

# **NORTH SHORE CITY DISTRICT PLAN**

## **PROPOSED PLAN CHANGE 32**

*Albany Structure Plan  
Review of Area A and B Zones*

## **SUMMARY OF SUBMISSIONS**

### **Enclosed:**

- **Explanation**
- **Public Notice**
- **Summary of Submissions**
- **Submissions**



## **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 5 September 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 32 Review of Albany Structure Plan Area A Environmental Protections & Area B Large Lot Residential Zone.**

Proposed Plan Change 32 was publicly notified on 15 May 2008, and the submission period closed on 20 June 2008.

A Revised Summary of the submissions received on Plan Change 32 is now available. The summary, and a copy of the original submissions, may be inspected at libraries and the Council's offices at the following locations:

Head Office, Takapuna	1 The Strand, Takapuna, Level 2 (Strategy & Policy)
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	Corner of 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](http://www.northshorecity.govt.nz). They must be lodged with North Shore City Council, The Strand, Private Bag 93-500, Takapuna, North Shore City, from 7 August 2008, and no later than 5.00 pm on 5 September 2008.

Following the close of further submissions, a report will be prepared on the plan change and a hearing date will be set and notified to all submitters.

Dated at Takapuna 7 August 2008.

John Brockies  
**CHIEF EXECUTIVE**





## **Summary of Submissions**





# APPENDIX 1

## Plan Change: 32

### Albany Structure Plan Area Plan Change

Submitters Numbers, Names and Addresses and Summary of Points of Relief Sought (e.g. 1-1, 1-2 etc)

<b>Submitter</b>	Auckland Regional Council
	Private Bag 92012, Auckland Mail Centre 1142 Auckland
1-1	NSCC withdrawing proposed amendments to Policies 9.4.10.11.1 Albany Structure Plans: Environmental Protection Area (a) Site Area Requirements and 9.4.10.12.1 Area B: Large Lot Residential (a) Site Area Requirements, which amend the minimum lot sizes of Areas A and B; or
1-2	That NSCC amends the plan change in accordance with the relief set out in this submission (as follows);
1-3	Catchment modelling be undertaken to show the effects of sediment generated by the allowable development and subdivision on the Lucas Creek receiving environment;
1-4	An assessment be undertaken on the effectiveness of "at source" mechanisms of stormwater control and the ability of NSCC to enforce the provisions of the plan;
1-5	Amendments be made to the objectives, policies and rules to satisfactorily address the outcomes of 1.3 and 1.4 above;
1-6	Wastewater capacity studies be undertaken to determine the allowable amount of development given current capacity available;
1-7	Amend the plan change objectives, policies and rules to ensure that wastewater capacity upgrades keep pace with development opportunity, or provide some mechanism to ensure that development is staged to be in keeping with the upgrading;
1-8	An Integrated Transport Assessment (ITA) should be undertaken;
1-9	The ITA should evaluate and report on the ability of the increased density to effect major transport routes, should all of the proposed capacity be realised. If this report finds that the existing road network cannot support the proposed growth then the proposed plan change should be amended to include ways of mitigating the effects of, or reducing the growth of, private vehicle use to levels which result in less than minor environmental effects;
1-10	Additional information regarding the provision of social infrastructure including schooling, recreational reserves and other community facilities, should be undertaken to ensure social and economic wellbeing is to be provided for the future users of the intensified plan change area.
1-11	That the features of the Neighbourhood Unit Plans, the SLF identified in the Section 32 report, the North Shore Ecological Survey sites and features identified by ARC (on map attached as Appendix 1) be amalgamated to form a comprehensive SLF map for inclusion in the district plan;
1-12	That a further ecological study is undertaken of the whole of the proposed plan change area to ascertain if any further smaller grained significant natural heritage features have been missed and include these in the SLF map as constructed above;
1-13	Amend the plan change objectives, policies and rules to ensure that wastewater capacity upgrades keep pace with development opportunity, or provide some mechanism to ensure that development is staged to be in keeping with the upgrading;
1-14	Amend the plan change objectives, policies and rules to ensure that wastewater capacity upgrades keep pace with development opportunity, or provide some mechanism to ensure that development is staged to be in keeping with the upgrading;
1-15	That the area identified as Linkage Area 29 (large headwater gully of regenerating scrubland bordering East Coast Road and located on 9 Lonely Track Road & 1008 East Coast Road) be retained at a lot size minimum of 1 ha in order to protect the natural heritage and landscape values associated with the site and to avoid inappropriate development.
<b>Submitter</b>	Kim & Helen Brooking
	59 Lonely Track Road, Albany 0632 North Shore City
2-1	Change the zone boundary so that all of 59 Lonely Track Road, Albany is in Area C.
<b>Submitter</b>	CDL Land New Zealand Ltd
	PO Box 3248, Shortland Street 1140 Auckland
3-1	Reduce the minimum site area requirements in Area B to 1000 sqm;
3-2	A limit on all permeable surfacing (including buildings) of 50% per site; or
3-3	Relief in 3.1 & 3.2 above on the applicant's site (29, 40A & 42 Kewa Road);
3-4	Rezoning the land (29, 40A & 42 Kewa Road) Standard Residential; or
3-5	Amend the explanation/reasons/objectives and policies for Area B in relation to the applicants land (29, 40A & 42 Kew Road);
3-6	Such other relief as the Council may determine.
<b>Submitter</b>	Chun SD & Lee YS Loo & Koo Solicitors C/- Helen Lee
	PO Box 99687, Newmarket Auckland 1149
4-1	Number 22 Gills Road should be rezoned either Area A or Area B.
<b>Submitter</b>	Myrna Dawn Trust & B & R Humphrey Family Trust
	205 Gills Road, Albany North Shore City 0632
5-1	Support proposed Plan Change 32 to the North Shore City District Plan.

## Submitters Numbers, Names and Addresses and Summary of Points of Relief Sought (e.g. 1-1, 1-2 etc)

<b>Submitter</b>	G & MT Doran
6-1	PO Box 35457, Browns Bay North Shore City 0630 Support the proposal for reduced lot sizes as it applied to Lot 2 DP 95896 (45 Lonely Track Road).
<b>Submitter</b>	Du XH
7-1	8A Rahopara Street, Castor Bay North Shore City 0620 Change the minimum net site area for Area A to 2000 sqm.
<b>Submitter</b>	Duffill Watts Consulting Group C/- David Macpherson
8-1	PO Box 11119, Shortland Street Auckland 1140 Rezoning or the introduction of "comprehensive residential provisions" to allow integrated residential development based on its design and environmental merits and ranging from conventional to medium densities.
<b>Submitter</b>	Jun-Young Lim Eco Holdings
9-1	PO Box 91717, Victoria Street West Auckland 1142 Support the plan change generally;
9-2	Support Area B: minimum net site area of 2000 sqm.
<b>Submitter</b>	LT Land Limited
10-1	PO Box 33570, Takapuna North Shore City 0740 Approve Proposed Plan Change 32.
<b>Submitter</b>	CH & HJ Mason
11-1	55A Lonely Track Road, Albany North Shore City 0632 Support proposed plan change and seek full implementation of the change.
<b>Submitter</b>	GH, IM & JE Marshall
12-1	227 LonelyTrack Road, Albany North Shore City 0632 Our lot size of 1.1799 ha would fall short of being subdivided into three by 201 sqm. This is unfair when an adjoining property has been subdivided below this threshold under the existing plan.
<b>Submitter</b>	Claude Oberto
13-1	12 Penny Lane, Silver Stream Upper Hutt Provide for subdivision down to 600 sqm for land at 9 Lonely Track Road, on the northern side of the stream as a restricted discretionary activity. The assessment criteria in Rule 17A.6.1.2(iv) shall apply;
13-2	Increase the minimum impermeable area in Area B; Large Lot Residential to 30%. As it stands, Rule 17A.5.1.8(b) is unclear as to what the actual control is;
13-3	Increase the maximum building coverage provisions in Rule 17A.5.7.7 (b) Large Lot Residential to 35%.
13-4	Add to Rule 17A.2.2.2.1(6) and 17A.2.3.2.1.1(5) after the words "north of the city boundary" at the end of the sentence the following:and in respect of allotment 37 Parish of Paremoremo, the typical 1960's residential development on the western side of East Coast Road adjacent to the corner of Lonely Track Road Albany.
<b>Submitter</b>	Patent Developments Ltd C/- Graham Parfitt and Associates Attention: Graham Parfitt
14-1	13 Westbourne Road, Murrays Bay North Shore City Provide for subdivision down to 600 sqm for land at 9 Lonely Track Road, on the northern side of the stream as a restricted discretionary activity. The assessment criteria in Rule 17A.6.1.2(iv) shall apply;
14-2	Increase the minimum impermeable area in Area B; Large Lot Residential to 30%. As it stands, Rule 17A.5.1.8(b) is unclear as to what the actual control is;
14-3	Increase the maximum building coverage provisions in Rule 17A.5.7.7 (b) Large Lot Residential to 35%.
14-4	Add to Rule 17A.2.2.2.1(6) and 17A.2.3.2.1.1(5) after the words "north of the city boundary" at the end of the sentence the following:and in respect of allotment 37 Parish of Paremoremo, the typical 1960's residential development on the western side of East Coast Road adjacent to the corner of Lonely Track Road Albany.
<b>Submitter</b>	M & A Perkinson
15-1	PO Box 300080, Albany North Shore City 0752 A public road as shown on the attached map (attachment 2) be included as part of Proposed Plan Change 32;
15-2	That 193A Gills Road and parts (or all if necessary) of 185 & 181 Gills Road be changed from Area A to Area B and be included as part of the proposed Plan Change 32.

## Submitters Numbers, Names and Addresses and Summary of Points of Relief Sought (e.g. 1-1, 1-2 etc)

<b>Submitter</b>	Harrison Grierson Consultants C/- Jonathon Cutler PO Box 301278, Albany North Shore City 0752
16-1	Adopt the plan change in its current form.
16-2	Such consequent or further relief to proposed Plan Change 32 required to give effect to the submission, which supports the rezoning of 36 Kewa Road to Area B, supports the reduction in minimum lot size of 2000 sqm and supports providing for lot sizes that are large enough to allow for full onsite stormwater mitigation and on-site wastewater disposal.
<b>Submitter</b>	Greg Stead 44 Joy Street, Albany North Shore City 0632
17-1	Change the policy framework so that developments must be delayed until adequate footpaths and stormwater facilities are in place before the increase in residents in the area.
17-2	Any increase in housing via subdivision or not must ensure there is no sedimentation or other adverse effects on waterways in and around the area.
<b>Submitter</b>	Thurlow Consulting Engineers & Surveyors Ltd Attention: Mark Hatten PO Box 35-405, Browns Bay North Shore City
18-1	The boundaries between all zones in the Structure Plan area under consideration are altered to follow cadastral boundaries.
18-2	The Boundary of Area B adjoining Lonely Track Road, east of the Motorway be reduced to a width of approximately 100m. The land to the south of this boundary to be zoned Area C.
18-3	Proposed minimum net site areas are adopted.
18-4	The proposed policies relating to Design and Mobility be modified to reflect the fact that rather than placing the burden of upgrading public roads on private developers, a holistic approach should be undertaken in the development of the roading network and as such should be Council's responsibility. The funding of this could be achieved through the direct and transparent use of development contributions and should be a Council priority in this area.
18-5	The conversion of private accessways serving more than 10 lots to be upgraded and vested as public road be encouraged through more flexible public roading standards but not mandatory. A requirement to form an incorporated society or alike, for private accessways serving more than 10 lots, is suggested as a practical alternative to conversion to public road.
18-6	The option to utilise existing or construct and operate new communal stormwater treatment devices be permitted.
18-7	Minor residential units retain the permitted activity status.
18-8	The 2000 Landscape Assessment be updated and that the significant landscape features are more clearly defined.
18-9	The wording of Rule 17A.5.1.8(a) & (b) is confusing and unnecessarily complicated and could be simplified by stating the requirements of the rules without requiring the reader to cross-reference other rules.
18-10	Strongly support the requirement to register land covenants in regard to on-site wastewater systems and seek that this is adopted.
<b>Submitter</b>	Transit new Zealand C/- Patrick Buckley PO Box 1459, Shortland Street Auckland 1140
19-1	That the Plan Change be declined unless further information as requested below is provided for. This information is required in order to adequately assess the extent of effect on transit and its existing and future roading asset;
19-2	The Plan Change does not provide detailed analysis or demonstration of traffic generation or distribution on the State Highway network;
19-3	The Plan Change does not provide a traffic impact analysis on the State Highway interchanges;
19-4	The Plan Change does not provide for reverse sensitivity measures for new dwellings located within high noise area contained in area A & B;
19-5	The Plan Change does not provide for a clear method in providing reverse sensitivity protection to the motorway;
19-6	The Plan Change does not consider individual site stability issues and identification of Council's proposed reserve areas, encumbrances and areas of additional environmental protection in order to adequately assess the extent to which the motorway is safeguarded.
<b>Submitter</b>	Peter Wilberfoss C/- Jonathan Cutler, Harrison Grierson Consultants Ltd P O Box 301278, Albany North Shore City
20-1	Modify Section 9.4.10.12.1 (a) site area requirements for Area B of proposed Plan Change 32 - the minimum site area for all sites should be 1500 sqm and an average of 2000 sqm.
<b>Submitter</b>	Zou Z & LL PO Box 151010, New Lynn Auckland 0640
21-1	Minor household units should be a permitted activity in both zones.
21-2	Make Area A and Area B the same density.
<b>Submitter</b>	LL & ZM Zou PO Box 151010, New Lynn Auckland 0640
22-1	Make minor household units a permitted activity in both zones.

Submitters Numbers, Names and Addresses and Summary of Points of Relief Sought (e.g. 1-1, 1-2 etc)

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<b>Submitter</b>	Gavan Doran Barker & Associates C/- Joanne Sunde
	PO Box 37806, Parnell Auckland 1151
23-1	Plan Change is generally supported.

## **Submissions**



**NOTICE OF SUBMISSION UNDER CLAUSE 6 OF THE FIRST  
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991 TO THE  
NORTH SHORE CITY COUNCIL DISTRICT PLAN PROPOSED PLAN  
CHANGE 32**

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Auckland 1010 New Zealand  
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www.arc.govt.nz

**TO:** Chief Executive  
North Shore City Council  
Private Bag 93500 Takapuna  
North Shore City

**FROM:** Auckland Regional Council  
Private Bag 92 012  
Auckland

**1. The Auckland Regional Council makes this submission in opposition to:**

- 1.1 Proposed Plan Change 32 (Albany Structure Plan Areas A and B) to the North Shore City District Plan.

**2. The reasons for the Regional Council's submission are:**

**2.1 Introduction**

- 2.1.1 The ARC supports the strengthening of objectives and policies within the district plan which seek to retain and enhance the environmental qualities which distinguish the northern parts of the Albany Structure Plan area.

