

Waitakere City District Plan Submission on a Plan Change to the District Plan



Resource Management (Forms) Regulations 1991

(In accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2003)

WAITAKERE CITY COUNCIL

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1291
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Waipareira Avenue
Henderson
Telephone (09) 838 0400
Facsimile (09) 838 8001

Office use only:	28 FEB 2006
Submission Number:	21/6/-
Date Received:	1/3/06
File Number:	

A separate form for each notice of support or opposition is required.

Submitter Details

Name: Wendy Rosenthal

Address: 13 Turangan Road
Henderson

Name of agent: (if any) _____

Address for service: (if different) _____

Phone: Business: _____ Home: 337 4615 Fax: _____

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan No 21, subdivisions at 35-
- My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
Turangan
Rd
Henderson
To refuse the plan
change + consent to
subdivisions
- 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)
see attached sheet

A27

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

*To refuse Plan change
refuse any Sub division*

5. Please indicate whether you wish to be heard in support of your submission.

Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing.

Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed: *Wendy E. Rowd* Date: *25.2.06*

Address for service of person making submission (state your full postal address)

*13 Turuaia Rd
Henderson
Waitakere City*

Telephone number: *837 4615* Fax number:

<input checked="" type="checkbox"/>	Consent Services
<input checked="" type="checkbox"/>	Consistency Services
<input checked="" type="checkbox"/>	ECG WATER
<input checked="" type="checkbox"/>	Strategic Group
<input checked="" type="checkbox"/>	Consent Services
<input checked="" type="checkbox"/>	Consistency Services



A28

3)

I strongly object to and oppose any permission to allow any subdivision on the site in question.

My objection is based on the following:

- As there are already 2 separate dwellings, housing two families on a single site, subdividing the property to allow a third dwelling would be overcrowding the space in this bush environment
- The owner of the two existing dwellings is mainly absentee and would not be personally affected by the additional noise and resultant lack of privacy
- We chose to live in an area that is supposedly protected from urbanisation and subdivision. Allowing this subdivision contravenes an understanding existing ratepayers have, regarding the protection of the Waitakere Ranges
- Legally subdivided properties (not yet built on) already exist on Turanga Road, and presumably will be built on, so there is no need for additional housing sites
- The narrow, windy road does not safely lend itself to additional traffic
- An additional subdivision would necessitate the removal of existing and regenerated native bush
- The additional pollution, water run off, sewage, and noise generated by this unnecessary sub division, would contribute to spoiling the uniqueness of the Ranges
- The Waitakere City Council has stood for Ranges protection in the recent past and allowing "death by the thousandth and one cut" is contrary to the Councils image
- The fact that the property owners had illegally (albeit unknowingly) erected their own buildings on ARC Parkland, is no reason to allow a sub division. The land owners should have taken the necessary precautions prior to building on ARC land which was unlawful, rather than seek a land exchange to compensate, which was not permitted at the time and is only now authorised. The council holds no moral responsibility to redress a problem caused by landowners building on ARC parkland by proceeding to change the District Plan to allow a subdivision.

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Floor services	

Waitakere City District Plan

Submission on a Plan Change to the District Plan



Resource Management (Forms) Regulations 1991

(in accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2003)

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Waipareira Avenue
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8001

Office use only:
Submission Number: 21/7/-
Date Received: 1/3/06
File Number:

WAITAKERE CITY COUNCIL

28 FEB 2006

A separate form for each notice of support or opposition is required.

Submitter Details

Name: Bruce Ronald
Address: 18 Turanga Road
Henderson, Waitakere City
Name of agent: (if any)
Address for service: (if different)
Phone: Business: 837 4615 Home: 837 9615 Fax:

Submission Details

1. Name and number of the Proposed Plan Change:
Proposed plan change N° 21
Subdivision at 35 Turanga Rd Henderson

2. My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
To refuse the plan change + refuse consent to sub divide.

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 sheet.

