

District Plan Further Submission Form

in support of or in opposition to a submission
Proposed Hauraki Gulf Islands Section 2006

| | |
|---|---------------------|
| Please print clearly | For office use only |
| Full name: Sean O'Shea + Colleen O'Shea | Submission No. |
| Organisation: (if the submission is on behalf of an organisation) Further Sub No. 1591 | |
| Agent: (if applicable) | CITY DEVELOPMENT |
| Address for correspondence: 405 Luton Ave Pakuranga | 28 MAY 2007 |
| Phone: (business) (home) (fax) | AUCKLAND CITY |
| e-mail address: | |

Please use a separate form for each separate matter for submission

I / We support / oppose the submission of:
(name and address of original submitter and submission number of original submission if available)

Michael O'Shea
Claris Box 9 GBI

Submission number 1262

The particular parts of the above submission which I / we support / ~~oppose~~ are:
(clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

How do we prove it to you. The maps are not accurate they do not recognise that we do not have wetland on the flats at present as it was uplifted in 1996 by court consent notice. What's happened!

The reasons for my / our support or opposition to the above submission are: Since 15 we have improved the area. This is a productive farm valley. Zones are wrongly placed. Imbalanced on protectionism. The Petres Valley is 60% grass yet its proposed as Regen Scrub not fair does not reflect our plans.

I / We seek

- the whole submission be allowed
- the whole submission be disallowed
- part of the submission be allowed
- part of the submission be disallowed

Please look again

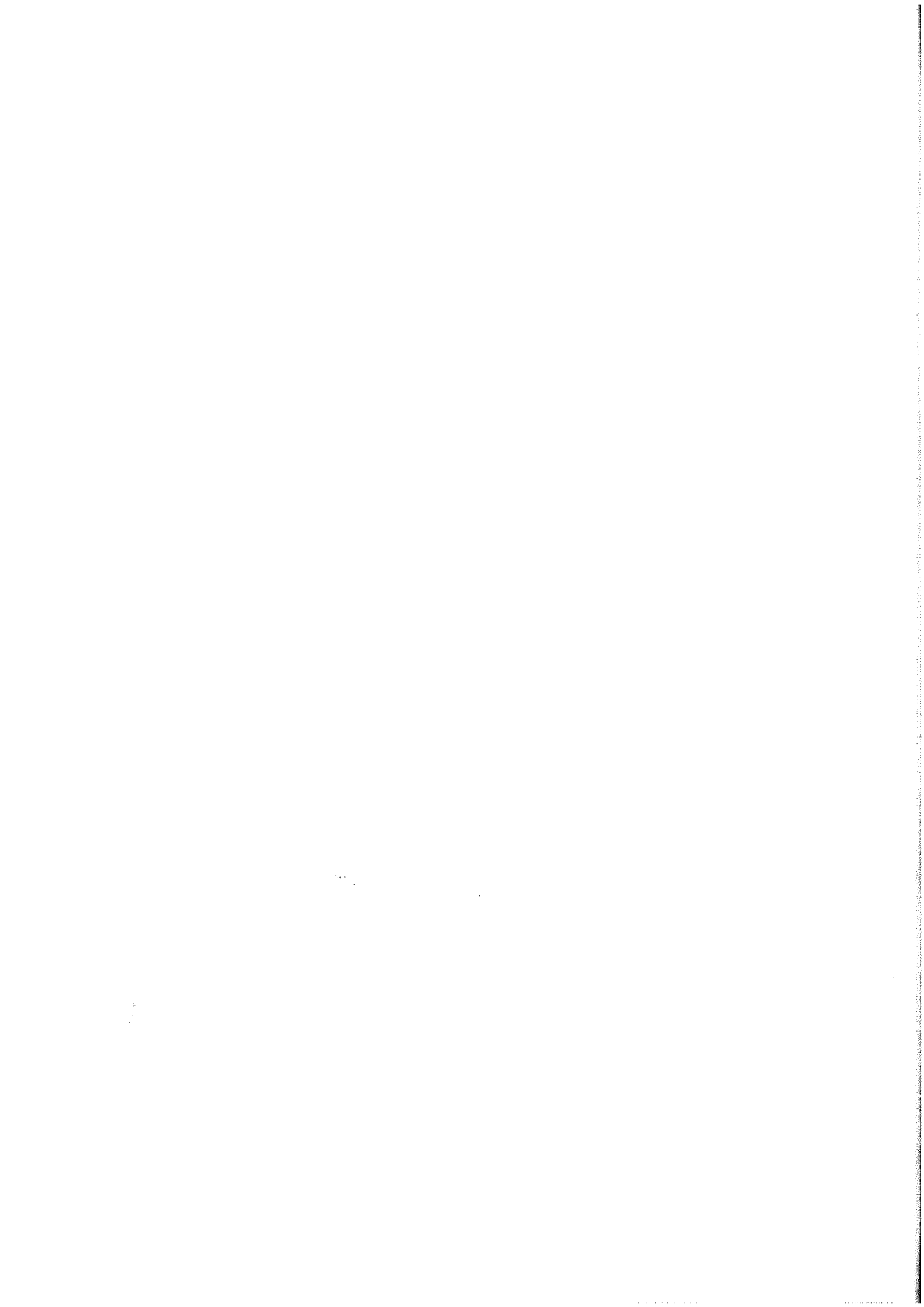
I / We wish to be heard at the council planning hearing