- 2.1.2 The ARC acknowledges that parts of the Albany Structure Plan area have been degraded through inappropriate development, land clearance and earthworks.

- 2.1.3 The ARC supports the clarification and definition of areas of Significant Landscape Features in order to protect and conserve these features in perpetuity.

- 2.2 Information deficiencies within the section 32 analysis should be addressed so that Proposed Plan Change 32 fully manages regionally significant adverse effects.

**2.2 Hard Infrastructure.**

- 2.2.1 Policy 8.4.4 of the Auckland Regional Policy Statement (ARPS) states that:  
*"Land use intensification shall only occur where adequate provision is made for:*  
*I. control of sediment*  
*II. control of stormwater discharges*  
*III. collection, transportation, treatment, purification and disposal of sewage*

- IV protection of the quality of groundwater recharge especially into aquifers used for water supply purposes*
- V. protection of water quality and riparian margins."*

Method 8.4.5.2 anticipates that the amount of information, required to be provided about each of the above criteria, should be determined by the scale of the proposal, the sensitivity of the receiving environment and the potential for adverse effects. In the case of the proposed plan change the scale of intensification proposed more than doubles that which can take place under the current provisions. Further, the sensitivity of the receiving environment is considered regionally significant. It is therefore concluded that insufficient information has been provided to give confidence that the proposed plan change will not have regionally significant adverse effects.

- 2.2.2 The additional information required is set out in detail within the submission below.

### **2.3 Control of Sediment and Stormwater discharges**

- 2.3.1 The ARC supports the inclusion of Objective 17A.2.1.1.2 to protect the values of the natural environment of Area A: Environmental Protection and Area B: Large Lot Residential zones of the Albany Structure Plan. This includes protecting the water quality and associated ecological values and the particular sensitivities of the Lucas Creek, its headlands and the upper Waitemata Harbour.
- 2.3.2 The ability of envisaged development to control stormwater is a key consideration in deciding whether an area can be intensified. The precautionary approach was adopted within the Albany Structure Plan Area during the drafting of the current district plan, due to the sensitive nature of the receiving environment of the Lucas Creek.
- 2.3.3 Proposed Plan Change 32 relies heavily on techniques for the control of stormwater, therefore sediment production and erosion control, which have been incorporated from Proposed Plan Change 22 (PPC22). Proposed Plan Change 32 seeks to encourage at source methods of dealing with stormwater detention. PPC 22 is not operative. Reliance on Proposed Plan Change 22 methods of stormwater control is therefore considered to be premature. Additionally, further change to Bylaws may be required to facilitate the objectives of PPC 22.
- 2.3.4 The plan change area is located in a Stormwater Management Area 2 (as described in PPC 22) and therefore has been identified as an enhancement area. These are described as being upper catchments or middle catchments of the highest quality streams where ecological values are declining but amenity values are high, and/or where there is the potential to restore and upgrade streams. Further runoff has the potential to degrade the qualities present.
- 2.3.5 As the district plan predicts the catchment of sediment from any earthworking to be a maximum of 50-70%, this still results in a minimum of



50-30% of disturbed sediment moving offsite. The effect of this sediment load on the catchment should be robustly analysed.

- 2.3.6 Though policies and objectives have been included in Proposed Plan Change 32 which aim to 'minimise the effects of sedimentation' there is no discussion of how this will be implemented through the rules. Conversely, proposed changes to Section 9 (Subdivision and Development) of the district plan allow more lots. This will potentially generate a cumulative increase in earthworks and sediment as the lots are developed.
- 2.3.7 Further, Proposed Plan Change 32 policy 17A.2.1.2.2.1.6 aims to restrict 'large scale earthworks' to areas C and D, avoiding Areas A and B. However, the existing rules in Section 9 allow for earthworks of any size as a permitted activity in any area, as long as they are authorised by a subdivision consent.
- 2.3.8 Proposed Policies 17A.2.1.2.2.1.7 and 17A.2.1.2.2.1.8 rely on low and low-medium density controls within Areas A and B to 'minimise risks associated with sediment generation'. The ARC considers that it is not consistent with the precautionary approach to rely on this mechanism for the protection of a regionally significant receiving environment. Particularly since there is no evidence or discussion of potential or expected effects of sedimentation to the Lucas Creek Catchment resulting from the intensification.
- 2.3.9 The ARC suggest catchment modelling be undertaken to give confidence that the proposed sediment control approach will not create adverse effects from a stormwater perspective. This could be done in conjunction with a TP10 model of the catchment to highlight any differences between the two different management approaches.
- 2.3.10 It is of considerable importance that the district plan policies and objectives ensure the conservation and enhancement of the Lucas Creek. The district plan should not rely on non-operative methods to prevent sediment discharge and contaminants from stormwater to flow into the regionally significant and already degraded environment.

**2.3.11 Stormwater and sediment discharge relief sought:**

- 1) Catchment modelling be undertaken to show the effects of sediment generated by the allowable development and subdivision on the Lucas Creek receiving environment. ] 1.3
- 2) An assessment be undertaken on the effectiveness of the 'at source' mechanisms of stormwater control and the ability of NSCC to enforce the provisions of the plan ] 1.4
- 3) Amendments be made to the objectives, policies and rules to satisfactorily address the outcomes of 1 and 2 above. ] 1.5

**2.4. Wastewater Infrastructure and ground water recharge**

- 2.4.1 The ARPS Method 8 4.5.5 states that

*"Where district plans are changed, or varied...TA's will investigate and report on the overall adequacy of the existing and planned capacity of the wastewater reticulation and treatment system and stormwater utility systems, relative to the demands on those services which will arise from the planned intensification of land use."*

- 2.4.2 The section 32 report states that engineering constraints within the review area do not of themselves justify preventing further development. The report goes on to say that

*"for wastewater, wider capacity issues within the general Albany area are not a major concern, though local connections to the Trunk Sewer 27 (which runs along Oteha Valley Road) will need to be assessed on a case by case basis."*

- 2.4.3 The report which reviews the Albany Structure Plan Area undertaken by Burton consultants states that Trunk Sewer 27 east of the motorway is at capacity.

- 2.4.4 Though there are expected infrastructural upgrades proposed for the wider area i.e. a new pumping station at Hooten Reserve, the section 32 report should address whether these upgrades will provide sufficient capacity for the project areas growth and whether the staging of upgrades will keep pace with the residential development. Alternatively, the adverse effects from cumulative on-site solutions, which must be accommodated prior to upgraded infrastructure becoming available, should be assessed.

- 2.4.5 The ARPS Method 8.4.5.4 states that *"District Plans shall not provide for land use intensification...unless services are upgraded to an adequate capacity, or a commitment made to upgrading, sufficient to handle the demand that will result from the intensification."* The proposed plan change does not contain sufficient commitment to upgrading to ensure that proposed development can be provided with adequate sewerage disposal.

#### **2.4.6 Wastewater relief sought:**

- 1) Wastewater capacity studies be undertaken to determine the allowable amount of development given current capacity available.
- 2) Amend the plan change objectives, policies and rules to ensure that wastewater capacity upgrades keep pace with development opportunity, or to provide some mechanism to ensure that development is staged to be in keeping with the upgrading.

1.6

1.7

#### **2.5 Transport and Public Transport Infrastructure**

- 2.5.1 An Integrated Transport Assessment (ITA) should be undertaken for the proposed plan change areas in accordance with 2.6.12.7 of Proposed Change 6 to the Auckland Regional Policy Statement as the resulting development capacity exceeds more than 100 additional dwellings.

- ### 2.5.3 Transport relief sought

- 7 1.8

## 1.9

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1. *Journal of the American Statistical Association*, 1997, 92, 1023-1032.

Albany area. Protection of native vegetation is important in maintaining biodiversity within North Shore and the Ecological District. Given the limited extent of indigenous vegetation within the Tamaki Ecological District, areas of native vegetation are important to retain and protect.

- 2.7.4 The mechanisms for protection of natural heritage values in the Proposed Plan Change are not considered to be robust. Subdivision rules which use criteria identified on the Neighbourhood Unit Plans will remain Discretionary Activities in Area A and be Controlled rather than Limited Discretionary Activities in Area B. As much of Area A is being changed to a B zone through the Plan Change these features will be afforded less clarity of protection.
- 2.7.5 The ARC supports the protection of the Significant Landscape Features (SLF) as a mechanism to ensure retention of areas of significant bush and as a precautionary way of ensuring that earthworking of steeply sloping ridge and gully systems does not occur in a manner which generates excessive sediment, which would adversely effect the sensitive receiving environment of the Lucas Creek. The SLF are identified in the section 32 report for the plan change. The ARC is concerned that the despite the Landscape Protection policies (particularly 17A.2.2.2.1.1, 17A.2.2.2.2.1.1, 17A.2.2.2.2.1.2 and 17A.2.2.2.2.1.3), which link landscape and natural heritage elements, the SLF are largely based on landscape values and have had no regard for the North Shore Ecological Survey<sup>1</sup> (NSES). The NSES forms part of a series of ecological surveys within the Auckland Region to survey and identify significant natural areas within each Ecological District. It was intended that the report would guide the management of remnant vegetation in North Shore City. Therefore, the assessment criteria and context is applicable to this plan change.
- 2.7.6 The proposed plan change area contains significant areas of indigenous forest, gumland scrublands and freshwater wetlands. The ARC is in particular concerned that the following areas of indigenous vegetation are protected as part of the Proposed Plan Change 32:
- 1) Escarpment of forest bordering Oteha Valley Road (SES 007<sup>1</sup>).
  - 2) Remnants of forest and scrubland to the west of SH1 between Gills Road and Lonely Track Road (SES 008, SES 062 and Linkage Area 4<sup>1</sup>).
  - 3) Gully forest and wetland immediately to the east of SH1 (not surveyed as part of the North Shore Ecological Survey).
  - 4) Large headwater gully of regenerating scrubland bordering East Coast Bays Road (Linkage Area 29<sup>1</sup>).
- 2.7.7 In order to provide clarity regarding the protection of significant landscape features and natural heritage values, ARC recommend an amalgamation of the features identified in the Neighbourhood Unit Plans, such as areas of regenerating bush and proposed reserves, the SLF identified in the section

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<sup>1</sup> North Shore City Council and Auckland Regional Council, 2005 North Shore City Ecological Survey –A Survey of Sites of Ecological Significance in Tamaki and Rodney Ecological Districts

32 analysis, North Shore Ecological Survey data, and the additional natural heritage features mentioned above and contained in the ARC map attached as Appendix 1. These combined features should be mapped and provided graphically in the district plan as SLF. In addition, ARC recommends that a more thorough ecological assessment of the proposed plan change areas should be undertaken. This assessment would need to consider linkage and stepping stone functions, habitat values, representativeness, rarity, ecosystem services and the presence of threatened fauna and flora. Any natural heritage areas identified by the assessment should be mapped as SLF in the plan.

- 2.7.8 The ARC considers that the SLF assessment criteria 9.7.3.2 (g) and 9.7.3.2(h) should be strengthened to ensure the retention and protection of these features and in order that policies 17A.2.2.2.2.1 are met.

- 2.7.9 Further, if SLF are to be used to protect landscape and natural heritage elements then it would be appropriate to ensure that these features are not compromised by development. Policy 17A.2.4.2.1.1.2 of Proposed Plan Change 32, states that:

*"In cases where development can only be achieved by encroaching partially or wholly into Significant Landscape Features, then sites will need to be larger than the minimum site area to ensure provision of a building platform, access route and on-site infrastructure without such encroachment"*

This part of the policy should be omitted from the proposed plan change due to its permissive nature and the ambiguity it creates relating to the preservation of SLF.

- 2.7.10 The ARC is also concerned about the impact that increased subdivision, use and development in the area will have on native vegetation and habitats, and the downstream impacts of the proposed development on the ecological values of Lucas Creek. Retention of vegetation (particularly riparian forest, headwater gullies and wetlands) is important in maintaining and protecting the long term health of streams and estuaries. Threats to natural areas from subdivision and development can include fragmentation, loss of habitat and increased threats from the spread of weeds.

- 2.7.11 The ARC recommend that special attention is given to the area known as Linkage Area 29<sup>1</sup>, the large headwater gully of regenerating scrubland in the north east of the Albany Structure Plan area between Lonely Track Road and East Coast Bays Road. This area is currently zoned Area A and therefore can be subdivided down to a minimum of one hectare. The provisions of the proposed plan change allow this area to become Area B and given a minimum subdivision lot size of 2000m<sup>2</sup>. Essentially this would mean that development potential moves from approximately 11 lots to approximately 56 lots. It is considered that this area could not reasonably sustain such an intensive expectation of growth and retain its natural heritage values. The ARC recommends maintaining the one hectare minimum lot size provisions for this Linkage Area in order that inappropriate expectations of its development are not provided in the district plan

### 2.7.12 Significant Landscape Features relief sought:

- 1) That the features of the Neighbourhood Unit Plans, the SLF identified in the section 32 report, the North Shore Ecological Survey sites and features identified by ARC (on map attached as Appendix 1) be amalgamated to form a comprehensive SLF map for inclusion in the district plan ] 1.11
- 2) That a further ecological study is undertaken of the whole of the proposed plan change area to ascertain if any further smaller grained significant natural heritage features have been missed and include these in the SLF map as constructed above. ] 1.12
- 3) Amend the plan change objectives, policies and rules to ensure that no development is allowed within the SLF. ] 1.13
- 4) That policy 17A.2.4.2 1.1.2 be amended by removal of the last sentence. ] 1.14
- 5) That the area identified as Linkage Area 29 be retained at a lot size minimum of one hectare in order to protect the natural heritage and landscape values associated with the site and to avoid inappropriate development. ] 1.15

### 2.8 Cultural Heritage Issues.

- 2.8.1. The ARC support the inclusion of policies which require a cultural heritage assessment at the time of subdivision, given that the area has previously been surveyed for sites of archaeological significance.

### 3. The Regional Council's submission would be met by:

- 1 North Shore City Council withdrawing proposed amendments to Policies 9.4.10.11.1 Albany Structure Plans: Environmental Protection Area (a) Site Area Requirements and 9.4.10.12.1 Area B: Large Lot Residential (a) Site Area Requirements, which amend the minimum lots sizes of Areas A and B; or ] 1.1
  - 2 That North Shore City Council amends the plan change in accordance with the relief set out in this submission. ] 1.2
4. The Regional Council wishes to be heard in support of this submission.