A30

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

Refuse plan change
Refuse sub division

5. Please indicate whether you wish to be heard in support of your submission. Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing. Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed: W. M. Ronald Date: 25/2/08

Address for service of person making submission (state your full postal address)

13 Turanga Rd
Kenilworth
Waitakere City

Telephone number: 837 4615 Fax number: _____



3)

I strongly object to and oppose any permission to allow any subdivision on the site in question.

My objection is based on the following:

- As there are already 2 separate dwellings, housing two families on a single site, subdividing the property to allow a third dwelling would be overcrowding the space in this bush environment
- The owner of the two existing dwellings is mainly absentee and would not be personally affected by the additional noise and resultant lack of privacy
- We chose to live in an area that is supposedly protected from urbanisation and subdivision. Allowing this subdivision contravenes an understanding existing ratepayers have, regarding the protection of the Waitakere Ranges
- Legally subdivided properties (not yet built on) already exist on Turanga Road, and presumably will be built on, so there is no need for additional housing sites
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- The additional pollution, water run off, sewage, and noise generated by this unnecessary sub division, would contribute to spoiling the uniqueness of the Ranges
- The Waitakere City Council has stood for Ranges protection in the recent past and allowing "death by the thousandth and one out" is contrary to the Councils image
- The fact that the property owners had illegally (albeit unknowingly) erected their own buildings on ARC Parkland, is no reason to allow a sub division. The land owners should have taken the necessary precautions prior to building on ARC land which was unlawful, rather than seek a land exchange to compensate, which was not permitted at the time and is only now authorised. The council holds no moral responsibility to redress a problem caused by landowners building on ARC parkland by proceeding to change the District Plan to allow a subdivision.

Chief Executive	
Corporate Services	
City Services Roselle	✓
Consultancy Services	
ECD - WATER	
Strategic Group	
Capital Services	

Waitakere City District Plan Submission on a Plan Change to the District Plan



Resource Management (Forms) Regulations 1991
(In accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2003)

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Waiparera Avenue
Henderson
Telephone (09) 838 0400
Facsimile (09) 838 8001

Office use only:
Submission Number: <u>21/9/-</u>
Date Received: <u>1/3/06</u>
File Number: _____

A separate form for each notice of support or opposition is required.

Submitter Details

Name: SONNA MAREE NOFFEKE

Address: 46 TURANGA ROAD
HENDERSON VALLEY

Name of agent (if any) _____

Address for service: (if different) _____

Phone: Business: 09 818 7706 Home: 09 ~~8372361~~ 8372361 Fax: _____

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan Change No 21 Henderson
- My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
to refuse plan change
& refuse consent
- 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)
as per attached

A33

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

refuse plan change
refuse consent to
sub divide

5. Please indicate whether you wish to be heard in support of your submission. Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing. Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed:



Date:

26-2-06

Address for service of person making submission (state your full postal address)

46 TURAKA ROAD
HENDERSON VALLEY

Telephone number:

09 8372241

Fax number:

3)

I strongly object to and oppose any permission to allow any subdivision on the site in question.

My objection is based on the following:

- As there are already 2 separate dwellings, housing two families on a single site, subdividing the property to allow a third dwelling would be overcrowding the space in this bush environment
- The owner of the two existing dwellings is mainly absentee and would not be personally affected by the additional noise and resultant lack of privacy
- We chose to live in an area that is supposedly protected from urbanisation and subdivision. Allowing this subdivision contravenes an understanding existing ratepayers have, regarding the protection of the Waitakere Ranges
- Legally subdivided properties (not yet built on) already exist on Turanga Road, and presumably will be built on, so there is no need for additional housing sites
- The narrow, windy road does not safely lend itself to additional traffic
- An additional subdivision would necessitate the removal of existing and regenerated native bush
- The additional pollution, water run off, sewage, and noise generated by this unnecessary sub division, would contribute to spoiling the uniqueness of the Ranges
- The Waitakere City Council has stood for Ranges protection in the recent past and allowing "death by the thousandth and one cut" is contrary to the Councils image
- The fact that the property owners had illegally (albeit unknowingly) erected their own buildings on ARC Parkland, is no reason to allow a sub division. The land owners should have taken the necessary precautions prior to building on ARC land which was unlawful, rather than seek a land exchange to compensate, which was not permitted at the time and is only now authorised. The council holds no moral responsibility to redress a problem caused by landowners building on ARC parkland by proceeding to change the District Plan to allow a subdivision.

