

**SUMMARY OF SUBMISSIONS SOUGHT ON  
WAITAKERE DISTRICT PLAN  
PROPOSED PLAN CHANGE 32  
Penihana North**

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

No.	Name	Address for Service	Relief Sought from Auckland Council
32/1	Chris Sherwood	26 Knox Road Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Penihana Western boundary to Christian Rd plus decrease density around railway station.</li> <li>• There are not enough exit points for traffic, s/w Christian and O'Neills Rd. Swanson Rd will have increased density.</li> <li>• The proposed subdivision has not considered the volume or impact on Swanson Rd at Swanson Railway.</li> <li>• No green belt protection for transition from MUL to Waitakere foothills plus Swanson foothills.</li> </ul>
32/2	Colleen Sherwood	26 Knox Road Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Only some lots fronting aitō and accessed directly from a public road.</li> <li>• A greater density in dwelling will not be accommodated in future because of access difficulties.</li> <li>• The proposed subdivision cannot maximise roading connections and must find create new access options to Swanson Railways Stations.</li> <li>• No transition in residential density where development adjoining the foothills environment.</li> </ul>
32/3	Dorothy Ann Malins	PO BOX 95018 Swanson Auckland0653	<ul style="list-style-type: none"> <li>• Siting of proposed secondary road on the south eastern corner of my property</li> <li>• I opposed use of my land without any consideration to my needs.</li> <li>• Direct consultation in relation to above proposed changes.</li> <li>• I support concept in principal but oppose the use of my land without any consideration of my needs</li> </ul>

32/4	Ian Donald McLeod	21 Tram Valley Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Plan change should be deferred and rethought</li> <li>• Lot size should be at least 600m<sup>2</sup>. A opportunity for a buffer between urban and rural exist here.</li> <li>• The proposed lot sizes are far too small at 350m<sup>2</sup>. This will result in a ghetto, on the “wrong side of the tracks”.</li> <li>• The railway line already exists so all we need is the cheap housing. The rural village of Swanson deserves better than this.</li> <li>• Lack of infrastructure, 250 new houses = 500 plus additional cars. No plans for new roading, parking at railway station, school, amenities. Have a look at Swanson when the school comes out! Let’s have a look at the “big picture”.</li> </ul>
32/5	Jeannie McLeod	21 Tram Valley Road Swanson Auckland 0614	<p>That the Council <b>approve</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• We think more discussions should be heard in the public arena.</li> <li>• I have been a resident in Swanson for over 30 years. In that time there has been many changes, from living up a metal road, to a tin shed for a railway station, with a small carpark full of deep pot holes. We now have a first class railway station and surrounding park and play area. We are retired now, and would like to spend our last years in Swanson. I have listened to many expressions of interest in having a retirement village in the area. We thought a part of the Penihana would be suitable for this. It would also give a balance for all the different age group, each age group has a lot to offer each other.</li> </ul>
32/6	Gerd & Beatrix Loos	66 Christian Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Withdraw the plan as it is and create a concept which will reflect the uniqueness of Swanson village as a buffer zone to the Waitakere Ranges.</li> <li>• Regulate type housed and section size not under 1000sqm (classical ¼ acre section). Apply sustainable building</li> <li>• Close to centre of the village a rest home or co-housing project similar to Earthsong in Ranui could be considered.</li> <li>• No road access from Christian Rd.</li> </ul>

32/7	Chris Smith	20 Christian Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Significant increase in the minimum lot sizes proposed and house styles/type appropriate for the character of the Swanson village (no semi detached duplex houses).</li> <li>• Removal of the new primary road link between Christian Road and O'Neills Road from the plan change</li> </ul>
32/8	Keith & Gaye Lunt	26 Swanson Oaks Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Shifting the Urban Air Quality Management Area. Maintain as Living Area 2. We do not support high/medium density urbanisation in this sensitive area of the foothills.</li> <li>• Or the change to the Waitakere District Plan in relation to medium/high density settlement (Plan Change 32).</li> </ul>