Signed for and on behalf of the  
**AUCKLAND REGIONAL COUNCIL**

  
 Janine Bell

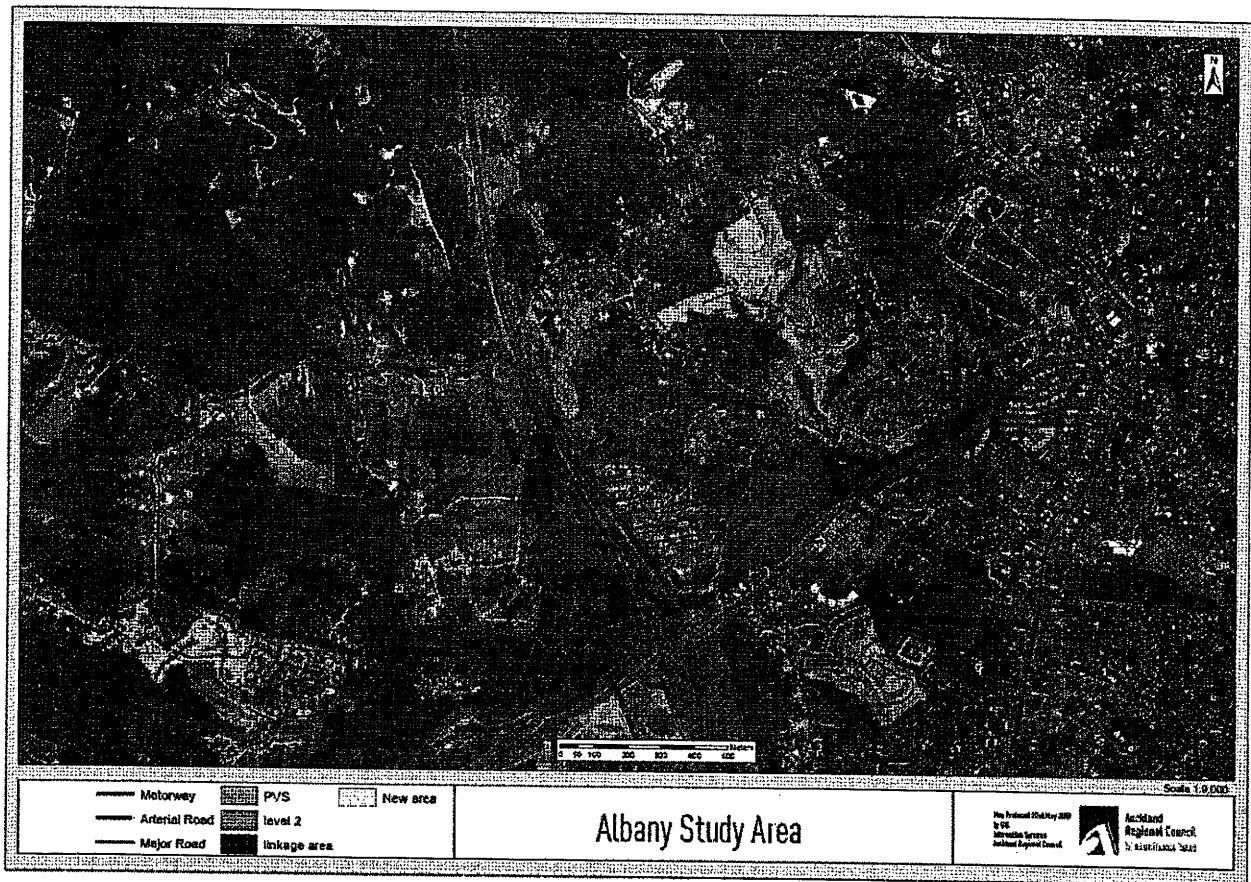
**General Manager - Regulatory Services**

Dated on the

**Address for Contact:**

H D Jarvis  
Group Manager - Policy Implementation  
Auckland Regional Council  
Private Bag 92 012  
Auckland

**Appendix 1;**  
**Map of Plan Change Area showing Significant Natural Heritage areas.**





2.  
**SUBMISSION ON A PROPOSED CHANGE  
TO THE DISTRICT PLAN**



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500

North Shore City Council  
19 JUN 2008  
5199784

Pursuant to CLAUSE 6 of the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: .....

Recorded: .....

Date: .....

FORM 5

**PLEASE USE A SEPARATE FORM FOR EACH SUBMISSION**

1. Number and name of the Proposed Change: 32 Albany Structure Plan Review of Areas A  
2. The specific provisions of the Proposed Change that my submission relates to are as follows: B Zones  
Changes to Zone Boundaries.

3. My submission is that: (Give a summary of the nature of your submission. Indicate clearly whether you support or oppose the specific provisions, or if you want to have them changed. Give your reasons)

Please see attached.

(Continue on another sheet if necessary, attach it to your submission form)

4. I seek the following decision from the North Shore City Council:  
(Give precise details of the changes to the Proposed Change that would satisfy your submission)

To change Zone line so all of 59 Lonely Track Rd, Albany  
is in Zone C.

(Continue on another sheet if necessary, attach it to your submission form)

5. I wish to be heard in support of my submission. Yes ☒ No ☐  
6. If other parties make a similar submission to mine: I am willing to make a joint presentation with them at any hearing. Yes ☐ No ☐

7. Name of Submitter: (please print) Kim & Helen Brooking

Name of Organisation (if appropriate) \_\_\_\_\_

Position in Organisation (if appropriate) \_\_\_\_\_

8. Address: 59 Lonely Track Rd  
Albany

Postal address/Address for service (if different):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

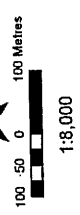
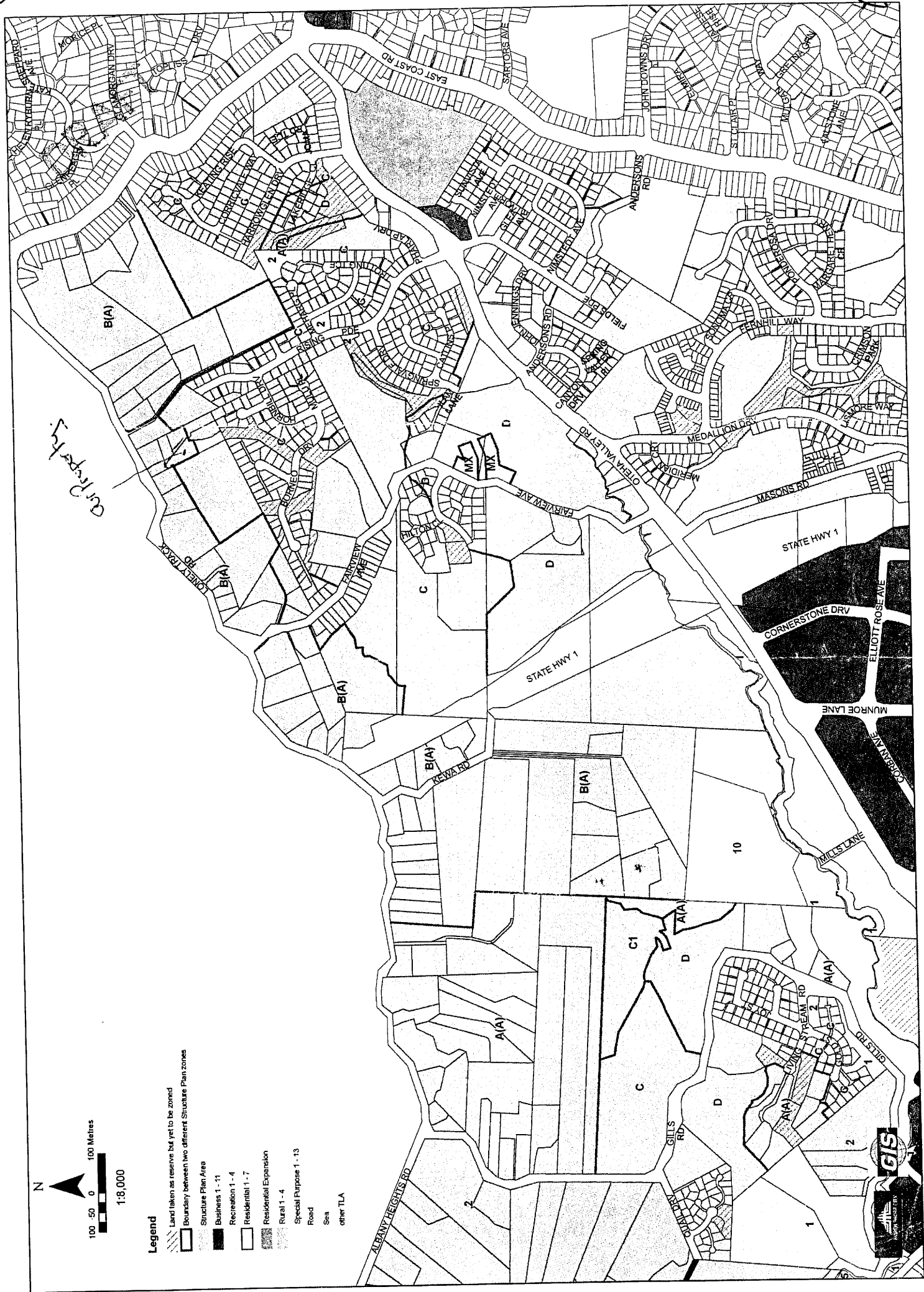
Signed: [Signature]  
(Signature of person making submission, or person authorised to sign on their behalf)

Contact Phone: 473 6006 or 021 466 5363

Date: 13/6/08  
A signature is not required if you make your submission by electronic means.

Fax: 473 6006

3. Our submission is that at the moment we have two zonings on our property. The zone line goes approximately through the middle, with the top half being in Zone B(A) and the bottom half in Zone C. We are opposing to the new proposed boundary change relating to our property, which moves the zone line from the middle to the bottom of our property. We have 2817sqm and we would like to maybe subdivide in a couple of years if we can and split the property into two 1400sqm (no less) sites. We are the largest site down our driveway and the two properties at the bottom of the driveway are already in Zone C. Also with the new subdivision at 69 Lonely Track Rd bordering pretty much the whole length of our property and also being Zone C, we feel that we are not being unreasonable in asking that the zone line be changed to the top of our property and down the driveway on our boundary especially since half is already in Zone C. We want to keep the property as park like as possible, we have planted over fifty trees and plan to plant more. The property opposite us on our driveway is only 1689sqm and is in B(A) zone.



- Legend**
- Land taken as reserve but yet to be zoned
  - Boundary between two different Structure Plan zones
  - Structure Plan Area
  - Business 1 - 11
  - Recreation 1 - 4
  - Residential 1 - 7
  - Residential Expansion
  - Rural 1 - 4
  - Special Purpose 1 - 13
  - Road
  - Sea
  - other TLA



63

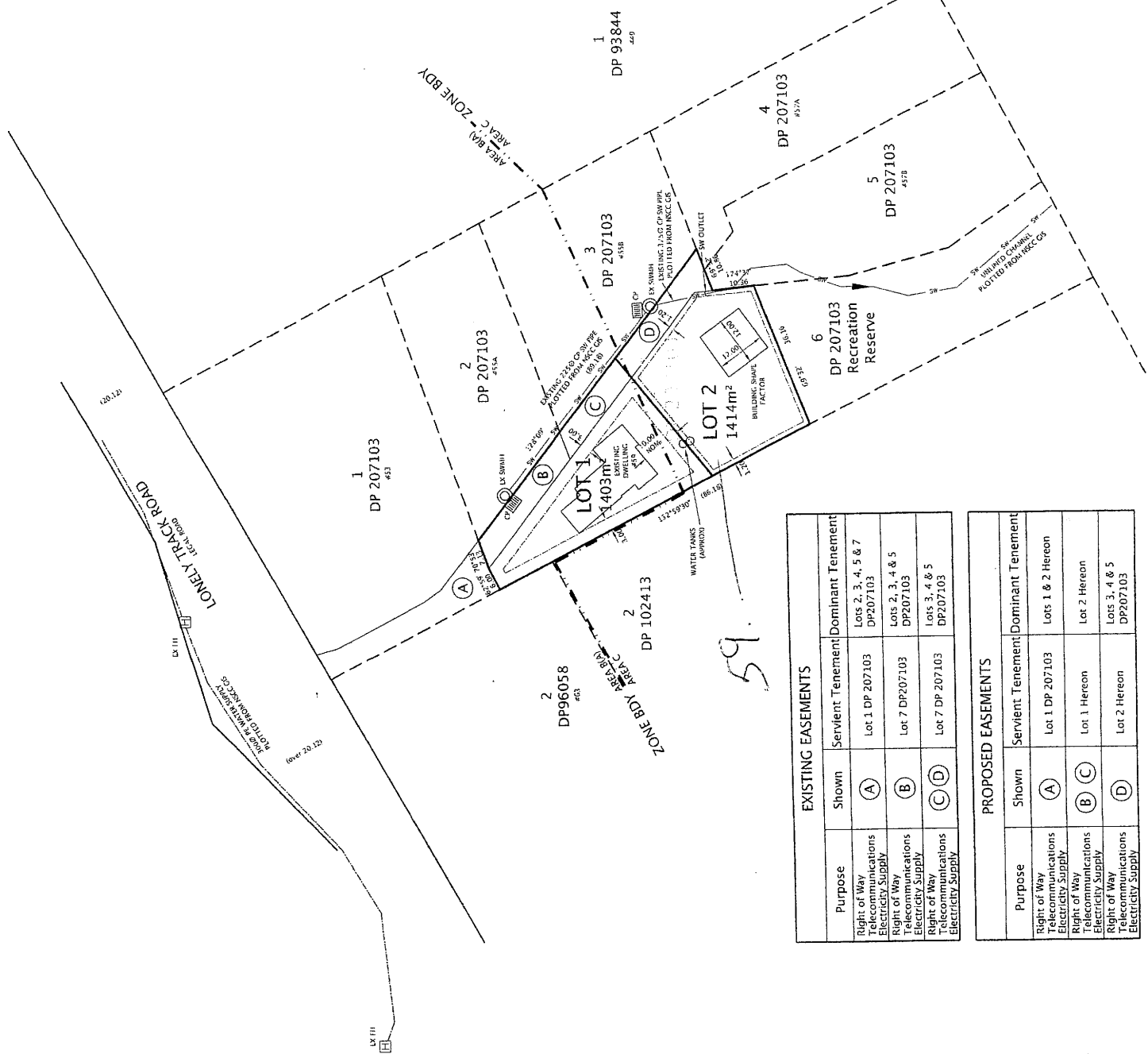
2



Proposed subdivision  
of 59 Lonely Track Rd.

34

2



EXISTING EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 1 DP 207103	Lots 2, 3, 4, 5 & 7 DP207103
Telecommunications	(B)	Lot 7 DP207103	Lots 2, 3, 4 & 5 DP207103
Electricity Supply	(C) (D)	Lot 7 DP 207103	Lots 3, 4 & 5 DP207103

PROPOSED EASEMENTS		
Purpose	Shown	Dominant Tenement
Right of Way	(A)	Lots 1 & 2 Hereon
Telecommunications	(B) (C)	Lot 2 Hereon
Electricity Supply	(D)	Lots 3, 4 & 5 DP207103

18<sup>th</sup> June 2008

To The Chief Executive  
North Shore City Council  
1 The Strand  
Private Bag 93500  
Takapuna

Dear Sir/ Madam

**RE: SUBMISSION ON PROPOSED PLAN CHANGE 32 - ALBANY  
STRUCTURE PLAN REVIEW OF AREA A AND AREA B ZONES**

We hereby enclose our submission for the above Proposed Plan Change.