| | |
|-----|----|
| Yes | No |
|-----|----|

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

| | |
|-----|----|
| Yes | No |
|-----|----|

Signed Sean + Colleen O'Shea *Colleen* Date 27.5.07



Support
 Sean M O'Shea

Submission No. 1262

District Plan Submission Form

Proposed Hauraki Gulf Islands Section 2006

| | |
|--|------------------------------------|
| <small>Please print clearly</small> | <small>For office use only</small> |
| Full name: M O'Shea | <small>Submission to</small> |
| Organisation: (if the submission is on behalf of an organisation) N/A | CITY DEVELOPMENT |
| Agent: (if applicable) Urbisphere Ltd Attention: Wendy Baverstock | 28 MAY 2007 |
| Address for correspondence: P O Box 230 Ostrand Waiteke Island Ak 1849 | AUCKLAND CITY |
| Phone: (business) 09 372 2757 (home) 027 220 2203 (fax) 09 372 2756 | |
| e-mail address: Wendy@urbisphere.co.nz | |

Please use a separate form for each separate matter for submission

The specific provision that my submission relates to is:
Note: clearly identify the particular paragraph, objective, policy, rule or map.

Planning Maps 49 (1) and 50(1)

See section 1 attached

CITY DEVELOPMENT

11 DEC 2006

AUCKLAND CITY

(initials of officer)

1/ We support / oppose / seek amendments to the plan. The reasons for my / our views are:
Note: I do not intend to appear at the public hearing unless I am asked to do so. I should indicate the "Support" or "Oppose" or "Seek amendments" box. If you require the council to seek an amendment to the plan, please indicate the specific amendment you should add both the "Support" and the "Seek amendments" box.

See section 2 attached

See section 2.1 reasons

1/ We seek the following decision from the council (please make specific, and clearly identify the amendments you seek).
Note: the decision requested from council should only relate to the content of the plan. Any matters raised which do not directly relate to the plan will not be taken in to account for the plan or "outside the scope" of the plan and will not be considered.

See section 3 attached

I am satisfied and satisfied

Yes No

1/ We wish to be heard at the council planning hearing

Yes

No

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

Yes

No

Signed



Date

01/12/06



3 December 2006

PO Box 230 Ostend Waiheke Island Auckland
Phone 09 372 2757 Fax 09 372 2756
omalius@urbisphere.co.nz