Chief Executive	
Corporate Services	
City Services Ansello	✓
Consultancy Services	
ECC - WATER	
Strategic Group	
Consent Services	
Plan Services	

A35



Waitakere City Council
Te Takekai o Waitakere

Waitakere City District Plan Submission on a Plan Change to the District Plan

Resource Management (Forms) Regulations 1991
(In accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2003)

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1281
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Waipareira Avenue
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8601

Office use only:
Submission Number: <u>21/11/-</u>
Date Received: <u>1/3/06</u>
File Number: _____

A separate form for each notice of support or opposition is required.

Submitter Details

Name: Debra Haigh

Address: 34 Tutarua Road
Henderson

Name of agent: (if any) _____

Address for service: (if different) _____

Phone: Business: 836 7572 Home: 836 7572 Fax: 836 7578

Submission Details

- Name and number of the Proposed Plan Change: Proposed Plan change N° 21 *submission at 35 Tutarua Road Henderson*
- My submission relates to these specific provisions of the Proposed Plan Change: (continue on a separate sheet if necessary)
To refuse the Plan Change + consent to Subdivision
- 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)
see attached sheet

A36

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

To refuse the plan change
 & not allow subdivision

5. Please indicate whether you wish to be heard in support of your submission.

Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing.

Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed: [Signature] Date: 25/2/06

Address for service of person making submission (state your full postal address)

39 Teauranga Rd
Henderson
Waitakere City

Telephone number: 836 7572 Fax number: 836 7577

Chief Executive	
Corporate Services	
City Services	<input checked="" type="checkbox"/>
Facilities	
Consultancy Services	
IT & Telecom	
Marketing & PR	
Special Services	
Plant Services	



Waitakere City District Plan Submission on a Plan Change to the District Plan

WAITAKERE CITY COUNCIL

18 FEB 2006

Waitakere City Council
Te Taitahi o Waitakere

Resource Management (Forms) Regulations 1991
(in accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2003)

Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Waipapaia Avenue
Henderson
Telephone (09) 839 0400
Facsimile (09) 839 8001

Office use only:
Submission Number: <u>21/12/-</u>
Date Received: <u>1/3/06</u>
File Number: _____

A separate form for each notice of support or opposition is required.

Submitter Details

Name: Jennifer Beveridge

Address: 39 Tuwanga Road
Henderson

Name of agent: (if any) _____

Address for service: (if different) _____

Phone: Business 8367572 Home: 8367572 Fax: 8367572

Submission Details

- Name and number of the Proposed Plan Change: Proposed Plan Change 119/01 Henderson
- My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
To refuse the Plan Change
+ refuse consent to Subdivision
- 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 sheet

A39

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

*Refuse any other changes
The first any sub divisions*

5. Please indicate whether you wish to be heard in support of your submission. Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing. Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed: *J. Brown* Date: *29/3/06*

Address for service of person making submission (state your full postal address)

*39 Teuanga Road
Henderson
Waitakere City*

Telephone number: *936 2572* Fax number: *836 2574*



A40

3)

I strongly object to and oppose any permission to allow any subdivision on the site in question.