If you have any questions please do not hesitate to contact us.

Yours faithfully



Jason Adams  
Projects Manager  
**CDL Land New Zealand Ltd**  
Phone: 09 913 8077 ~ DDI: 09 913 8015  
Mobile: 027 683 7220 ~ Fax 09 913 8098  
Email: [jason.adams@cdli.co.nz](mailto:jason.adams@cdli.co.nz)

CN22

3

**SUBMISSION  
ON PROPOSED PLAN CHANGE 32  
NORTH SHORE CITY DISTRICT PLAN**

To The Chief Executive  
North Shore City Council  
Private Bag 93 500  
**TAKAPUNA**

**1. Name**

C.D.L. Land New Zealand Limited

As owners of properties in Kewa Road

- Lot 6 DP207888
- Lot 1 DP135097
- Section 1 and Section 2 SO Plan 70450
- Lot 2 DP329049

**2. We Support the change in part in so far as it relates to the above land.**

**3. The reasons for this are**

1. The change to zoning of the land from Area A Environmental Protection Area /Mixed Environment to Area B Large Lot Residential is a step in the right direction in relation to improving the development potential for the land.
2. The changes including the minimum net site area do not go far enough in realising the potential for the land.
3. The reasons given for the minimum site areas can be dealt with in other ways.

- Sedimentation effects can be controlled on site and in terms of Auckland Regional Council guidelines (TP90)
  - Impervious areas can be limited
  - Stormwater mitigation / wastewater disposal can be dealt with on the land owned by the applicant without adversely impacting on other sites.
4. The important natural features in the area are the Lonely Track Ridge, Lucas Creek and the escarpment. The land is located below the Lonely Track ridgeline.
- The integrity of the creek and escarpment are already protected in the District Plan by a proposed reserve designation in the Plan.
5. A transition to low intensity development can be achieved by retaining the proposed zoning on the Lonely Track Road ridge.
6. Apart from the escarpment adjacent to the Lucas Creek the site contains limited native vegetation. The rest of the land contains mainly grassed slopes with some pines which are nearing the end of their natural life. The planting already established along the motorway edge will provide visual relief buffer the Council wishes to achieve in this area
7. The subdivision process can deal with stable building platforms and access.
8. The Objectives and Policies for Areas B can be achieved with smaller sites.
9. Rules can ensure a lower / medium density character of the land.
10. The high landscape values of the area have been compromised by residential development, vegetation clearance plus motorway construction works.
11. The bulk of the land does not contain significant vegetation. The pines on the site have reached their maturity and are in a state of decline.
12. Specialist reports including geotechnical and traffic issues and a visual assessment prepared by the submitter and submitted to the Council have confirmed that the land is suitable for more intensive residential development.



copy

June 17, 2008

Page 3 of 3

3

13. Development can occur on the land while protecting the most significant feature of the site the bush clad Lucas Creek Escarpment.
14. The land is suitable for more intensive development than that proposed given its location and road links and closeness to business zoned land and major transportation links.
15. The land is located within the Metropolitan Urban Limits.
16. The change give inadequate consideration of the Regional Policy Statement.
17. The proposal is contrary to the Urban Growth Strategy.
18. The plan change is contrary to Part II of the Act.

**The submission would be met by either**

1. Reducing the minimum site area requirements in Area B to 1000m<sup>2</sup> plus a limit on all permeable surfacing (including buildings) to 50% per site or ] 3.1
2. Relief 1 on the applicant's site or ] 3.2
3. Rezoning the land Standard Residential or ] 3.3
4. Amend the explanation / reasons / Objectives and Policies for Area B in relation to the applicants land. ] 3.4
5. Such other relief as the Council may determine. ] 3.5

**We wish to appear in support of our submission**

.....  
John Lindsay

Director: CDL Land New Zealand Limited

Address: CDL Land New Zealand Limited  
PO Box 3248,  
Auckland

Contact: Jason Adams (Project Manager – CDL Land New Zealand Limited)  
Ph: (09) 913 8015  
Fax: (09) 913 8098  
E-mail: jason.adams@cdli.co.nz

Date: 17/06/08

4.

# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY  
ATT: Environmental Policy & Planning  
Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: .....

Recorded: .....

Date: .....

## FORM 5

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION FOR EACH MAIN SUBMISSION POINT

1. Number and name of proposed Change or Variation: Proposed Plan Change 32:

Albany Structure Plan, Review of Area A and B Zones

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

Section 17A, Albany and Greenhithe Structure Plans

3. I/we support oppose the specific provision/s stated above (circle 'support' or 'oppose'):

4. My / our reasons for this are:

We are generally in agreement with a proposed Plan.

The changes to the Subdivision Standards can enhance both  
the effective use of land and the environmental qualities

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)

See attached sheet. This form is Page 1 of 2

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only)

Yes ☒ No ☐

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐

7. Name of Submitter: (please print) SD Chun & Y S Lee, registered proprietors of 22 Gills Rd

[name of authorized agent acting for submitter, if relevant]

Helen Lee

8. Submitter's postal address for correspondence:

Leo & Koo Solicitors,

PO Box 99687, Newmarket, Auckland 1149

Signed: [Signature]

Contact Phone: 520. 3866

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date: 16/06/08

Fax number: 520. 6212

5  
13<sup>th</sup> June 2008

203252  
5

To: Therese Strickland  
North Shore City Council  
1 The Strand  
Private Bag 93500  
Takapuna  
North Shore

Re :Proposed Plan change 32

From: Myrna Dawn Trust and B & R Humphrey Family Trust  
205 Gills Rd  
Albany

We support the proposed plan change 32 to the North Shore city district plan. Our section has no river or protected bush on it. Maintenance of the undeveloped areas are cumbersome and sometimes falls badly behind which is a problem with surrounding neighbours. Subdivision and sale of half the section would be a positive option for us and would alleviate the problem of maintenance. We have discussed the need for more land to develop with Barbara Cooper who is a real estate agent for Barfoot and Thompson and she has agreed with the need for more housing in our area as it is close to developments such as the new Albany mall, schools , bus routes and many other community facilities.

It is interesting to note that John Keys has also stated that he sees the need for developing the metro urban limit in order to increase supply and make housing more affordable.

Thankyou for the opportunity to express our opinions and I look forward to the decision.

Trevor Humphrey (Myrna Dawn Trust)  
Rachel and Blair Humphrey ( B & R Humphrey family Trust )

6.

**G & M T DORAN**  
PO Box 35-457 Browns Bay  
Auckland New Zealand

6

North Shore City Council

26 MAY 2008

5152686

Ph: (09) 473 0166

Fax: (09) 473 0116

Mob: 027 2209399

21 May 2008

The Chief Executive  
North Shore City Council  
Private Bag 93500  
**Takapuna**

**Attention:** Environmental Policy and Planning

Dear Sir

**Re: Plan Change 32 – Review of Albany Structure Plan - Submission**

I wish to lodge a formal submission with respect to the advertised plan change.

I support the proposal for reduced lot sizes as it applies to Lot 2 DP 95896. ] 6.1

I wish to be heard with respect to my submission.

Yours faithfully



**Gavan Doran**

00/00/00 16:51:04;099096742

->NSCC

Pages 001 This Page 001

20/06/2008 17:37 000000000

PAGE 01

# **SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN**



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY  
ATT: Environmental Policy & Planning  
Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: .....

Recorded: .....

Date: .....

## **FORM 5**

**PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT**

1. Number and name of proposed Change or Variation proposed plan change 32  
Review of Albany Structure plan Area A: Environmental protection and Area B: Large Lot Residential
2. The specific provision/s of the Change or Variation that this submission relates to are as follows:  
changes to subdivision standards  
Area A: minimum net site area - 4000 sqm
3. I/we support / oppose the specific provision/s stated above (circle 'support' or 'oppose'):
4. My / our reasons for this are:  
The purpose of this proposed plan change 32 is not  
enable a more efficient use to be made of the land.  
Change of minimum net site area of area A and area B to 2000 sqm  
will enable much more efficient use of the land. Future of area A, B is same.  
(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eq "Page 1 of 2" etc)
4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)  
changes to the subdivision standards  
Area A: minimum net site area - 2000 sqm ] 7.1

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eq "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only) Yes ☒ No ☐
6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐
7. Name of Submitter: (please print) DU XING HUA

(name of authorized agent acting for submitter, if relevant)

8. Submitter's postal address for correspondence: 8A RAHOPARA ST NORTH SHORE.

Signed: [Signature]

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Contact Phone: 09-4100660

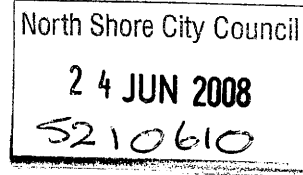
Date: 20 June 2008

Fax number: 09-4100660

8.

Tse Group Ltd  
Building 8, 666 Great South Road, Penrose  
PO Box 11 119, Ellerslie, Auckland 1542  
New Zealand

Telephone: +64 9 525 9770  
Fax: +64 9 525 2241  
E-mail: auckland@duffillwatts.com



5444/13/100  
dmc08-37ms.doc

20 June 2008

Chief Executive  
North Shore City Council  
Private Bag 93 500  
**TAKAPUNA**

Attention: Environment Policy and Planning

Dear Sir / Madam

**SUBMISSION IN REGARD PROPOSED PLAN CHANGE 32 – HY DEVELOPMENTS LTD**

Please find attached a submission on Form 5 (RMA) in respect of the above Proposed Plan Change. Our client is an affected land owner with property at 81 and 103 Fairview Ave. The submitter wishes to be heard in respect of this submission.

We look forward to hearing from you in due course.

Yours faithfully  
**DUFFILL WATTS CONSULTING GROUP**  
per:

A handwritten signature in black ink, appearing to be 'D Macpherson', followed by a long horizontal line.

David Macpherson  
**Town Planner - Associate**

Encl. Form 5, Submission and attachment

**FAXED**

2

# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

8

For Council use only

Submission No: .....

Recorded: .....

Date: .....

## FORM 5

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT

1. Number and name of proposed Change or Variation: Proposed Plan Change

32

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

Provisions relating to Area A (Albany)

3. ~~It~~ we **support** (**oppose**) the specific provision/s stated above (circle 'support' or 'oppose'):

4. ~~My~~ our reasons for this are:

See attachment for details  
Generally the lack of flexibility in regard to  
providing for more intensive residential use  
in regard to the merits of particular schemes in  
site specific circumstances.

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)

Rezoning or the introduction of "comprehensive  
residential provisions" to allow integrated residential  
development on its design & environmental merits  
ranging from conventional to medium densities

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only)

Yes

☒

No

☐

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☐ No ☐

7. Name of Submitter: (please print)

HY Developments Ltd

[name of authorized agent acting for submitter, if relevant]

David Macpherson

8. Submitter's postal address for correspondence:

Duffill Watts Consulting  
Group, P.O. Box 11-119, Auckland 1542

Signed:

Contact Phone: 525 9770

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date:

19/6/08

Fax number: 525 2241

**ATTACHMENT A**

**SUBMISSION FROM HY DEVELOPMENTS LTD – PROPOSED PLAN CHANGE 32 – ADDITIONAL COMMENTS**

The proposed Plan Change essentially makes some minor adjustments within the frame work of the existing planning provisions for the area. Land for further urban development is a scarce resource, on the North Shore (with available land for urbanisation running out rapidly). Also, there is a need for urban consolidation within the region as a whole.

In our view, the proposed Plan Change does not go far enough to accommodate more intensive development. As a result, it is not considered that carrying forward the previous vision for the area where our clients land is located is appropriate. Provision should be made in the Plan Change to allow conventional to medium density development in certain circumstances. It is considered that it could be achieved by including provisions that would allow more intensive development on its merits. This would take into account the design and environmental quality of the proposal in regard to the site specific characteristics of the land involved and its relationship to surrounding properties. It is noted in support of this from the Plan Change documents that there are no engineering constraints that justify preventing additional development although this needs to be considered on a case by case basis. Similarly there is no restraints on traffic generally although again, this needs to be dealt with on a case by case basis. It is also relevant that there would be social and commercial infrastructure available nearby in the Albany Centre that would comply provide for the needs of an increased population.

In our view, the topography is sufficiently varied and rugged enough to absorb well designed development of a conventional to medium intensity nature in an interesting and aesthetically pleasing manner. The best forms of this seen in the hill towns of Italy and France and elsewhere in the Mediterranean. This is with the proviso that worthwhile natural areas of streams and bush should remain protected.

Further detail and explanation will be given at the hearing.

David Macpherson  
19 June 2008



# SUBMISSION ON A PROPOSED CHANGE TO THE DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY  
ATT: Environmental Policy & Planning  
Fax: (09) 486 8500

Pursuant to CLAUSE 6 of the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: .....

Recorded: .....

Date: .....

FORM 5

PLEASE USE A SEPARATE FORM FOR EACH SUBMISSION

1. Number and name of the Proposed Change: 32
2. The specific provisions of the Proposed Change that my submission relates to are as follows:  
Review of Albany Structure Plan Area A: Environmental Protection  
and Area B: Large Lot Residential Zone.
3. My submission is that: (Give a summary of the nature of your submission. Indicate clearly whether you support or oppose the specific provisions, or if you want to have them changed. Give your reasons)  
I support the Proposed Plan Change 32. 79.1  
The plan change make the large sections more  
useful.

(Continue on another sheet if necessary, attach it to your submission form)

4. I seek the following decision from the North Shore City Council:  
(Give precise details of the changes to the Proposed Change that would satisfy your submission)  
Area B: Minimum net site area - 2000sqm. 79.2

(Continue on another sheet if necessary, attach it to your submission form)

5. I wish to be heard in support of my submission. Yes ☒ No ☐
6. If other parties make a similar submission to mine: I am willing to make a joint presentation with them at any hearing. Yes ☐ No ☒

7. Name of Submitter: (please print) Jun-Young Lim  
Name of Organisation (if appropriate) Eco holdings  
Position in Organisation (if appropriate) Consultants

8. Address: Postal address/Address for service (if different):

10 Malin place

P.O. Box 91717 Victoria West

Pinehill

Signed: (Signature)

(Signature of person making submission, or person authorised to sign on their behalf)

Contact Phone: 478-3403 (021-658483)

Date: 17/June/08

Fax: .....

A signature is not required if you make your submission by electronic means.

10.

# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY  
ATT: Environmental Policy & Planning  
Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: .....

Recorded: .....

Date: .....