Auckland City Council
Private Bag 92516
Wellesley Street
Auckland City

**DISTRICT PLAN SUBMISSION - PROPOSED HAURAKI GULF ISLANDS SECTION 2006
339-349 AOTEA ROAD, AWANA, GREAT BARRIER ISLAND**

| | |
|---|--|
| Site Address which submission relates to: | 339-349 AOTEA ROAD, AWANA |
| Owners of 421 Schooner Bay Road (submitters): | Michael D'Shea |
| Legal Descriptions: | LOT 2 DP 22180 PT LOT 3 LOT 4 DP 22180 LOTS 1-4 DP 144904 CT-86A/9, CT-86A/10, CT-86A/11, CT-86A/12, CT-35D/1350, CT-35D/1351, CT-35D/1349 |
| Site Area: | 24812m ² (Lot 2 DP 22180) 953992m ² (PT LOT 3 LOT 4 DP 22180 LOTS 1-4 DP 144904) |
| Zonings: | Landform 3, Alluvial Flats Landform 4, Wetland Systems; and Landform 6 Regenerating Slopes; and Landform 7 Forest and Bush Areas. |
| Agent: | Urbisphere Ltd P O Box 230 Ostend Waiheke Island 1843 Attention: Wendy Baverstock |
| Address for Correspondence: | As above |
| Phone: | 09 372 2757 |
| Fax: | 09 372 2756 |
| Mobile: | 027 220 2203 |
| Email: | Wendy@urbisphere.co.nz |

particular, some areas have been left to regenerate over the last couple of years, but the vegetation is poor quality and the submitter uses these areas for farming practises.