My objection is based on the following:

- As there are already 2 separate dwellings, housing two families on a single site, subdividing the property to allow a third dwelling would be overcrowding the space in this bush environment
- The owner of the two existing dwellings is mainly absentee and would not be personally affected by the additional noise and resultant lack of privacy
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- The Waitakere City Council has stood for Ranges protection in the recent past and allowing "death by the thousandth and one cut" is contrary to the Councils image
- The fact that the property owners had illegally (albeit unknowingly) erected their own buildings on ARC Parkland, is no reason to allow a sub division. The land owners should have taken the necessary precautions prior to building on ARC land which was unlawful, rather than seek a land exchange to compensate, which was not permitted at the time and is only now authorised. The council holds no moral responsibility to redress a problem caused by landowners building on ARC parkland by proceeding to change the District Plan to allow a subdivision.

Chief Executive	
Corporate Services	
City Services Nicolle	✓
Consultancy Services	
ECC - WATER	
Strategic Group	
Consent Services	
Field Services	

1 MAR 2006

**Waitakere City District Plan
Submission on a Plan Change to the District Plan**

657511



Waitakere City Council
Te Taihira o Waitakere

Resource Management (Forms) Regulations 1991
(In accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2003)

Send to: The Chief Executive
Waitakere City Council
Private Bag 95109
Henderson
WAITAKERE CITY 1231
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Weipareira Avenue
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8001

Office use only:
Submission Number: <u>21/15/-</u>
Date Received: _____
File Number: _____

A separate form for each notice of support or opposition is required.

Submitter Details

Name: Jan Haine

Address: 40 Turanga Rd, Waiohiorua

Name of agent: (if any) _____

Address for service: (if different) PO Box 21-067, Henderson 1231

Phone: Business: 837 2318 Home: 837 2318 Fax: _____

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan Change 1021 Henderson
- My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
to refuse the plan change
to refuse submission
- 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)
as per attached

*Submission at
35 Turanga Rd*

A42

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

*to refuse plan change
to refuse submission*

5. Please indicate whether you wish to be heard in support of your submission.

Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing.

Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed:

[Handwritten Signature]

Date:

27-02-06

Address for service of person making submission (state your full postal address)

Po Box 21-067, Henderson, Waitakere City 1231

Telephone number:

837 2318

Fax number:

Chief Executive	
Corporate Services	
City Services	
Moselle	
Consultancy Services	
ECO WATER	
Strategic Group	
Consent Services	
Field Services	



A43

3)

I strongly object to and oppose any permission to allow any subdivision on the site in question.

My objection is based on the following:

- As there are already 2 separate dwellings, housing two families on a single site, subdividing the property to allow a third dwelling would be overcrowding the space in this bush environment
- The owner of the two existing dwellings is mainly absentee and would not be personally affected by the additional noise and resultant lack of privacy
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Chief Executive
Corporate Services
City Services
Moselle
Consultancy Services
ECO · WATER
Strategic Group
Consent Services
Field Services

27 FEB 2006

**Waitakere City District Plan
Submission on a Plan Change to the District Plan**



Resource Management (Forms) Regulations 1991

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Send to: The Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY 1231
ATTN: Group Manager
Planning & Community Services

For more information:
Civic Centre, Waipareira Avenue
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8001

Office use only:	657242
Submission Number:	21/2/06
Date Received:	1/3/06
File Number:	

A separate form for each notice of support or opposition is required.

Submitter Details

Name: GEOFFREY STUART WOOD ^{Margaret Anne}
 Address: 34 TURANGA RD ^{and WOOD}
Henderson Waitakere City
 Name of agent: (if any) GEOFFREY STUART WOOD
 Address for service: (if different) _____
 Phone: Business (09) 6310541 Home (09) 8368630 Fax: (09) 8368630

Submission Details

- Name and number of the Proposed Plan Change:
No 21 - 35 Turanga Rd Henderson
- My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
The addition of the rule to the Bush Living Subdivision controls as per the proposed Plan Change
- 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)
We oppose - see the attached submission.

A45

Waitakere City District Plan - Submission on a Plan Change to the District Plan (continued)

4. I/We seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

Refusal of the addition of the rule proposed.