## FORM 5

1. Number and name of proposed Change or Variation: Plan Change 32

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

Changes to the Zone Boundaries and  
Changes to the Subdivision Standards

3. I/we support / ~~oppose~~ the specific provision/s stated above (circle 'support' or 'oppose'):

4. My / our reasons for this are:

The proposed change provides for development  
more consistent with adjoining/neighbouring  
developments

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)

To approve the proposed Plan Change 32. ] 10.1

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only)

Yes ☐ No ☒

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐

7. Name of Submitter: (please print) LT Land Limited

[name of authorized agent acting for submitter, if relevant]

8. Submitter's postal address for correspondence: PO Box 33 570,  
Takapuna, North Shore City

Signed:

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date:

19 June 2008

Contact Phone:

(021) 998013

Fax number: (09) 4155721

||  
NORTH SHORE CITY COUNCIL  
1 THE STRAND

North Shore City Council  
11 JUN 2008  
5184080

PRIVATE BAG 93500

TAKAPUNA

NORTH SHORE CITY.

16TH JUNE 2008

||  
PROPOSED PLAN CHANGE 32 : ALBANY STRUCTURE  
PLAN - REVIEW OF AREA A : ENVIRONMENTAL  
PROTECTION & AREA B : LARGE LOT  
RESIDENTIAL ZONES

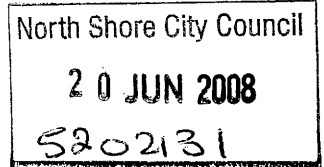
We are writing to you in full  
support of your proposed plan  
change for the above.

We look forward to the full  
implementation of the changes. ] ||

Yours Faithfully  
Charles & Heather Mason.

C.H & H.J. MASON  
55A LONELY TRACK RD  
ALBANY  
AUCKLAND

12.



GH Marshall. IM Marshall. JE Marshall  
227 lonely track rd  
Albany  
North Shore City 0632

12

Therese Strickland  
Environmental administration officer

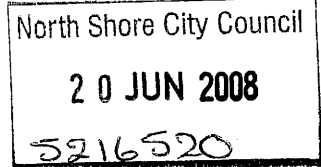
We would like to submit this to council in relation to the proposed plan change in this area .

Our lot size of 11799 sq meters would fall short of being cut into three by 201 sq meters . We see this as unfair when an a joining property has been subdivided below this threshold under the existing area plan .

] 12.1

*G Marshall*

13



Claude Oberto  
12 Penny Lane  
Silverstream  
Upper Hutt  
Wellington  
9, June 2008.

Attention: Tony Reidy

The Chief Executive  
North Shore City Council  
Pvt Bag 93500, Takapuna  
North Shore.

Dear Tony

**Re: North Shore City Proposed Plan Change 32: Albany Structure Plan**

With reference to the above proposed plan change, I confirm my support.

Having said that, I have had discussions with various neighbours and I am of the opinion that the minimum land unit of 2,000 square metres may not be practical for this area given the nature of the terrain and the property boundary lines.

I am keen to suggest that Council re-consider reducing the minimum land unit size to 1,500 square metres, with an average of 2,000 square metres per current property.

] 13 1

Kind Regards

Claude Oberto  
30 Kewa Road  
Albany

20 JUN 2008

5216521

14

**SUBMISSION ON PROPOSED PLAN CHANGE 32  
TO THE OPERATIVE NORTH SHORE DISTRICT PLAN**

**To:** North Shore City Council  
1 The Strand  
P O Box 93500  
Takapuna  
North Shore City.

**Submission On:** Proposed Plan Change 32

**Name of Submitter:** Patent Developments Ltd

**Address:** P O Box 67  
Mona Vale  
New South Wales 1660  
Australia  
(Note the different Address for Service)

**1. The specific provisions of Proposed Plan Change 32 that this submission relates to are as follows:**

- a) the minimum lot size of 2000m<sup>2</sup>;
- b) the minimum impermeable area in area B large lot residential;
- c) the maximum building coverage controls in area B large lot residential;
- d) with respect to subsection 6 to Rule 17A.2.2.2.1 the submitter's site adjoins the typical residential transition to both the rural land north of the City boundary and the typical residential land to the east.
- e) with respect to Rule 17A.2.3.2.1.1(5) the same comments as in (d) above are relevant.

**2. The reasons for the submission are:**

- a) The submitter's land is identified as 9 Lonely Track Road being part allotment 307 (Parish of Paremoremo) The site has a frontage of 227 metres to Lonely Track Road plus a frontage of 44 metres to East Coast Road and an area of 4.7568 hectares.
- b) The subject site is over 4 hectares in size but is effectively in two parts. The first part is the land sloping down from Lonely Track Road which is in grass and vegetation. The second part includes the stream running through the site and the land to the south of it. It is the writer's view that development should be concentrated on the Lonely Track Road (i.e. the northern side) of the stream thereby largely retaining the balance of the land although some larger sites might be provided on the land to the south of the stream.

To encourage the development on the northern side and largely retain the balance of the site some additional density is required. This is appropriate as:

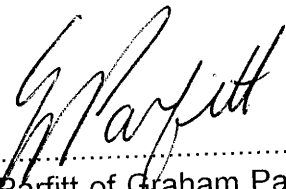
- i) the land adjoins the typical residential sites near the corner of East Coast Road and Lonely Track Road; and
- ii) there is a road stub in East Coast Road that was clearly intended as road access into the land.
- c) The minimum impermeable area in Area B large lot residential is too large and represents an uneconomic use of the land. There are substantial controls to deal with stormwater and these are sufficient to deal with this issue.
- d) the maximum building coverage controls in Area B large lot residential are too low and represent an uneconomic use of the land. There are substantial controls to deal with stormwater and these should be sufficient to deal with this issue. There are no issues of building bulk or dominance of buildings that require such a low level of building coverage.
- e) It is disingenuous to state as the plan change does in many places that the only reference points for the subject land are only the more traditional residential land to the south and the rural residential land across Lonely Track Road. Probably the most visually significant and environmentally coherent neighbourhood are the traditional residential properties on the western side of East Coast Road. The plan change should reflect that.

3. **We wish the Council to make the following decision:**

- a) Provide for subdivision down to 600m<sup>2</sup> for land on the northern side of the stream as restricted discretionary activity. The assessment criteria in Rule 17A.6.1.2(iv) shall apply; 14 1
- b) Increase the minimum impermeable Area B large lot residential to 30%. As it stands Rule 17A.5.1.8(b) is unclear as to what the actual control is; 14 2
- c) Increase the maximum building coverage provisions in Rule 17A.5.7.7(b) large lot residential to 35%; 14 3
- d) Add to Rules 17A.2.2.2.1(6) and 17A.2.3.2.1.1(5) after the words "north of the city boundary" at the end of the sentence the following:  
*"and in respect of allotment 37 Parish of Paremoremo the typical 1960's residential development on the western side of East Coast Road adjacent to the corner of Lonely Track Road Albany."* 14 4

4. **We do wish to be heard in support of our submission.**

Dated at Murrays Bay this 18<sup>th</sup> June 2008.



.....  
(Signed by Graham Parfitt of Graham Parfitt & Associates duly authorized agent for  
Patent Developments Ltd.)

**Address for Service:**

Graham Parfitt  
Graham Parfitt & Associates  
13 Westbourne Road  
Murrays Bay  
North Shore City 0630.  
Telephone: (09) 478-8971  
Facsimile: (09) 478-8971



15

# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500

North Shore City Council

19 JUN 2008

5199798

Pursuant to the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: .....

Recorded: .....

Date: .....

## FORM 5

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT

1. Number and name of proposed Change or Variation: PROPOSED PLAN CHANGE 32

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

AS ATTACHED

3. I we support oppose the specific provision/s stated above (circle 'support' or 'oppose'):

4. My / our reasons for this are:

AS ATTACHED

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you) ✓

AS ATTACHED - SEE RECOMMENDATIONS

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc) ✓

5. I wish to be heard in support of my / our submission: (Tick one box only)

Yes ☒No ☐

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐

7. Name of Submitter: (please print) MARTIN & ANNE PERKINSON

[name of authorized agent acting for submitter, if relevant]

8. Submitter's postal address for correspondence: PO BOX 300-080

ALBANY 0752

Signed:

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date:

17-06-08

Contact Phone: (09) 480 8834Fax number: (09) 480 8848

Page 1

Page 1 of 6

DD

11

15

## Introduction

We, Martin and Anne Perkinson, of 193a Gills Road, Albany, support the Proposed Plan Change 32 by the North Shore City Council. We have owned 193a Gills Road since 1970 and have attended the public meetings held by the Council in developing this Proposed Plan Change.

While supporting this Plan there are two minor modifications we would like to recommend.

## Roads

In plan changes of this nature it would be beneficial if the Council could include details for the inclusion of future roads. We are aware that developers may wish to create roads to suit their own development plans but in some cases, particularly in relation to our land, the Council has an obligation to provide access to land made landlocked as the result of plan changes made by Council.

Our land at 193a Gills Road has been made landlocked because the Council has designated part of our original landholding as reserve land in a steep gully and a stream that leads into Lucas Creek. (This also applies to 185 and 181 Gills Road). No access therefore is available from Gills Road to the land at the rear of properties at 193a, 185 and 181 Gills Road.

Included in the Notification Material for this Proposed Plan Change 32 is a map entitled Neighbourhood Unit Plan Area C. This shows access to the back of the three properties mentioned above coming from Lonely Track Road (see Attachment 1). Subsequent to the preparation of this map the property on Lonely Track Road showing where this proposed road was to transverse has been subdivided. This subdivision was approved by Council, including a private road that did not link to 193a, 185 and 181 Gills Road, and has been approved to cater for no more than 10 lots. It remains as a private road, not a public road vested in the Council, and cannot be used as a link to our three properties. Accordingly access from Lonely Track Road to this landlocked land has now been denied. The Council recommended the access road but subsequently approved a subdivision that now prevents access for any future subdivision (which is the purpose of this Proposed Plan Change).

In our opinion Proposed Plan Change 32 should include indicative roads so that any future planned subdivision is not approved unless it includes the appropriate public road, and most particularly to our land. More significantly the Council should be providing public road access to the three properties in Gills Road made landlocked by the Council's own decision.

## Area A or Area B

We agree with the need to provide further controlled subdivision on the southern side of Lonely Track Road, the western side of East Coast Road, the northern side of Oteha Valley Road and the eastern side of Gills Road. Also we agree with the need to control the transition from high density to rural on the ridgeline at Lonely Track Road. In this regard it is noted that in all but one case Area C is bounded by Area B and then to Area A. That one case is in Gills Road, including our property, where Area C bounds directly on to Area A.

Declaring part of the area behind 193a, 185 and 181 Gills Road as a reserve protects the steep gully and the stream that feeds into Lucas Creek. The land to the east of this gully that is now landlocked is gentle sloping, probably with an average slope of no more than 15 degrees and would be suited to a higher density. Our land is currently a commercial pine forest and cannot be considered as a bushland, as the trees are now mature and are planned to be felled within one year from now.

The slope of all this landlocked land is not as great as the land currently under development at 175 and 121 Gills Road. There are large scale earthworks involved in these projects. This would not be necessary in our combined three titles of land. In fact, after the pine trees are felled, the land will already be cleared, whereby earthworks or modification of landform would be minimised for a subdivision. The land is gently undulating and comprises considerable flat land and one ephemeral stream. A public road into the three properties would be achieved without extensive re-contouring and earthworks and would enable a subdivision to take into account landscape opportunities i.e. it would require only minimal land disturbance.

The configuration of 193a, 185 and 181 Gills Road is better suited to an Area B zoning. To subdivide each of these relatively small titles into 4,000m<sup>2</sup> lots would result in a hotchpotch of right of ways. By being zoned for 2,000m<sup>2</sup> lots the three properties could be amalgamated, a public road would then be required, and the result would be a better planned and designed subdivision.

Because of the close proximity to the Albany Village, Mega Centre and Westfield Shopping Centre it is inevitable that there will be applications for further subdivisions in the not too distant future, including parts of the proposed Area A in Gills Road. The Proposed Plan Change 32 indicates "...further subdivision is not envisaged" (p.13). It is therefore an appropriate time to zone the three landlocked areas Area B Large Residential Lots rather than Area A Environmental Protection for the following reasons:

- 1) This would achieve a more efficient use of the land
- 2) It would prevent the ad hoc applications for further subdivisions in the very near future
- 3) The contour of the land would require less earthworks than the current development in Gills Road, already zoned Area C

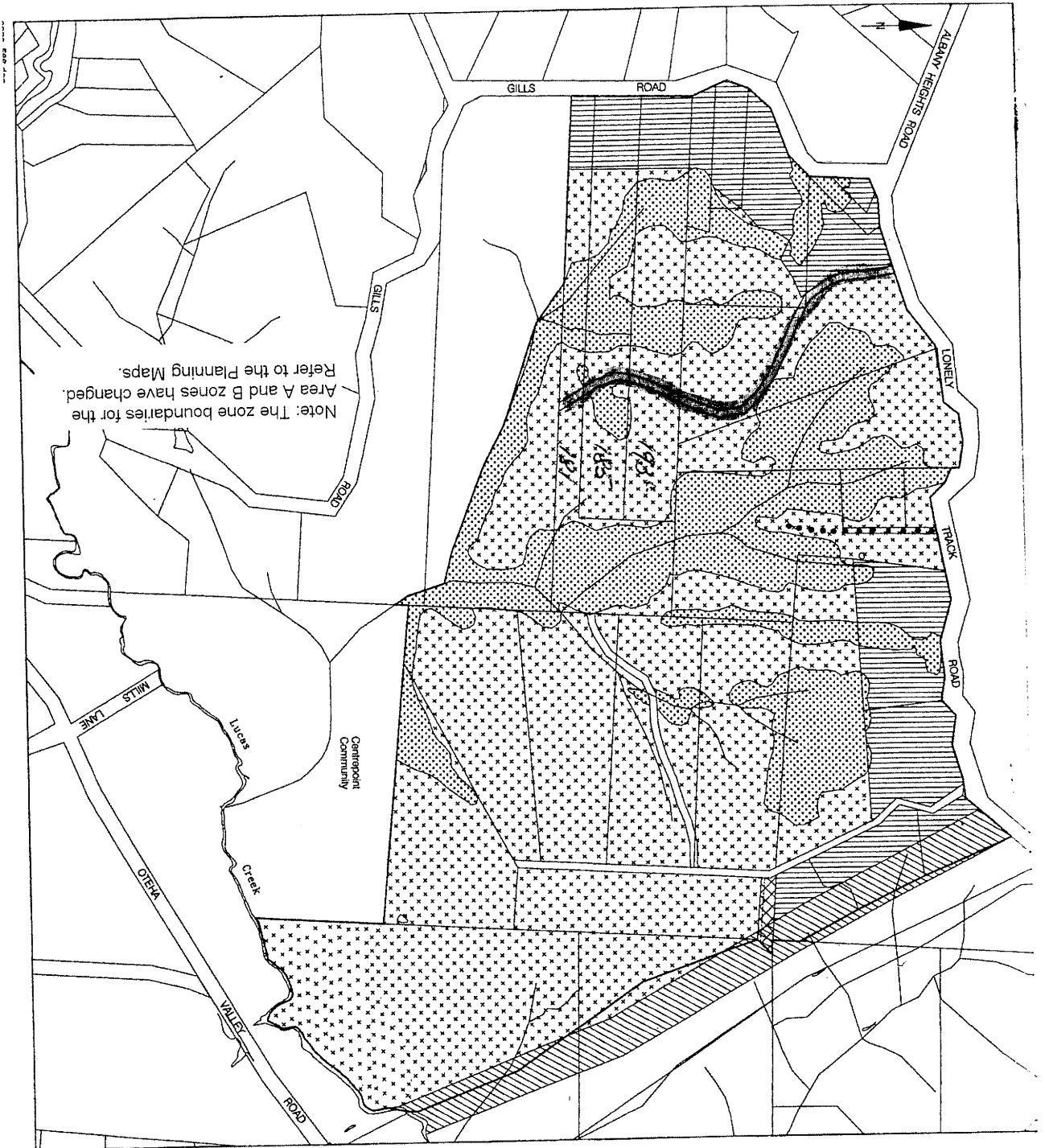
- 13
- 15
- 4) It would provide a more balanced transition from the higher density development to Lonely Track Road and the rural land north of the city boundary by graduating the transition from Area C to Area B to Area A compared to the current plan of Area C straight to Area A
  - 5) It would encourage the formation of one new public road in favour of multiple accessways
  - 6) It would resolve the problem created by Council not providing for an accessway as per the Neighbourhood Unit Plan Area C
  - 7) The major part of this combined land is currently planted in pinus radiata and cannot be considered a bushland. Therefore the need for environmental protection is considerably reduced as our block of land will be newly cleared and deforested
  - 8) This is only a minor modification to the Proposed Plan Change 32

