

Further Sub No.

2909

RUSSELL McVEAGH

DATE 28 May 2007

TOTAL PAGES 5

FROM Stephanie Bond

REPLY TO FAX 09 367 8590

TO The Manager
Auckland City Council
AUCKLAND

FAX (09) 307 7395

FURTHER SUBMISSIONS: PROPOSED DISTRICT PLAN - HAURAKI GULF ISLANDS SECTION 2006

Please see the attached letter.

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RUSSELL McVEAGH

28 May 2007

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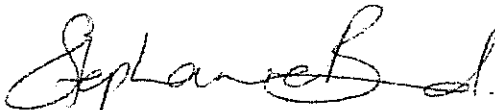
The Manager
 City Planning
 Auckland City Council
 Private Bag 92516
 Wellesley Street
AUCKLAND

FURTHER SUBMISSIONS: PROPOSED DISTRICT PLAN - HAURAKI GULF ISLANDS SECTION 2006

Please find enclosed further submissions on behalf of Progressive Enterprises Limited in respect of the above matter.

Please contact us with any queries.

Yours faithfully
RUSSELL McVEAGH



Stephanie Bond
 Solicitor

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 Direct fax: 64 9 367 8590
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**FURTHER SUBMISSIONS IN SUPPORT OF AND IN OPPOSITION TO SUBMISSIONS
ON A PUBLICLY NOTIFIED PROPOSED DISTRICT PLAN UNDER CLAUSE 8 OF THE
FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Auckland City Council ("Council").

FURTHER SUBMISSION ON: Proposed District Plan - Hauraki Gulf Islands Section 2006
("Proposed Plan")

NAME: Progressive Enterprises Limited ("Progressive").

ADDRESS: C/- Russell McVeagh at the address for service below.

Scope of further submission

1. Based on the Summary of Submissions on the Proposed Plan provided by the Council, Progressive supports or opposes the submissions of various submitters as detailed in the attached Schedule.

Submissions supported

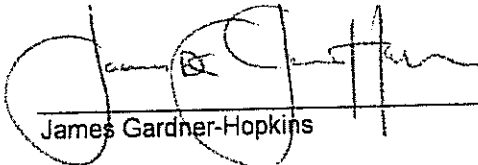
2. The particular parts of the submissions supported or opposed are indicated in the attached Schedule.

Reasons for further submission

3. The reasons for support and opposition are contained in the attached Schedule.

Progressive wishes to be heard in support of this further submission.

Signature: **PROGRESSIVE ENTERPRISES LIMITED** by its solicitors
and authorised agents Russell McVeagh:


James Gardner-Hopkins

Date: 28 May 2007

Address for Service: C/- C N Whata / J D K Gardner-Hopkins
Russell McVeagh
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SCHEDULE OF FURTHER SUBMISSIONS : PROPOSED HAURAKI GULF ISLANDS DISTRICT PLAN

| Sub No. | Submitter | Relief sought in original submission | Support or Oppose | Reason for support or opposition |
|---------|--|---|--|--|
| 3061/86 | The Waiheke Island Community Planning Group Incorporated | To ensure that the rules that apply to Commercial 2 (Ostand Village) do not permit development / subdivision that is contrary to maintaining the essential character and heritage of the island and the type, style and scale of buildings recognised within that character and island scale in particular. | Oppose to the extent these amendments do not recognise the importance of enabling appropriate retail development, in particular, the pragmatic requirements and design constraints that apply to supermarkets. | Progressive supports a planning environment that enables an appropriate mix of retail in a way or rate that is commensurate with appropriate urban form outcomes and the sustainable management of village centres. There needs to be sufficient flexibility to allow appropriate retail development. The amendments sought do not contribute to these outcomes or sustainable management. In addition for the reasons provided in Progressive's original submission. |
| 1250/46 | Kristin Lewis | Opposes Rule 10a.12.7.4 Front Yards: Change Clause 10a.12.7.4 to provide a building setback for all sites fronting Belgium Street. | Support to the extent that this will allow greater flexibility for retail developments to be designed and located having regard to the pragmatic requirements and design constraints that apply to supermarkets. | Progressive supports a planning environment that enables appropriate rules that recognise the operational characteristics of supermarkets, in particular that building right up to the street frontage is not always practicable for supermarkets. The amendments sought contribute to these outcomes. In addition for the reasons provided in Progressive's original submission. |
| 1250/47 | Kristin Lewis | Retain clause 10a.12.7.5 and apply landscape amenity controls to all sites along the street frontage. | Support to the extent that this will allow greater flexibility for retail developments to be designed and located having regard to the pragmatic requirements and design constraints that apply to supermarkets. | Progressive supports the submission as it recognises the operational characteristics of supermarkets. Supermarkets are often set back from the road frontage and Progressive encourages the achievement of landscape amenity to the extent it has regard to the design constraints that apply to supermarkets. In addition for the reasons provided in Progressive's original submission. |

| Sub No. | Submitter | Relief sought in original submission | Support or Oppose | Reason for support or opposition |
|---|---|---|---|---|
| 517/1 | The National Trading Company of New Zealand | <p>Part 2 Resource Management Overview:</p> <p>Include as an additional issue a review of the historic growth pattern and provide a forecast of population growth in the Auckland region. This may lead to a reassessment in other sections of the Plan of the sufficiency of the area of land zoned for residential development, the minimum size of residential lots and the provision for types of residential development (for example multi-development), and also the provision for commercial activity.</p> | <p>Oppose to the extent that the ultimate relief sought is unknown (ie a "reassessment" of plan provisions) and may not achieve sustainable management in terms of s5 and Part II of the RMA.</p> | <p>Progressive opposes this submission as the proposed "review" may lead to a reassessment of provisions in the Proposed Plan. The relief sought is therefore unknown and not an appropriate issue to include in Part 2 of the Proposed Plan.</p> <p>In addition for the reasons provided in Progressive's original submission.</p> |
| 1329/1, 1329/2, 1329/3, 1329/4, 1329/5. | A R & S Pope Family Trust and Cory Family Trust | <p>Amend Table 10a.15.5 to provide for the construction and alteration of buildings within limitations of the development controls to comprise a permitted activity.</p> <p>Amend Table 10c.2 to increase the height of permitted activities from 8.0 metres to 15.0 metres.</p> <p>Amend Table 10c.2 to increase the building coverage for permitted activities from 40% to 60%.</p> <p>Amend Table 10c.2 to increase the level of permitted earthworks on land with a slope of ≤ 1 in 6 to 2000m² and above that to 1.0 hectare as a restricted controlled activity.</p> <p>Amend Table 10c.2 to increase the Leq Levels from 55dBA to 60dBA Monday to Saturday 7:00am to 10:00pm and Sunday 9:00am to 6:00pm, and increase the Leq Levels from 45dBA at all other times to 55dBA.</p> | <p>Support to the extent that the relief sought will enable efficient use and development of resources within the Hauraki Gulf Islands.</p> | <p>The amendments sought by the submitter appropriately recognise the importance of retail development in Ostend village and the needs and expectations of the community.</p> <p>In addition for the reasons provided in Progressive's original submission and the reasons given by the submitter.</p> |