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CITY DEVELOPMENT
28 MAY 2007
AUCKLAND CITY

FORM 6

FURTHER SUBMISSION TO SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN UNDER CLAUSE 8 OF THE FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

To: Auckland City Council

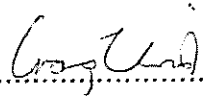
Submission on: The proposed 2006 Hauraki Gulf Islands Section (Auckland City District Plan)

Name of Submitter: M.E. McComb

Address: c/o Beca Carter Hollings & Ferner Ltd
PO Box 6345
Auckland

1. This is a further submission on the proposed 2006 Hauraki Gulf Islands Section (Auckland City District Plan). Proposed 2006 Hauraki Gulf Islands Section (HGIS) changes the focus of the previous plan to a more sustainable, low impact design orientation with consideration of the Island's various character areas. In particular, the changes in the Waiheke sections involve further protection of scheduled and archaeological sites, new land units introduced and in a general increased controls to move towards a more sustainable approach to development. HGIS seeks to maintain quality development and growth of the Islands whilst ensuring that this does not compromise promoting the sustainability and health of the Hauraki Gulf.
2. The submitter owns a property on Waiheke Island, that being 36 Tiri View Road, Palm Beach. At present the site has not been developed and is largely covered by vegetation and trees. Because of this the owners have a keen interest in the HGIS as they would like to have the potential to develop their site for residential uses in the future. Therefore they seek to ensure that the HGIS will allow them to proceed in the future without severe restrictions in terms of consents and development.
3. The specific parts of the HGIS this further submission relates to is:
 - a. Provisions: 7.3.2 and 7.14.2

4. The submitter seeks the following decisions from Auckland City Council:
 - a. Amend the plan change to allow for the changes noted in the further submission table (as discussed in Table 1, Appendix A).
 - b. That any further relief, including consequential amendments to the District Plan that may be necessary in the future, give effect to issues raised by the submitter.
5. The submitter does wish to be heard in support of their further submission.
6. If others make a similar submission the submitter would not be prepared to present a joint case with them at a hearing.


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*(Signature of person authorised
to sign on behalf of M.E.
McComb*

22/05/07
.....

Date

***Title and address for service of person
making submission:***

***M.E. McComb
c/o Beca Carter Hollings & Ferner Ltd***

Attention: Craig Hind

***Address: Beca Carter Hollings & Ferner Ltd
PO Box 6345
Auckland***

Appendix A: Table 1

Submitter	Submission Number	Plan Reference and Object's Submission Summary	Support or Oppose	Reasons for Support/Opposition
New Zealand Historic Places Trust	2641/14	Heritage Chapter New Policy under clause 7.3 <i>"By ensuring that use and development does not result in the damage or destruction of significant heritage resources of natural, cultural and scientific value"</i>	Oppose	Wording is considered too strong and all encapsulating. Needs to be more specific to cover the actual issue NZHPT is trying to address, while balancing it with the property rights of landowners. We request that the council does not make the changes requested by submitter, or alternatively, amend to reflect the property rights of individual landowners.
Mark W Parisian and Kahmeelah M Herber	1208/6	Heritage Chapter Insert new policy 4 in clause 7.14.2 <i>"By requiring that for every tree removed for any reason by the public or private owners, five new trees would be planted elsewhere and maintained by said owners."</i>	Oppose	Suggestion is too onerous for both public and private landowners. At most only one tree should be planted to replace the tree removed and only when space on site provides for this. We request that the council does not make the change as requested by the submitter