3 We seek the following decision from the Council:

The changes sought by the submitter are illustrated in Figure 2 as follows -

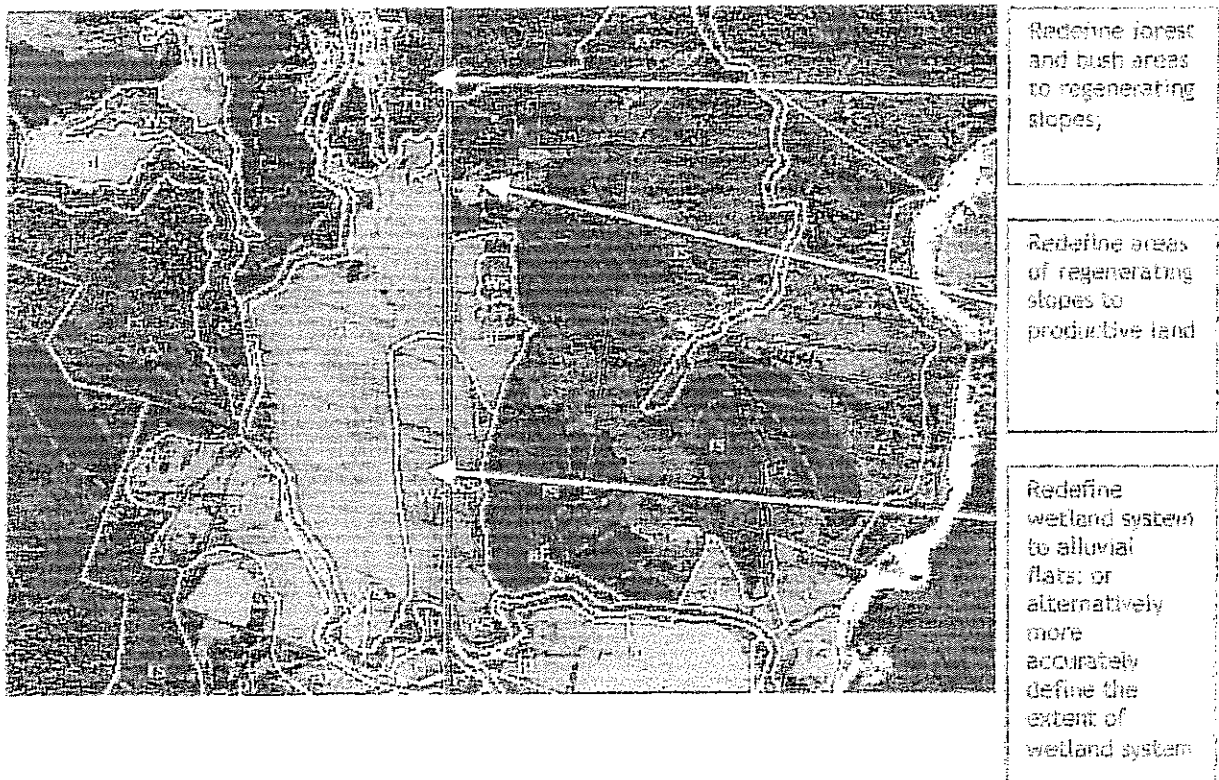



Figure 2 - Proposed changes to Planning Maps 49 and 50 339-349 Aotea Road, Great Barrier Island

We wish to be heard at the Council Planning Hearing YES

We would be prepared to present a joint case at the hearing with any others making a similar submission NO


Signed on behalf of M. O'Shea

Date 10/12/06

10a.8 Land unit - Landform 7 (forest and bush areas)

10a.8.1 Introduction

Forest and bush areas include extensive podocarp and broadleaf forest areas, areas of secondary regenerating forest and some isolated areas of manuka and kanuka

Forest and bush areas are characterised by

- Steep upper slopes and valley systems with some gently sloping areas
- High conservation and ecological value as these areas have either survived or significantly recovered from milling activity in the past
- High natural character and visual amenity due to the sheer dominance, scale and age of the vegetation cover
- An absence of built structures

Overall, forest and bush areas make a significant contribution to the natural character, conservation, ecological and visual amenity values of the islands

2. We have reviewed the above landform descriptions and oppose some of the landforms pertaining to our property. We therefore seek amendments to the District Plan Maps 49 and 50 as follows - -

- Removal of wetland systems (ws) and this area be re-defined as alluvial flats (af) or alternatively the wetland area more accurately defined on the planning map;
- A reduction in regenerating slopes (rs) to productive land (pl); and
- A reduction in the forest and bush (fb) areas to regenerating slopes (rs)

(These amendments are more accurately described in Figure 2 contained in section 3 of this submission.)

2.1 Reasons for the submission

- The area shown as wetland system which is defined in the Proposed Plan as having characteristics such as saturated soil conditions and expansive unmodified wetlands has characteristics more consistent with Alluvial flats. The submitter acknowledges that this area can flood at times, but it does not have saturated soil conditions all year round and they are able to graze beef cattle on the area;
- The area defined as 'wetland' is currently used for some farming practices and by defining this entire area as wetland, the submitter considers that this will reduce the productive potential of the property;
- The quality of vegetation located in the forest and bush area is more consistent with the characteristics of regenerating slopes as it has varying rates of regeneration. In most cases the description "extensive podocarp and broadleaf forest areas", is not consistent with the actual landform;
- Some areas of the property which have been defined as regenerating slopes are considered to be more consistent with the characteristics of productive land. In

- The character and amenity associated with a rural landscape.
- High water tables and various water bodies such as streams and wetlands
- A working landscape with various built elements such as farm buildings, houses and drainage systems.

Overall, alluvial flats provides for small scale rural activities which contribute to the lifestyle, economy and identity of the islands.

10a.5 Land unit - Landform 4 (wetland systems)

10a.5.1 Introduction

This land unit is applied to fresh water wetlands that drain to rivers, streams or estuaries and to areas of land that support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetland systems is characterised by:

- Expansive, largely unmodified wetland systems in low-lying areas.
- Smaller wetland systems, some of which have been modified by land management practices on surrounding areas of land.
- Wildlife and plant habitats, which result in high ecological value in a local, regional and in some cases a national context. This is particularly apparent where the wetland system is unmodified
- High hydrological importance within water catchments, particularly in terms of flood mitigation and sediment control
- High natural character, especially where the wetland system is unmodified.

Overall, wetland systems is an important natural environment, with high natural character, ecological and hydrological values.

10a.7 Land unit - Landform 5 (regenerating slopes)

10a.7.1 Introduction

This land unit is applied to extensive areas of regenerating bush where karuka and manuka are the predominant vegetation.