### Recommendations

- 1) A public road as shown on the attached map (Attachment 2) be included as part of the Proposed Plan Change 32 ] 15.1
- 2) That 193a Gills Road, and parts (or all if necessary) of 185 and 181 Gills Road, as shown on the attached map (Attachment 2), be changed from Area A to Area B and be included as part of the Proposed Plan Change 32 ] 15.2

### Attachments

1. A copy of Neighbourhood Unit Plan Area C highlighting the proposed road that never eventuated
2. A copy of the plans showing the suggested area change from Area A to Area B and a proposed public road as highlighted



ALBANY  
STRUCTURE  
PLANS

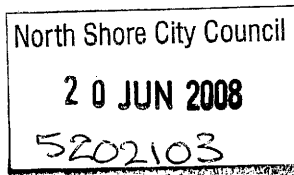
- LEGEND**
- NEIGHBOURHOOD UNIT BOUNDARY
  - REGENERATING BUSH TO BE PROTECTED BY PRIVATE COVENANT ON SUBDIVISION
  - AREA A, LARGE LOT RESIDENTIAL
  - ENVIRONMENTAL PROTECTION
  - PROPOSED RESERVE
  - ROAD TO BE CLOSED
  - INDICATE MOTORWAY BUFFER STRIP WIDTH 50m FROM EDGE OF CARRIAGEWAY
  - PRIVATE ACCESSWAYS
  - KEY ROUTE
  - LOCAL STREETS
  - LOCATION OF PREFERRED ACCESS TO RESIDUAL MOTORWAY LAND

NEIGHBOURHOOD  
UNIT PLAN  
AREA C

- Legend**
- Land taken as reserved but yet to be zoned
  - Boundary between two different Structure Plan zones
  - Structure Plan Area
  - Business 1 - 11
  - Recreation 1 - 4
  - Residential 1 - 7
  - Residential Expansion
  - Rural 1 - 4
  - Special Purpose 1 - 13
  - Road
  - Sea
  - Other TLA



16



18 June 2008

North Shore City Council  
Private Bag 93500  
Takapuna  
**NORTH SHORE CITY**

**FAXED**

Attention Chief Executive Officer

**FAX 486 8500**

Dear Sir/Madam

**Submissions on Proposed Plan Change 32**

Please find enclosed submissions on Proposed Plan Change 32 for our client, Peter Smithies.

Yours faithfully  
**Harrison Grierson Consultants Limited**

Jonathan Cutler  
Associate/Planning Manager

enc Submissions to Proposed Plan Change 32 to North Shore District Plan

cc Peter Smithies  
36 Kewa Road  
Albany  
NORTH SHORE CITY

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## SUBMISSION ON A PUBLICLY NOTIFIED PROPOSED PLAN CHANGE

### ***Under Clause 6 of The First Schedule to The Resource Management Act 1991***

To: North Shore City Council

Name of submitter: Peter Smithies

This is a submission on the following proposed plan change:

Proposed Plan Change **32**:

Albany Structure Plan – Area A: Environmental Protection and Area B: Large Lot Residential Zones

#### **SUBMISSION IN SUPPORT**

1. The specific provisions of the proposal that my submission relates to are:

The items listed below.

2. **My submission is:**

I support Proposed Plan Change 32. In particular I support the following aspects of the Plan Change as it relates to the property known as number 36 Kewa Road (legal description Lot 1 DP 205419):

- The re-zoning of 36 Kewa Road *from* Area A (Environmental Protection) *to* Area B (Large Lot Residential).
- The reduction in the minimum lot size *from* 4,000 m<sup>2</sup> *to* 2,000 m<sup>2</sup> in Area B (Large Lot Residential) under rule 9.4.10.12.1(a).
- Providing for lot sizes that are nevertheless large enough to allow for full on-site stormwater mitigation and on-site wastewater disposal.

3. **My reasons for my submissions are:**

The proposed plan change provisions strike a good balance between allowing a suitable higher density of development whilst ensuring protection of appropriate landscape and environmental features in the area.

Minimum lot sizes of 2,000 m<sup>2</sup> in Area 'B' would allow for appropriate lot sizes for which there is anticipated to be significant demand arising from growth in the Albany area, but such lot sizes still enable development without reticulated stormwater and wastewater systems. Sustainable on-site techniques for stormwater attenuation and wastewater disposal can be employed on new lots.



16

**Relief sought:**

4. **I seek the following decision from the local authority:**

To adopt the plan change in its current form.

] 16.1

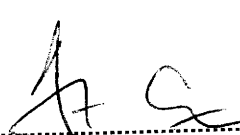
**OR**

Such consequent or further relief to Proposed Plan Change 32 required to give effect to this submission.

] 16.2

5. I wish to be heard in support of my submission.
6. If others make a similar submission I will consider presenting a joint case with them at a hearing.

**Signature** .....

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

**Date** .....

13 / 6 / 2008

**Address for Service  
of Submitter**

Harrison Grierson Consultants Limited  
P O Box 301-278  
Albany  
**NORTH SHORE CITY**

**Contact person:**

Jonathan Cutler, Planning Manager

**Telephone:**

489 9072

**Facsimile/email:**

489 5186

N:\2220\009928\_02\500 Del\sub-smithies-32-jjc.doc

17.

# SUBMISSION ON A PROPOSED CHANGE TO THE DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500

North Shore City Council

18 JUN 2008

5197887

Pursuant to CLAUSE 6 of the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: 17

Recorded: .....

Date: .....

FORM 5

PLEASE USE A SEPARATE FORM FOR EACH SUBMISSION

1. Number and name of the Proposed Change: Change 32

2. The specific provisions of the Proposed Change that my submission relates to are as follows:

a) Changes to Policy Framework

c) Changes to the Subdivision Standards

3. My submission is that: (Give a summary of the nature of your submission. Indicate clearly whether you support or oppose the specific provisions, or if you want to have them changed. Give your reasons)

1) An addition to a) should be explicitly identified whereby developments ~~that~~ must be delayed until adequate footpaths and stormwater facilities are in place due to the increase in residents in the area. 171

2) See over

(Continue on another sheet if necessary, attach it to your submission form)

4. I seek the following decision from the North Shore City Council:

(Give precise details of the changes to the Proposed Change that would satisfy your submission)

as above

(Continue on another sheet if necessary, attach it to your submission form)

5. I wish to be heard in support of my submission. Yes ☐ No ☒

6. If other parties make a similar submission to mine: I am willing to make a joint presentation with them at any hearing. Yes ☒ No ☐

7. Name of Submitter: (please print) Greg Stead

Name of Organisation (if appropriate) .....

Position in Organisation (if appropriate) .....

8. Address: 64 Joy Street  
Albany

Postal address/Address for service (if different): .....

Signed: [Signature]  
(Signature of person making submission, or person authorised to sign on their behalf)

Contact Phone: 444 9092

Date: 15/6/08

Fax: .....

A signature is not required if you make your submission by electronic means.

18.

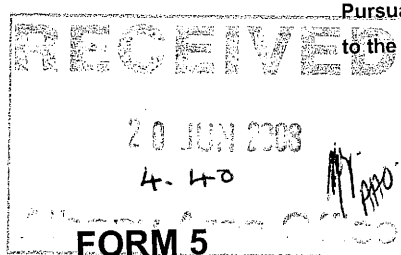
# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500



Pursuant to the First Schedule  
to the Resource Management Act 1991

For Council use only

Submission No: 18

Recorded:

Date:

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT

1. Number and name of proposed Change or Variation: Plan Change 32

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:  
see separate document

3. I/we support / oppose the specific provision/s stated above (circle 'support' or 'oppose'):

4. My / our reasons for this are:  
see separate document

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages – this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)  
see separate document

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages – this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only) Yes ☒ No ☐

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☐ No ☒

7. Name of Submitter: (please print) Thurlow Consulting Engineers & Surveyors Ltd  
[name of authorized agent acting for submitter, if relevant] Attn: Mark Hatten

8. Submitter's postal address for correspondence: PO Box 35405  
Browns Bay  
North Shore City

Signed: [Signature] Contact Phone: 09 478 4305  
(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date: 20/06/08

Fax number: 09 478 0386



135 Oteha Valley Road, Albany, Auckland  
PO Box 35-405, Browns Bay, Auckland  
Tel: 09 478 4305 Fax: 09 478 0386

Email: tces@thurlow.co.nz

170 Hibiscus Coast Highway, Orewa  
PO Box 63, Orewa  
Tel/Fax: 09 427 4606

Website: www.thurlow.co.nz

20 June 2008

Ref: 08041L01

The Chief Executive Officer  
North Shore City Council  
PO Box 93500  
Takapuna  
**NORTH SHORE CITY**

**Attention: Environmental Policy and Planning**  
**Fax No: 486 8500**

Dear Sir

## **Submission on Proposed Plan Change 32 to the North Shore City District Plan**

### **Review of Albany Structure Plan Area A: Environmental Protection and Area B: Large Lot Residential Zones**

#### Introduction

This is a submission to Plan Change 32 made by Thurlow Consulting Engineers & Surveyors Ltd.

Thurlow Consulting employ the services of professionally qualified Engineers, Surveyors, and Resource Management Planners, and specialise in land development and infrastructure design. Thurlow Consulting have been undertaking design services in regard to subdivision, development, infrastructure and site works on the North Shore for the last 15 years. The senior staff can draw on wide and extensive experience throughout New Zealand and overseas. Based on this knowledge and experience the firm makes the following submission on Proposed Plan Change 32 on behalf of existing and future clients for the benefit and encouragement of better subdivision design and sustainable environmental development.

#### Specific Provisions of the Proposed Plan Change that this Submission Relates To:

- Changes to the zone boundaries between Albany Structure Plan Areas A and B.
- Reduction of the minimum site area for subdivision and development to 4000m<sup>2</sup> in Area A and 2000m<sup>2</sup> in Area B.

- Existing infrastructure constraints as they relate to the roading network.
- Conversion of private ways to public roads
- On-site stormwater requirements
- Minor Residential Units
- Definition of Significant Landscape Features
- Wording of Rule 17A.5.1.8 (a) & (b)
- On-site Wastewater Covenants

#### The Reason for Making Our Submission:

- Changes to Zone Boundaries

Changes are being proposed to address the current zoning anomalies between Areas A and B. At present the boundary between zones in many cases is arbitrary, neither consistently following cadastral boundaries or topographical or physical features.

The proposed changes have been suggested to ensure the land is zoned according to common core characteristics. Zoning, however needs to reflect recently approved subdivision (cadastral) boundaries and while the Plan Change is directed to Areas A and B it would seem prudent to take the opportunity to rationalise all zone boundaries in the Structure Plan Area under consideration. We note that anomalies will still exist, in particular between Areas C and D, adjacent to Travis View Drive and continuation of the zone boundary east of Fairview Avenue. Our submission is therefore in support of the proposed plan change in regard to changes to the zone boundaries however it is submitted that the changes need to be extended to rationalise all zone boundaries in the Structure Plan Area to follow cadastral boundaries.

The land area subject to this Plan Change lies within the MUL and has been identified in the Auckland Regional Plans as suited to urban development rather than rural development. There is considerable pressure to develop land within the MUL and while it is seen as desirable to maintain a buffer between residential development on the southern side of Lonely Track Road and the more rural environment north of Lonely Track Road it is considered further opportunities for development exist in the areas east of the motorway. It is suggested that the band of Area B need only extend approximately 100 metres south of Lonely Track Road west of the Motorway. Such a zone boundary would coincide in the majority of cases with the southern boundary of the existing properties fronting Lonely Track Road. Land to the south of this line should be zoned Area C. It is not considered that the landscape characteristic of the land zoned Area B east of the Motorway precludes more intensive development.

18.1

The Decision sought is that the boundaries between all zones in the Structure Plan Area under consideration are altered to follow cadastral boundaries] and the boundary of Area B adjoining Lonely Track Road, east of the Motorway be reduced to a width of approximately 100m. The land to the south of this boundary to be zoned Area C.] 18.2

- Minimum Lot Sizes – Areas A and B

We strongly support the proposed changes to the minimum site areas in the Area A and B Zones. In our opinion the explanation and reasons for reducing the thresholds are logical, and the proposed objectives and policies provide clear guidelines for applications for subdivision and development activities. The new site areas give land owners greater opportunity and flexibility to develop their properties, and satisfy the demand for development sites within the MUL.

The decision sought by this submission is that the proposed minimum net site areas are adopted. ] 18.3

- Infrastructure Constraints – Roothing Network

The new Policies requiring that road upgrading required to mitigate for additional traffic volumes to be completed before any additional development rights can be realised are not supported by this submission. The main reason for opposition is that the proposed Plan Change does not make any provision for a future roading network in the Structure Plan Area. i.e. the proposed zoning map does not show the position of any indicative future roads. Rather than placing the burden of upgrading public roads on private developers we maintain that a holistic approach should be undertaken in the development of the roading network and as such should be Council's responsibility. The funding of this could be achieved through the direct and transparent use of development contributions and should be a Council priority in this Area. ] 18.4

The decision sought by this submission is that the proposed Policies in regard to Design and Mobility be modified to reflect the above factors. ] 18.4

- Conversion of private ways to public roads

The new Policies requiring private accessways serving more than 10 lots to be upgraded and vested as public road are not supported by this submission.

It is our submission that such a requirement should be encouraged but not mandatory given the difficulty in obtaining consent from multiple property owners. A more practical method to ensure appropriate management of shared driveways would be to require the formation of an incorporated society or alike.