<p>32/9</p> <p>Proposed Plan Change 32 – Penihana North Summary of submissions 14 January 2011</p>	<p>Neil Construction Limited</p>	<p>C/ Alan Bradbourne Partners 27 Bush Road Waiatarua Auckland 0604</p>	<p>That the Council <b>approve</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>It is <u>requested</u> that the Council approve Proposed Plan Change 32, subject to the amendments referred below.</li> <li>It is <u>requested</u> that the definition of PENIHANA NORTH be amended as shown below</li> </ul> <p>“PENIHANA NORTH means land shown on the Human environment Maps as Penihana North and to which the relevant rules of the Living environment (Penihana North) and Living 2 Environment (Penihana North) apply, and also is subject to the Penihana North Urban Concept Plan (Appendix XXX)”</p> <ul style="list-style-type: none"> <li>It is <u>requested</u> that the following definitions be added to the District plan, or a similar wording be included; and that any other new word or phrase shown in <i>‘Italics’</i> also be defined.</li> </ul> <p>“PENIHANA NORTH URBAN CONCEPT PLAN” Means the plan titles <i>Penihana North Urban Concept Plan</i> appearing as Appendix (XXX) in the Maps Section and to which the relevant rules apply”</p> <p>“LIVING ENVIRONMENT (PENIHANA NORTH) Means <i>land</i> shown on the <i>Human Environment</i> Maps as <i>Living Environment (Penihana North)</i> and which the relevant Living Environment and Subdivision Rules apply”</p> <p>“LIVING ENVIROMENT (PENIHANA NORTH) Means <i>land</i> shown on the <i>Human Environment</i> Maps as <i>Living 2 Environment (Penihana North)</i> and which the relevant Living Environment and Subdivision Rules apply”</p> <ul style="list-style-type: none"> <li>It is <u>requested</u> that Rules 2.1(vii) and (viii) be amended as follows ( additional words underlined and deleted words shown as ‘strike through’)</li> </ul> <p>“(vii) Dwellings with a minimum 450m2 net unit area and, where there is more than one dwelling on each site, an average of 550m2 net unit area in the Living 2 Environment <del>in</del> (Penihana North), <u>except where the dwelling is in Area A of the Living 2 Environment (Penihana North) of the Penihana North Urban Concept Plan.</u>”</p> <p>“(vii) Dwellings with a minimum 1200m2 net unit area in Area A <u>of the Living 2 Environment (Penihana North) of the Penihana North Urban Concept Plan, or on a site partly located outside Area A having a minimum 1200m2 net unit area.</u>”</p>
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<p>32/9</p> <p>Continued</p>	<p>Neil Construction Limited</p>	<p>C/ Alan Bradbourne Partners</p> <p>27 Bush Road</p> <p>Waiatarua</p> <p>Auckland 0604</p>	<ul style="list-style-type: none"> <li>• It is <u>requested</u> that the words "... and in Penihana North..." be underlined.</li> <li>• It is <u>requested</u> that the following amendments be made <ul style="list-style-type: none"> <li>(a) Reword Criteria J3 as follows (new words underlined and deleted words shown as 'strike through'):</li> </ul> <p style="margin-left: 40px;">“The type of medium density housing provided in <u>the Living Environment</u> (Penihana North) should be predominantly based on the detached houses <u>and/or</u> townhouses and/or semi-detached duplex houses. Higher density types of medium density housing may occur on land within 250m of the Swanson train station, <u>or adjoining or across the road from open space</u>, provided that the predominant tupe of housing in the <u>Living Environment</u> (Penihana North) remains as detached <u>houses and/or</u> townhouses and/or semi-detached duplex houses. <del>Outside of a radius of 250 metres from the Swanson train station the preference is for development to provide detached townhouses.</del></p> <li>(b) Reword Design element J as follows (new words underlined and deleted words shown as 'strike through')</li> <p style="margin-left: 40px;">“The <i>Plan</i> limits the type of development possible within the <i>Living Environment (Penihana North)</i> to medium density housing and <u>indicates</u> <del>establishes</del> a preference as to the type and density of housing possible. This applies within the vicinity of the Swanson railway station. As outlined....”</p> <li>(c) Add the following to Policy 11.53(i); new words underlined:</li> <p style="margin-left: 40px;">“(i) <i>medium density housing</i> within walking distance of the Swanson railways station that has a <i>height</i> of up to two storeys and predominantly comprises detached <u>houses and/or</u> townhouses and/or semi-detached duplex houses.</p> </li></ul>
