.4.3.2 Sediment and Erosion Control.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reinstate the existing wording of the first paragraph of Rule 9.6.4 Site Management Plans.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reinstate the existing wording of Section 3.10.5 Maintenance and Condition of Land and Buildings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reinstate the existing wording of the definition of “development”.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Delete Rule 9.4.4.16 Reconditioning of Surface Soils.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Delete the plan change in its entirety.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Submitter</th>
<th>15A Colonial Road, Birkenhead North Shore City</th>
<th>Support proposed Plan Change 25.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Submitter</th>
<th>Strategy and Policy Division, Private Bag 93500, Takapuna North Shore City</th>
<th>To amend the proposed title for Section 9.4.3.2 to read “Erosion and Sediment Control”.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>That 9.4.4.16 Reconditioning of Surface Soils, be subject to further review in terms of geotechnical issues and development stages.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Amend Section 9.6.4 Site Management Plans, plus various other sections where “Site Management Plan” is referred to , and change the term “Site Management Plan” to “Erosion and Sediment Control Plan”.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Amend the definition of Average Gradient (if necessary) to clarify whether the average gradient is measured across the whole site subject to an application, or restricted to the part of the site to undergo development or site works.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Submitter</th>
<th>3/13 Park Avenue, Takapuna North Shore City</th>
<th>Supports the proposed plan change.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Submitter</th>
<th>22A Kauri Glen Road, Northcote North Shore City</th>
<th>Support Section 9.2.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Support additions to sections 9.3.1 Protection of the Environment, 9.4.3.2 Sediment and Erosion Control and, 9.4.4.16 Reconditioning of Surface Soils.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Support amendments to 9.7.3 Discretionary Activities, 9.7.3.2 e) and f).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Amend Section 3.10.5 Maintenance and Condition of Land and Buildings c) – use of the word “adequate” is open to interpretation, suggest alter it to “effective”.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Submitter</th>
<th>Takapuna Area Office, Private Bag 93500 Takapuna North Shore City</th>
<th>Identify the upstream causes of debris that comes down to the Wairau Estuary particularly during heavy rain, and implement a program to minimise this.</th>
</tr>
</thead>
</table>

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**Page 35**
### Submitters Numbers, Names and Addresses and Summary of Relief Sought

<table>
<thead>
<tr>
<th>Submitter</th>
<th>Summary of Relief Sought</th>
</tr>
</thead>
<tbody>
<tr>
<td>The National Trading Company of NZ Ltd C/- Bentley &amp; Co. Ltd Attention: Vaughan Smith</td>
<td></td>
</tr>
<tr>
<td>PO Box 4492, Shortland Street Auckland</td>
<td></td>
</tr>
<tr>
<td>25-1 Withdraw the proposed plan change.</td>
<td></td>
</tr>
<tr>
<td>25-2 Withdraw proposed rule 9.4.4.16 Reconditioning of Surface Soils.</td>
<td></td>
</tr>
<tr>
<td>25-3 Delete the proposed amendments to the first paragraph of Rule 9.6.4 Site Management Plans, so that the status quo remains for the timing of the provision of a Site Management Plan.</td>
<td></td>
</tr>
<tr>
<td>Thurlow Consulting Engineers &amp; Surveyors Ltd Attention: Mark Hatten</td>
<td></td>
</tr>
<tr>
<td>PO Box 35-405, Browns Bay North Shore City</td>
<td></td>
</tr>
<tr>
<td>26-1 Agree with the intentions of much of the plan change but not the prescriptive nature.</td>
<td></td>
</tr>
<tr>
<td>26-2 That any reference to the reconditioning of soils be deleted from the Plan Change.</td>
<td></td>
</tr>
<tr>
<td>Valley Developments Ltd C/- Glaister Ernor Attention: Vicki Toan/P Fuller</td>
<td></td>
</tr>
<tr>
<td>PO Box 63, Shortland Street DX/CX10236 Auckland</td>
<td></td>
</tr>
<tr>
<td>27-1 That the entire plan change be rejected.</td>
<td></td>
</tr>
</tbody>
</table>