Furthermore the requisite standards of the District Plan referred to with regard to the upgrading and vesting of private accessways to public road status need to be broadened. We recommend that more flexibility needs to be given to what can be accepted as a public road in terms of legal width and carriageway formation. In many cases it is not practical to meet the current standards of a public road and criteria relating to public safety and efficiency are more relevant.

The decision sought by this submission is that the conversion of private accessways serving more than 10 lots to be upgraded and vested as public road be encouraged through more flexible public roading standards but not mandatory. A requirement to form an incorporated society or alike, for private accessways serving more than 10 lots, is suggested as a practical alternative to conversion to public road.

18.5

- On-site stormwater requirements

The ability to utilise existing or construct and operate new communal stormwater treatment devices should not be precluded. In many cases communal treatment devices are more efficient and more likely to be maintained, and therefore more sustainable than a multitude of on-site devices. However notwithstanding this, it is anticipated that in most cases at least some on-site devices will be required but this should not be the only option. Again the formation of an incorporated society or alike for the administration of the operation and maintenance of such devices could be utilised.

The decision sought by this submission is that the option to utilise existing or construct and operate new communal stormwater treatment devices be permitted.

18.6

- Minor Residential Units

Recent and significant consideration was given to the status and requirements of minor residential units as part of the Plan Change 17 process. It is our view that the minor residential units are a desirable provision in any zone and that the effects of such have been appropriately managed and controlled through the recent outcome of Plan Change 17 and no changes are required.

The decision sought by this submission is that Minor Residential Units retain the permitted activity status.

18.7

- Definition of Significant Landscape Features

The policies and objectives make numerous references to the character and amenity of the subject area, particularly to significant landscape features. It appears that much of the basis for this comes from a landscape assessment report undertaken in 2000. We submit that the subject area has changed significantly in the intervening time to such an extent that an updated report is now prudent.

The decision sought by this submission is that the 2000 Landscape Assessment be updated and that the significant landscape features are more clearly defined.

18

18.8

- Wording of Rule 17A.5.1.8 (a) & (b)

The wording of these rules is confusing and unnecessarily complicated and could be simplified by stating the requirements of the rules without requiring the reader to cross-reference other rules.

The decision sought by this submission is that these rules are re-written as suggested.

18.9

- On-site Wastewater Covenants

We strongly support the requirement to register land covenants in regard to on-site wastewater systems. In our opinion such covenants increase the likelihood of such systems being maintained in the required fashion.

The decision sought by this submission is that the requirement to register land covenants in regard to on-site wastewater systems is adopted.

18.10

### Conclusion

The proposed Plan Change seeks to articulate a vision for the Structure Plan Area and the potential for further subdivision in terms of this vision, as well as address current zoning anomalies. In general we support the need for the rationalisation of zoning boundaries in this area. However, in our view extensive residential development in the area creates a need for these zone boundaries to consistently follow cadastral boundaries. We also submit that the land east of the Motorway currently zoned as Area B be rezoned Area C in order to provide further development opportunities within the MUL. A buffer of approximately 100m of land zoned Area B immediately south of Lonely Track Road provides in our opinion, sufficient demarcation between urban and rural environments on the City limits.

We oppose the requirement for road upgrading to be completed before any additional development rights can be realised and consider significant roading infrastructure investment should be made a Council priority.

We request the opportunity to be heard in support of this submission and request the opportunity to present more constructive and substantiated content than we have had the chance to prepare at this stage for the overview offered above.

Thank you for the opportunity to make this submission. We look forward to now working with Council to implement a Plan Change that will facilitate sustainable growth in this rapidly changing environment.



Yours faithfully  
**Thurlow Consulting Engineers & Surveyors Ltd**

A handwritten signature in black ink, appearing to read 'M. Hatten', written over a horizontal line.

**Mark Hatten**  
*Principal*  
*Register Professional Surveyor*

19

TNZ Ref: 8/7/4/3/7

20 June 2008

North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

Attn: Environmental Policy & Planning

Dear Sir/Madam

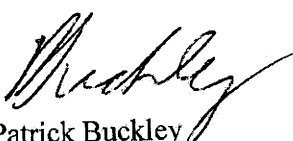
**NORTH SHORE CITY COUNCIL:  
PROPOSED PLAN CHANGE 32 SUBMISSION**

Thank you for the opportunity to provide comment on plan change 32. Please find attached Transit's submission in respect to this plan change.

Transit is happy to discuss this further or provide further information as you may require it.

If you have any queries, please feel free to contact me on (DDI) 09-368-2017.

Yours faithfully

  
Patrick Buckley  
Graduate Planner

*plan chage cover letter .doc*

**Auckland Regional Office**

Level 13 • Qantas House • 191 Queen Street • PO Box 1459 • Auckland • New Zealand  
Telephone 09 368 2000 • Facsimile 09 368 2059

19

**SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE 32 CONCERNING  
RESOURCE CONSENT UNDER SECTION 96 OF THE RESOURCE MANAGEMENT  
ACT**

TO: North Shore City Council  
Private Bag 93500  
Takapuna  
NORTH SHORE CITY

FROM: Transit New Zealand  
P O Box 1459  
Auckland Central

**Name of Submitter:** Transit New Zealand ("Transit")

P.O. Box 1459,  
AUCKLAND CENTRAL

1. This is a submission on Proposed Plan change 32. The Plan Change's main objective is to review the Albany Structure Plan, which affects the land located between Oteha Valley Road and Lonely Track Road. The plan change is focused on Areas A (Environmental Protection) and B (Large Lot Residential) the major changes with respect to these areas include amendments to objectives and policies, minor changes to boundaries between Areas A and B and, finally changes to minimum lot sizes.
2. The Plan Change reduces the minimum lot sizes for subdivision in these two areas. Area A (Environmental Protection Areas), proposed west of the motorway reduces from 1ha to 4000m<sup>2</sup>. Area B (Large Lot Residential), proposed east of the motorway reduces lot sizes from 4000m<sup>2</sup> to 2000m<sup>2</sup>.
3. In more detail, Transit understands that the plan change, in principal, proposes changes to specific Objectives and Policies and Rules of Proposed Area A and Area B of the Albany Structure Plan. The changes primarily seek to protect the values and sensitivity of the natural environment of these areas and clarifies that the low and low to moderate density form of development will provide a transition from higher density uses closer to the Albany centre to

the more rural land north of North Shore. In addition to this the Plan Change seeks that adequate provision will be made for storm-water and waste-water management. The Plan Change also seeks to encourage shared access ways in favour of multiple access ways to land and advocates a delay in any further development when the existing road network has no or little capacity to accommodate increase in traffic generation and movement.

4. The proposed Plan Change is located entirely within the Auckland Metropolitan Limits and is consistent with Auckland Regional Councils Growth Strategy.
5. Transit is principally in support the above aspects of the proposal and seeks additional information on the clarification of these areas on the notified planning map in support of the Plan Change.
6. Transit is also aware of the encumbrance on the properties west of the motorway owned by CDL Land (NZ) Limited (plan attached). The encumbrances exist on the titles with respect to environmental protection and reserves adjacent to the Lucas Creek and stability issues.
7. Transit is aware of Proposed Plan Change 26 and its current status. Transit wishes to discuss the implications of this application with Council as it falls within the Structure Plan and Plan Change boundaries. Transit has concerns with the development of this site and the potential for instability to arise from any future development in the area adjacent to the motorway interface. Transit is also concerned with the level of the proposed buffer dimensions being exercised between any residential activity and the motorway.
8. Transit is also aware of the potential need to allow for future widening and gaining flexibility in a bus-way extension and future proofing an alignment from Constellation Drive to Silverdale.
9. Transit is also undertaking a Transportation Strategy Study in conjunction with the North Shore City Council's Transportation Division in addition to work that Council are currently undertaking with respect to travel demand and the need for improved local road connections to services and areas that are undergoing growth, both commercial and residential.
10. Transit has reviewed the following information provided by North Shore City Council:

- Notified report and supporting information. “Proposed Plan Change 32 – Review of Albany Structure Plan Area A: Environmental Protection and Area B: Large Lot Residential Zones”, dated the 8<sup>th</sup> May 2008.
- Information Letter from North Shore City Council – “PC 32 Traffic Implications”.
- Planning Maps and the Operative District Plan.

11. Transit’s position, based on the information provided and which has been made available is that it is opposed to the plan change. Transit is only however, opposed on the basis of specific matters. These matters are outlined below:

11.1 The plan change does not provide sufficient detail on the predicted traffic impact of the plan change on the transportation network specifically the State highway and its interchanges as a result of changes to residential density and access. Transit is currently undertaking a strategy called the ‘Albany Land Use and Transportation Study’ and can provide assistance in this regard.

11.2 The plan change does not take into consideration reverse sensitivity issues for activities near high noise routes within proposed Areas A & B. In particular, Section 10 (Subdivision) includes some rules relating to internal noise insulation within these zones but these only apply to residential and business zones within the Albany centre. Transit seeks that these noise restrictions and vibration standards are applied to areas adjacent to the motorway corridor and proposed high noise routes (such as any future busway alignment or interchange development) respectively.

11.3 Transit is also concerned whether the 4000m<sup>2</sup> and 2000m<sup>2</sup> lots, in some instances, provides enough land area to allow for on site development whilst providing for the necessary separation distance from the motorway and reverse sensitivity mitigation.

11.4 The plan change does not sufficiently address or identify areas adjacent to the motorway that are subject to instability and areas linked to the motorway that are used for storm water treatment.

11.5 The plan change does not adequately address or identify the areas that are to have a greater level of environmental protection, such as the buffer areas that exist adjacent to the motorway which contribute to screening and noise reduction of the motorway from

adjacent properties. For consistency, Transit would like these areas shown clearly rather than being reliant on the 'one off' judgement of the approval process as presently exists under the rules.

12. Transits concerns with the Plan Change and subsequent submission to this effect is for the following reasons:

a. Transit's statutory objective under s77 (1) of the Land Transport Management Act 2003 is to operate the State Highway in a way that contributes to an integrated, safe, responsive and sustainable land transport system. It is considered that the plan change in its current form may have an adverse effect on the operation of the State Highway, and overall land transport system.

b. The Plan Change does not provide detailed analysis or demonstration of traffic generation or distribution on the State highway network.

19.2

c. The Plan Change does not provide a traffic impact analysis on the State highway interchanges

19.3

d. The Plan Change does not provide for reverse sensitivity measures for new dwellings located within high noise area contained in area A & B.

19.4

e. The Plan change does not provide for a clear method in providing reverse sensitivity protection to the motorway; and

19.5

f. The Plan Change does not consider individual site stability issues and identification of Council's proposed reserve areas, encumbrances and areas of additional environmental protection in order to adequately assess the extent to which the motorway is safeguarded.

19.6

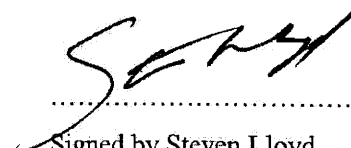
13. Transit New Zealand seeks the following decision from the consent authority:

That the Plan change be declined unless further information as requested above is provided for. This information is required in order to adequately assess the extent of effect on Transit and its existing and future roading asset.

19.1

14. Transit wishes to be heard in support of its submission.

19



Signed by Steven Lloyd

Regional Planning Manager

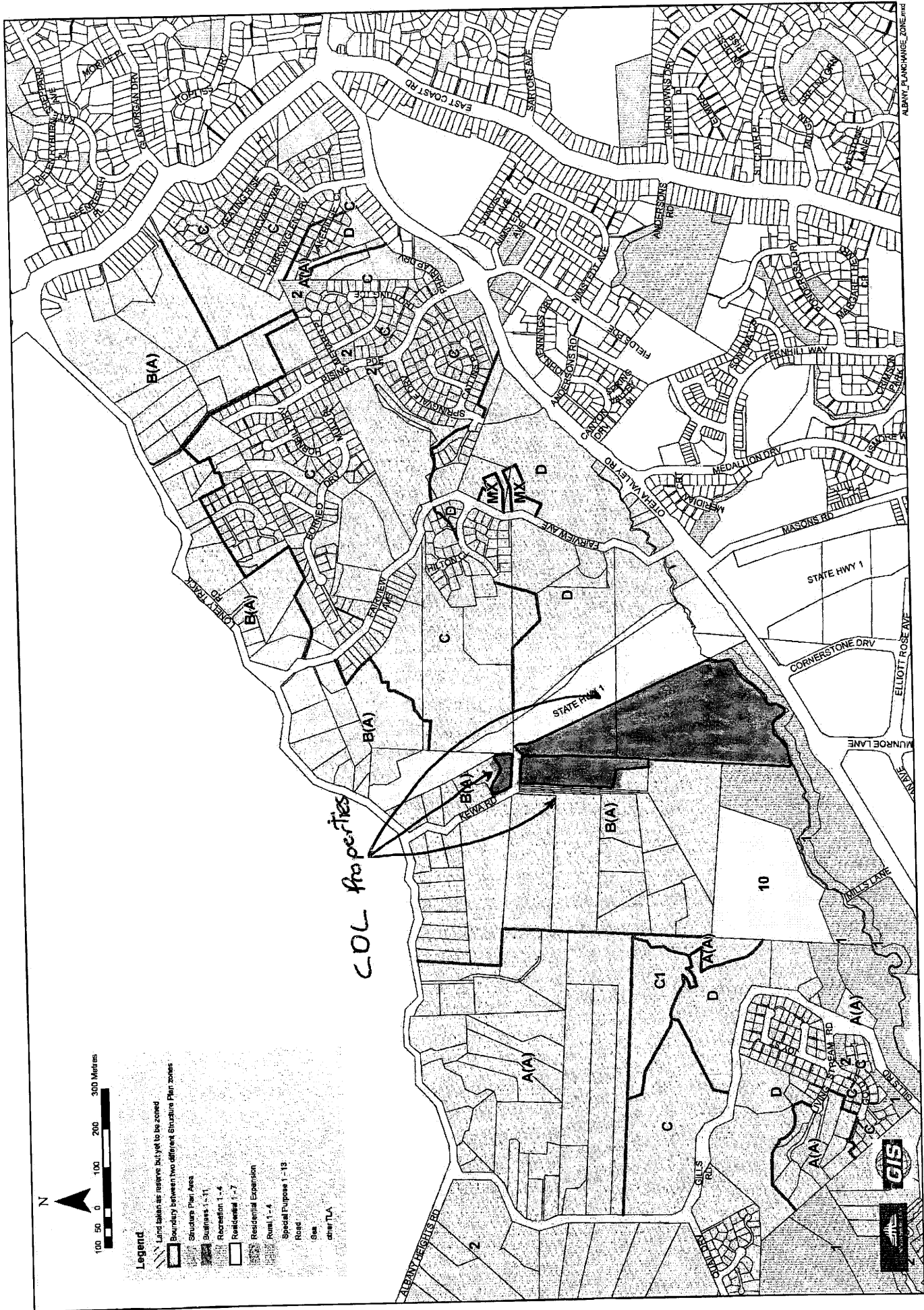
pursuant to an authority delegated by  
Transit New Zealand.