5. Please indicate whether you wish to be heard in support of your submission. Yes No

6. If others make a similar submission, would you be prepared to consider presenting a joint case with them at any hearing. Yes No

Signature of person making submission or Person authorised to sign on behalf of them

Signed: *[Signature]* Date: *21 February 2006*

Address for service of person making submission (state your full postal address)

As before

Telephone number: *(09) 836 8630* Fax number: *(09) 836 8630*



A46

3)

We strongly object to and oppose any permission to allow any subdivision on the site in question.

Our objection is based on the following:

- As there are already 2 separate dwellings, housing two families on a single site, subdividing the property to allow a third dwelling would be overcrowding the space in this bush environment
- The owner of the two existing dwellings is mainly absentee and would not be personally affected by the additional noise and resultant lack of privacy
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A47

Chief Executive	
Corporate Services	
City Services Roselle	✓
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	

Appendix B

PROPOSED CHANGES TO SITE SPECIFIC SUBDIVISION RULE

- Proposed rule as notified

District Plan Section	Chapter	Pg	Reference No	Proposed Plan Change
<u>Subdivision Rules : Bush Living</u>	Subdivision Rules	62	District Plan Rules No: 2	<p>Insert new Rule <u>10.01 Limited Discretionary Activities Specific Site</u></p> <p>(a) <u>A subdivision, which incorporates the total area of the existing site, contained within 35 Turanga Road(Certificate of Title 1887/99)to a total of 2 lots (including the existing lot and a new lot, but excluding the access lot and lots associated with boundary adjustment with ARC Parkland)</u></p> <p>(b) <u>Assessment of Limited Discretionary Activity Applications will be limited to matters of</u></p> <ul style="list-style-type: none"> • <u>The design, scale and location of sites</u> • <u>Provision for landscape treatment</u> • <u>Protection of natural features and native vegetation</u> • <u>The location, design and construction of infrastructure</u> • <u>The design, location, construction, and alignment of driveways:</u> <p>And will be considered in accordance with Assessment Criteria 10(a)-10(aa)</p>

A48

- Proposed revised version, as a result of submissions

1.	<u>Subdivision Rules : Bush Living</u>	Subdivision Rules	Pg 62	District Plan Rules No: 2	<p>Insert new Rule</p> <p>10.01 Limited Discretionary Activities</p> <p>(a) A subdivision, which incorporates the total area of the existing site contained within 35 Turanga Road (Certificate of Title 1887/99) and creates one (1) additional lot to contain a future dwelling. The building platform for the new dwelling will be identified through this application. The subdivision will also include a boundary adjustment between the subject site, and adjacent ARC parkland.</p> <p>(b) Assessment of Limited Discretionary Activity applications will be limited to matters of</p> <ul style="list-style-type: none"> The <i>design</i>, scale and location of <i>sites</i> Provision for landscape treatment and restoration planting Protection of natural features and native vegetation, including the use of protective covenants The location, design and construction of infrastructure The design, location, construction and alignment of driveways The location of the building platform, particularly in relation to effects on protected vegetation. <p>And will be considered in accordance with Assessment Criteria 10(a)-10(aa)</p>
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(and any consequential amendments as required.)

AA9

Appendix C

Traffic Report by Mr Adam Moller

Arbocultural Report by Mr Stephen Bishop

A50

Memorandum

To Carolyn McAiley

From Adam Moller

Date 22 September 2006

Subject 35 Turanga Road

Carolyn,

I have visited Turanga Road and assessed the site access at 35 Turanga Road. The vehicle access to the site is well located with sufficient clear visibility to approaching traffic from both directions along Turanga Road. As such I do not consider there to be any safety issue with the increase in the number of vehicles that would access the site.

