

SUMMARY OF SUBMISSIONS SOUGHT ON WAITAKERE CITY COUNCIL DISTRICT PLAN PROPOSED PRIVATE PLAN CHANGE 40 – Pakinui Structure Plan

This is a summary of the submissions received by Auckland Council.
Please refer to the full submission(s) if further detail is required.
10 Submissions, and two Late Submissions, were received.

No.	Name	Address for Service	Relief Sought from Waitakere City Council
40/1	Auckland Regional Council	Auckland Council Private Bag 92 300 Victoria Street West AUCKLAND 1142	<p>That the Council decline the plan change in its entirety or:</p> <ul style="list-style-type: none"> • Amend the structure plan to include rules which implement the ICMP prepared for the Kumeu/Kaipara River Catchment • Amend the private plan change to ensure that where bush planting is required appropriate legal mechanisms are in place to stage the planting, establish management and maintenance provisions which will be secured in perpetuity. • That further landscape and visual assessments are undertaken to understand the potential effects on rural character and where appropriate the plan change is amended to reflect its findings. • Should the landscape and visual assessments find that there would be adverse effects on rural character, the plan change should be deleted in its entirety.

40/2	Waitakere Ranges Protection Society Inc.	C/- John Edgar Waitakere Ranges Protection Society Inc. PO Box 15668 New Lynn AUCKLAND 0640	That the Council decline the plan change in its entirety <ul style="list-style-type: none"> • The plan change will result in adverse affects on the rural character, landscape value and amenity of the foothills. • The plan change will not give effect to the Auckland Regional Policy Statement (ARPS) • The plan change is contrary to the objectives and policies of the District Plan • The structure plan does not have regard to and promote integrated management of the subject land with adjoining land outside the Structure Plan area to the north and west • The potential environmental enhancement benefits to not justify the extent of the subdivision rights proposed • The Plan Change is inconsistent with Part 2 of the RMA
40/3	Stephen Doyle	86a Amreins Road RD2 HENDERSON 0782	That the Council decline the plan change in its entirety or: <ul style="list-style-type: none"> • Revise the number of lots to achieve an equitable balance to all the land owners whilst ensuring that it is still economically viable.
40/4	Mark Struthers and Annette Windsor	245 Birdwood Road Massey AUCKLAND 0614	That the Council decline the plan change in its entirety <ul style="list-style-type: none"> • The Plan Change does not represent sustainable management of the subject land • Is contrary to the objectives and policies of the DP • The structure plan does not have regard to and promote integrated management of the subject land with adjoining land outside the structure plan area to the north and west. • It would result in adverse effects on the rural character, landscape and amenity of the foothills. • It will not give effect to the Auckland Regional Policy Statement (ARPS).
40/5	Shaun Nixon and Roger Nixon	PO BOX 30 3334 North Harbour AUCKLAND 0751	That the Council approve the plan change and provide the potential for <ul style="list-style-type: none"> • 3 lots on 32 Sunnyvale Road rather than 2 as proposed by the notified structure plan. Supporting geotechnical information can be provided.
40/6	Mr and Mrs Bishop	97 McEntee Road Waitakere AUCKLAND 0614	That the Council modify the plan change to exclude the submitter's site so as to ensure that bush protection planting is not required on their site and ensure that: <ul style="list-style-type: none"> • Further traffic assessments are undertaken and improvements employed on the local network.

40/7	Pakinui Development Group	C/- Boffa Miskell PO BOX 91250 Victoria Street West AUCKLAND 1142 Attn: Christine Coste	That the Auckland Council Adopt Proposed Plan Change 40 and incorporate any minor amendments that arise during the course of the plan change hearing to ensure the best possible environment outcomes.
40/8	Ronald Henderson	PO BOX 11877 Ellerslie AUCKLAND 1542	That the Council approve the plan change and provide the potential for: <ul style="list-style-type: none"> • 3 lots on 37 Amreins Road rather than 2 lots as proposed by the notified structure plan. Supporting geotechnical information can be provided.
40/9	James Greenwood (SV Ltd)	PO BOX 36 521 Northcote AUCKLAND 0748	Conditional support for the approval of the plan change is provided on the basis of further information related to traffic and the management of its effects to be incorporated into the District Plan as part of the subdivision process.
40/10	Preserve the Swanson Foothills Society Inc	C/- Jean Berry President C/- 5 Coulter Road Swanson AUCKLAND 0614	That the Council decline the plan change in its entirety <ul style="list-style-type: none"> • The plan change will result in adverse affects on the rural character, landscape value and amenity of the foothills. • The plan change will not give effect to the Auckland Regional Policy Statement (ARPS) • The plan change is contrary to the objectives and policies of the District Plan • The structure plan does not have regard to and promote integrated management of the subject land with adjoining land outside the Structure Plan area to the north and west • The potential environmental enhancement benefits to not justify the extent of the subdivision rights proposed • The Plan Change is inconsistent with Part 2 of the RMA
			LATE SUBMISSIONS
40/11	Alona Covich	4 Frenz Drive Titirangi AUCKLAND 0604	That the Council approve the plan change and provide the potential for: <ul style="list-style-type: none"> • 5 lots on 40 – 44 Sunnyvale Road rather than 0 lots as proposed by the notified structure plan. Supporting geotechnical information can be provided.

40/12	John Luckens	PO BOX 89 Kangarilla SA 5157 AUSTRALIA	<p>I have no 'in principle' objection to the proposed Structure Plan and anticipate the surrounding countryside will be home to many more households over the years. The benefit and amenity of my property to this future community is therefore evident.</p> <p>However, when my property transfers to Council as a conservation park, access to the park will be an important issue. I believe the proposed Structure Plan does not adequately address this matter. There is no access to the proposed conservation park other than from Sunnyvale Road, denying access from the small road to the north, and Amreins Road to the west. Major access from this direction would seem essential in the long term. There are internal subdivision roads providing access to the proposed new allotments (Appendix 3), but all of these allotments about my property to the exclusion of any common access. I suggest this be changed.</p> <p>The proposed Structure Plan provides additional regeneration to the area, presumably to be protected by covenants or other means. However, the Pakanui, now Copedo water course has no proposed revegetation and yet it carries the run-off from clean bushland. It would seem to me that this is a significant oversight and that both the Pakanui and Copedo streams could be revegetated and used as access walkways to the conservation park. The same could be said for the small water course to the north east of the middle of the conservation park.</p> <p>Many of these revegetated and existing vegetated areas could be linked together and surround the riparian strips to protect and enhance these areas. Some of these riparian strips could then be used as public access walkways for access to the more substantial areas of natural bushland, and would also act as corridors for birds. Some parts of this currently vegetated and revegetated land that adjoin the conservation park could be incorporated into this broader scheme, by covenants, management practice and stakeholder interest to enhance the overall amenity. From my experience, this is likely to improve the value of the allotments on offer by providing a more unique development and lead to a better environmental outcome and a more sustainable development.</p> <p>It is suggested that these changes would significantly improve the proposed development and provide a long term benefit to the future community. I would be happy to discuss this further with the proponents or Council. I would also be happy to provide some certainty to the proponents by setting a date of transfer to the Council.</p>
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