Regenerating slopes is characterised by:

- High natural character and visual amenity value, as a result of its visual prominence (in both coastal locations and as a backdrop to settlement areas) and its unbroken expansive qualities.
- Varying rates of regeneration due to differences in factors such as soil quality and stability, aspect and exposure.
- High ecological values, especially in areas where the regenerating vegetation has been long established and consequently there is an increased diversity of podocarp and broadleaf species and wildlife habitats
- Small, scattered and unobtrusive buildings, if there are buildings at all
- Isolated pockets of erosion particularly on north facing slopes.

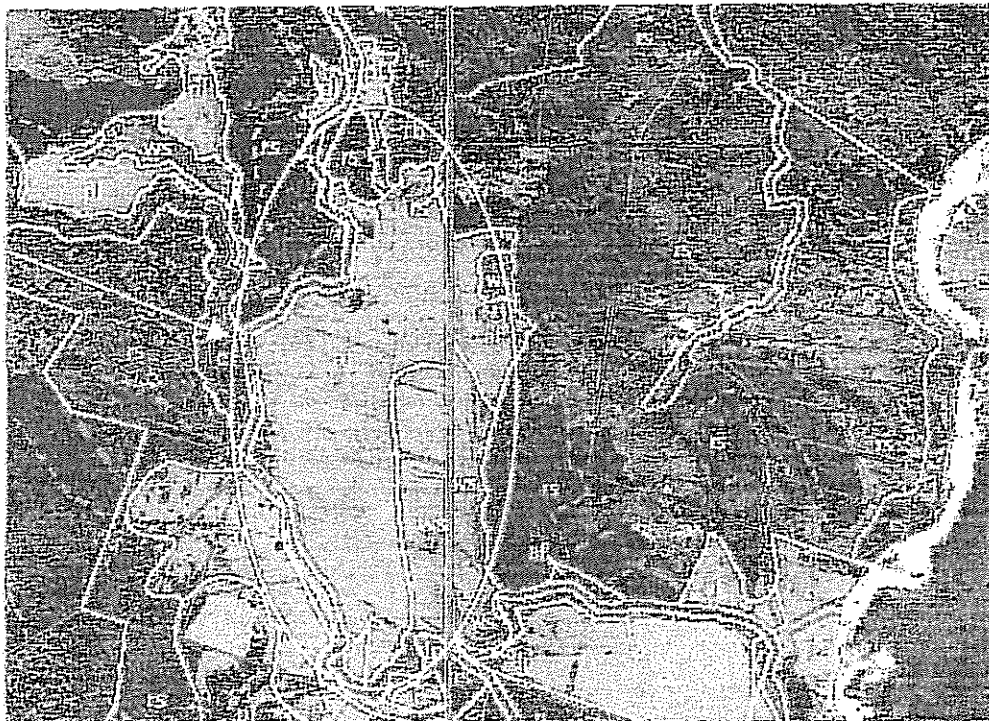
Overall, regenerating slopes makes a significant contribution to the natural character, ecological and the visual amenity value of the islands.

1. The specific provision that the submission relates to is.

(i) Locality and District Plan Information:

Figure 1 - Planning map 49 (Map 1) and Planning Map 50 (Map 1)

Subject site
139-149 Aotea
Road, Great
Barrier Island
(Approximate
extent
circled)



The subject site comprises the following zonings being -

- Landform 3, Alluvial Flats
- Landform 4, Wetland Systems; and
- Landform 5 Regenerating Slopes; and
- Landform 7 Forest and Bush Areas.

These land forms are described in the Proposed District Plan as follows.

10a.4 Land unit - Landform 3 (alluvial flats)

10a.4.1 Introduction

This land unit is applied to low-lying pasture land that is often located near dune systems and sand flats and wetland systems.

Alluvial flats is characterised by:

- Low-lying land with pasture as the main vegetation cover
- Pastoral farming and horticultural activities that use the high productive capability of the alluvial soil. These are often of a smaller scale than the productive activities occurring within other land units.