In terms of any traffic increase along Turanga Road the traffic generated by an additional residential lot would be in the order of 1 to 2% of the total traffic volume using the road. Turanga Road is a narrow road however it is of adequate width for the traffic volumes it carries. The road is quite safe if used appropriately and any perception that the road is unsafe is in my view a consequence of drivers unlawfully exceeding the safe operating speeds on the road by out-driving their sight/stopping distance. I do not believe the marginal increase in traffic volumes on the wider road network that results from the creation of the additional residential lot will have any measurable impact on the safety of the road network.

Regards,

Adam Moller
Principal Transport Engineer: Design

A51

ARBORIST SPECIALIST REPORT – VEGETATION
WCC, CONSENT SERVICES

TO: Carolyn McAlley – Planner, Policy Implementation, WCC
FROM: Stephen Bishop- Arborist - Consent Services, WCC
DATE: 7th October 2006
PROPOSED ACTIVITY: Proposed Plan Change 21 to enable a site specific subdivision in the bush living environment
SITE ADDRESS: 35 Turanga Road

DISTRICT PLAN ZONING –	Human Environment: Bush Living	Natural Environment: Managed, Protected
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Discussion – Vegetation

As you are aware I have visited the above site and carried out an inspection of the vegetation with regard to the proposed plan change, I have the following comments and observations to make.

The area proposed by the plan change to facilitate the one of subdivision has a mixed natural area zone of Managed and Protected areas, All the land has a human environment zoning of Bush living

The indicated building platform is to be located solely within the Managed natural area. The building platform would utilise an obvious existing partially cleared area of bush. This cleared area is clearly identified in the councils aerial photograph of the site taken in 2000. Revegetation of the site since this historic clearance has been poor with many invasive weed species taking hold.

Environmentally damaging plants (Weeds) observed:

Most prevalent:

Hedychium gardnerianum, Kahili ginger,
Tradescantia fluminensis, wandering Jew,
Lonicera japonica, Japanese honeysuckle,
Jasminum polyanthum, jasmine,
Rubus fruticosus, blackberry,

Present but in limited numbers:

Hydrangea paniculata, hydrangea,
Agapanthus orientalis, aagapanthus,
Prunus campanulata, Taiwan cherry,
Zantedeschia aethiopica, arum lily,
Cotoneaster glaucophylla, cotoneaster,

There is also Allium, onion weed, a garden weed not at present on the environmentally damaging plants list, but which can become widespread and can compromise native regeneration.

The existing native vegetation in the area of the indicated building platform consists of a few small Kanuka trees and tree ferns with some under storey emergence taking place. The following vegetation alteration rules are likely to be infringed should the subdivision be allowed.

2.2 Controlled Activities

(a) any clearance of exotic vegetation and vegetation listed in the Environmentally Damaging Plants Appendix not meeting the standards in Rule 2.1.

(b) any work within the dripline of all native vegetation (except native vegetation described in 2.1 (c).

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2.3 Limited Discretionary Activities

(a) clearance of any native vegetation not meeting the standards in Rule 2.1 and 2.2 provided that the clearance is for the establishment of a building platform, driveway or infrastructure and provided further that cutting and clearance on any site or proposed site does not increase the total cleared area of the net site area to more than 300m².

Or depending on final building platform size

2.4 Discretionary Activities

(a) clearance of native vegetation not meeting the standards in Rules 2.1, 2.2 and 2.3 provided that the clearance is for the establishment of a building platform, driveway or infrastructure and provided further that clearance on any site or proposed site does not increase the total cleared area of the net site area to more than 500m²

Conclusions and Recommendations

The proposed building platform utilises an existing partially cleared area of vegetation and that this area consists mainly of poor native regrowth the predominant species being weeds mainly contained within the environmentally damaging plant appendix. Considering the small amount of native vegetation that would require removal to facilitate the building platform and the overall population of native vegetation within the subject property, it is considered that provided suitable mitigation measures are implemented and controls are put in place at the subdivision stage the effects of the proposal will be no more than minor.

Stephen Bishop
Arborist Consent Services, Waitakere City Council.