18 June 2008

Address for service of person making submission:  
Regional Planner  
Transit New Zealand  
PO Box 1459  
AUCKLAND CENTRAL

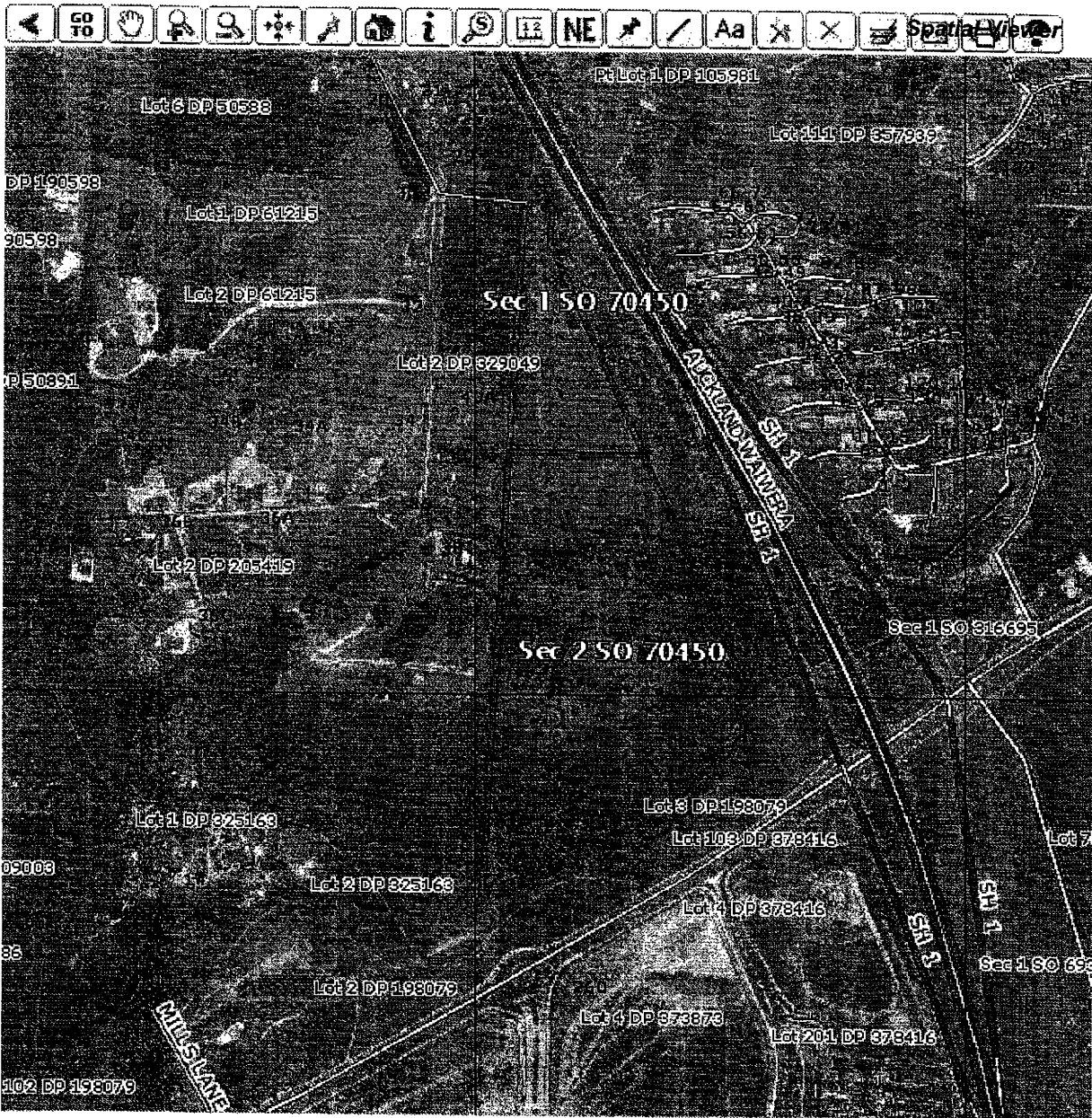
Telephone No: (09) 368 2000  
Facsimile: (09) 368 2017  
Contact Person: Patrick Buckley

File Ref: 8/7/4/3/7





19



## SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY  
ATT: Environmental Policy & Planning  
Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

**For Council use only**

Submission No: .....

Recorded: .....

Date: .....

### FORM 5

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION OF EACH MAIN SUBMISSION POINT

1. Number and name of proposed Change or Variation: Plan change 32

Albany Structure Plan Review of Area A and B Zones

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

All provisions

3. I/we support oppose the specific provision/s stated above (circle 'support' or 'oppose');

4. My / our reasons for this are:

The plan change will promote development of the land  
while still retaining a rural element and preserving  
natural features of the landscape.

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)

See page 2 attached

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only)

Yes ☐

No ☒

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐

7. Name of Submitter: (please print)

Peter Wilberfoss

(name of authorized agent acting for submitter, if relevant)

8. Submitter's postal address for correspondence:

PO Box 300 426

Albany, Auckland 0752

Signed:

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Contact Phone:

021 730 207

Date:

15-6-8

Fax number:

015 6794

20

Submission to the North Shore City Council

Page 2 of 2

In support of Plan Change 32

By Peter Wilberfoss

I believe the proposed Plan Change 32 should be modified slightly with regard to section 9.4.10.12.1 (a), site area requirements. I believe the minimum site area for all sites should be a minimum of 1500m<sup>2</sup> and an average of 2000 m<sup>2</sup>, which was the original minimum site area proposed under this plan change.

] 20.1

The reasons for supporting this modification is that it provides greater flexibility in determining site boundaries while still retaining the same overall density for development. Most subdivision layouts aim to maximize the yield of sections with little regard to the contours of the land, environmental or other considerations. With the modification I am suggesting subdivision site boundaries would be able to be determined for each site with greater regard to the following:

1. Land contours. Site boundaries would have a greater flexibility to be set with regard to the natural contours of the land rather than just economic considerations.
2. Native bush. Site boundaries would have a greater flexibility to be set with regard to preserving areas of native bush on the land rather than just economic considerations.
3. Driveways. There would be greater flexibility in allocating land for driveways and right of ways rather than creating easements.
4. Building sites. There would be a greater ability to set site boundaries with regard to the best building sites rather than just economic considerations.
5. Roadways. There would be a greater flexibility to set roadways and utility areas.

My understanding that there is a precedent for this provision within the North Shore City area, in Greenhithe.

# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

## For Council use only

Submission No: .....

Recorded: .....

Date: .....

## FORM 5

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT

- Number and name of proposed Change or Variation: PROPOSED PLAN CHANGE 32  
Review of Albany Structure Plan Area A: Environmental Protection and Area B: Large Lot Residential Zones
- The specific provision/s of the Change or Variation that this submission relates to are as follows:  
It is proposed to change the status of minor household units from permitted to discretionary in both Area A and Area B.
- I/we support / oppose the specific provision/s stated above (circle 'support' or 'oppose'):
- My / our reasons for this are:  
As we all know, price of house in Auckland and North Shore City is too expensive. minor household units suit young families and elderly.  
Allowing minor household units enables a more efficient use to be made of the land, which is the purpose of this proposed plan change 32.  
(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)
- I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)  
minor household units are permitted in both zones. ] 21.1

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

- I wish to be heard in support of my/our submission: (Tick one box only) Yes ☒ No ☐
- If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐
- Name of Submitter: (please print) ZHONGMINA ZOU and Lijian Lin Zou  
[name of authorized agent acting for submitter, if relevant] Owners of 249 Lonely Track Rd, Albany
- Submitter's postal address for correspondence: \_\_\_\_\_

P O BOX 15-1010

NEW LYNN, AUCKLAND

Signed: M. Zou

Contact Phone: 8282698, 021-802383

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date: 18/6/2008

Fax number: 8282678

continued No. 4.

Page 2 of 2

Change of minimum net site area of Area A and Area B to 2000sqm will enable much more efficient use of the land, provided significant Natural Features (i.e. high quality native bush, watercourses, etc.) are protected. Some areas in Area A have the same feature of Area B. Making Area A and Area B the same density; it will be easier to follow.

21.2

# SUBMISSION to a proposed CHANGE or VARIATION - NORTH SHORE CITY DISTRICT PLAN



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY  
ATT: Environmental Policy & Planning  
Fax: (09) 486 8500

Pursuant to the First Schedule  
to the Resource Management Act 1991

**For Council use only**

Submission No: .....

Recorded: .....

Date: .....

## FORM 5

PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT

1. Number and name of proposed Change or Variation: PROPOSED PLAN CHANGE 32  
Review of Albany Structure Plan Area A: Environment Protection and Area B: Large Lot Residential Zones

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

It is proposed to change the status of minor household units from permitted to discretionary in both Area A and Area B.

3. I/we support / (oppose) the specific provision/s stated above (circle 'support' or 'oppose'):

4. My / our reasons for this are:

The purpose of this proposed Plan change 32 is to enable a more efficient use to be made of the land. Permitting minor household units is to enable a more efficient use to be made of the land. Minor household units suit young families and elderly because house price is too expensive.

(Continue on other sheets if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)

minor household units are permitted in both Zones. 22.1

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only)

Yes ☒ No ☐

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☒ No ☐

7. Name of Submitter: (please print) LITIAN LIN ZOU and ZHONG MINA ZOU

[name of authorized agent acting for submitter, if relevant] Owners of 251 Lonely Track Rd, Albany

8. Submitter's postal address for correspondence: \_\_\_\_\_

P O BOX 15-1010

NEW LYNN, AUCKLAND

Signed: M. Zou

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Contact Phone: 8282608, 01-802383

Date: 18/6/2008

Fax number: 8282678

5146366

**SUBMISSION to a proposed CHANGE or VARIATION  
- NORTH SHORE CITY DISTRICT PLAN**



TO: The Chief Executive  
North Shore City Council  
Private Bag 93500, Takapuna  
NORTH SHORE CITY

ATT: Environmental Policy & Planning

Fax: (09) 486 8500

COPY

Pursuant to the First Schedule  
to the Resource Management Act 1991

**For Council use only**

Submission No: .....

Recorded: .....

Date: .....

**FORM 5**

**PLEASE USE A SEPARATE FORM FOR EACH CHANGE OR VARIATION, OR EACH MAIN SUBMISSION POINT**

1. Number and name of proposed Change or Variation: PROPOSED PLAN CHANGE 32

ALBANY STRUCTURE PLAN

2. The specific provision/s of the Change or Variation that this submission relates to are as follows:

PLEASE REFER TO ATTACHED DOCUMENT

3. I we support / ~~oppose~~ the specific provision/s stated above (circle 'support' or 'oppose'):

4. My our reasons for this are:

PLEASE SEE ATTACHED DOCUMENT

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

4. I seek the following decision from the North Shore City Council regarding the Change / Variation:  
(Give precise details of the modifications to the proposed Change / Variation that would satisfy you)

PLEASE SEE ATTACHED DOCUMENT

(Continue on other sheet/s if necessary & attach to your submission form. You must number all pages - this Form is Page 1, eg "Page 1 of 2" etc)

5. I wish to be heard in support of my/our submission: (Tick one box only)

Yes ☒ No ☐

6. If other parties make a similar submission, I am willing to make a joint presentation with them at the hearing? (Tick one box only) Yes ☐ No ☒

7. Name of Submitter: (please print) MR GAVAN DORAN

[name of authorized agent acting for submitter, if relevant]

BARKER & ASSOCIATES

ATTN: JOANNE SUNOE

8. Submitter's postal address for correspondence: PO BOX 37806

PARNELL

AUCKLAND 1151

Signed: [Signature]

Contact Phone: 09 - 375 0911

(Signature of person making submission, or authorised agent. NB: A signature is not required if you make your submission by electronic means)

Date: 20 MAY 2008

Fax number: 09 - 375 0921

**THE RESOURCE MANAGEMENT ACT 1991  
SUBMISSION ON PROPOSED PLAN CHANGE 32 TO THE  
NORTH SHORE CITY DISTRICT PLAN  
ALBANY STRUCTURE PLAN – AREA A: ENVIRONMENTAL PROTECTION &  
AREA B: LARGE LOT RESIDENTIAL ZONES**

TO: The Chief Executive  
North Shore City Council  
Private Bag 93500  
Takapuna  
NORTH SHORE CITY

ATTN: Environmental Policy & Planning

Facsimile: (09) 486-8500

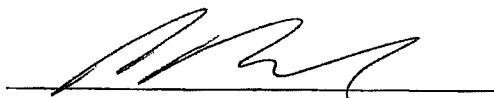
1. **Mr Gavan Doran**; c/o Barker & Associates Limited at the address for service set out below, make this submission in support of proposed Plan Change 32 ("Plan Change") to the North Shore City District Plan.
2. Mr Gavan Doran owns the property on the land located at 45 Lonely Track Road, Albany. The Plan Change proposes to change the existing zoning of this land from Area A: Environmental Protection to a split zoning of Area B: Large Lot Residential and Area C: Standard Residential.
3. The Plan Change is generally supported for the following reasons:
  - (a) The Plan Change promotes the sustainable management of natural and physical resources and is consistent with the purpose and principles of the Resource Management Act 1991 ("the Act").
  - (b) As set out in the Section 32 Analysis, proposed Objective 17A.2.3.1 and Policies 17A.2.3.2 of the Plan Change define specific characteristics and features associated with land in Areas A and B and therefore clearly identify the particular natural and physical characteristics and amenity values of the land and the manner in which they could be sustainably managed. The submitter considers these provisions and the selected subdivision methods to be most appropriate as they accurately reflect the characteristics of the land and provide certainty to land owners with respect to how land can be used and developed in these zones.



- (c) Proposed Rule 9.4.10.1.1(a) and Rule 9.4.10.12.1(a) the Plan Change appropriately enable a more efficient use of land by reducing minimum lot sizes for subdivision in those areas which do not contain significant natural features. Further, the submitter recognises that the proposed lot sizes reflect the transitional function of the Area A and B zone subdivision pattern which is generally juxtaposed between adjacent rural land and Area C: Standard Residential.
- (d) Proposed Objective 17A.2.2.1 and Policies 17A.2.2.2 the Plan Change seeks to protect and preserve Significant Landscape Features of the area from the effects of subdivision and land development. The submitter considers this provision to be appropriate as existing significant vegetated areas and natural stream courses will be protected for their intrinsic and ecological function values and subsequently benefit of the wider community.
4. The submitter wishes to be heard in support of the submission.
5. The submitter would consider presenting a joint case with any other party seeking similar relief.

**DATED** at Auckland this 20 day of May 2008

Mr Gavan Doran



By their duly authorised agents

**Barker & Associates Limited**  
PO Box 37806  
Parnell  
AUCKLAND

Attention: Nick Roberts