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<p>32/9</p> <p>Continued</p>	<p>Neil Construction Limited</p>	<p>C/ Alan Bradbourne Partners</p> <p>27 Bush Road</p> <p>Waiatarua</p> <p>Auckland 0604</p>	<p>(d) In the Explanation to Policy 11.53 amend the third paragraph as follows (new words underlined and deleted words shown as 'strike through'):</p> <p>“<i>Penihana North</i> offers a unique opportunity to create new urban development within this ‘greenfields’ location which provides quality <i>medium density housing</i>. This is a response to and recognition of the suitability of this land for more intensive <i>development</i> and the recent ‘double tracking’ of the railway and the upgrading of the railway station for passenger transport. Policy 11.53 <del>states</del> <u>establishes a preference for the type of</u> <i>medium density housing</i> is to be predominantly detached <u>houses and/or</u> semi-detached duplex houses. Some opportunities exist for higher density types of <i>medium density housing</i> within 250 metres of the Swanson train station, provided that the predominant form of housing remains as detached <u>houses and/or</u> semi detached duplex houses.</p> <p>(e) In the part 6 Explanation amend the second paragraph) amend the last sentence as follows (new words underlined and deleted words shown as ‘strike through’):</p> <p>“.....Policy 11.53 <del>states</del> <u>establishes a preference for the type of</u> <i>medium density housing</i> is to be predominantly detached <u>houses and/or</u> townhouses and or semi detached duplex houses,</p> <p>(f) Make similar or further amendments that would provide greater certainty as to the locations of different types of Medium Density Housing within the Living Environment (Penihana North) with higher densities closer to the Swanson railway station and close areas of the open space.</p> <ul style="list-style-type: none"> <li>• It is <u>requested</u> that the above amendments be made, or similar.</li> </ul>
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<p>32/9</p> <p>Continued</p>	<p>Neil Construction Limited</p>	<p>C/ Alan Bradbourne Partners</p> <p>27 Bush Road</p> <p>Waiatarua</p> <p>Auckland 0604</p>	<ul style="list-style-type: none"> <li>It is <u>requested</u> that the following Subdivision Assessment Criteria be included in the proposed Plan Change 32 under Rule 3, Infill Subdivision (new Assessment Criteria 3(xk)), and under Rule 4 , Greenfields Subdivision (new Assessment Criteria 4 (ax)).</li> </ul> <p>“In the <i>Living 2 Environment (Penihana North)</i> the location and design of new sites in the vicinity of the limits of Area A as shown on the <i>Penihana North Urban Concept Plan</i> satisfy the intent of the minimum net site areas while enabling:</p> <ul style="list-style-type: none"> <li>Larger sites (1200m<sup>2</sup>) to be provided extending over the Area A limits as shown on the <i>Penihana North Urban Concept Plan</i>, and</li> <li>Smaller sites (450m<sup>2</sup> with 550m<sup>2</sup> average site area) to be partly located within Area A, provided not more than 100m<sup>2</sup> of these sites is located within the Area A limits.”</li> </ul> <p>Make any consequential amendments, or include other similar amendments that achieve the same outcome as requested.</p> <ul style="list-style-type: none"> <li>It is <u>requested</u> that the description of the amendment to the Planning Map E6 be amended as follows (new wording underlined):</li> </ul> <p>“Changing the identification of Human Environment for the land at Penihana North from Foothills Environment to Living Environment (<u>Penihana North</u>) and Living 2 Environment (Penihana North)” and</p> <p>Make the same amendments to the wording within the “boxes” on the Planning Map attached to the Plan Change.</p>
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32/10	Keith and Gaye Lunt	26 Swanson Oaks Swanson Auckland 0612	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Withdraw the plan change</li> <li>• Increase lot sizes throughout the estate. Decrease housing density</li> <li>• Consider “Eco-village” (such as Earthsong) and/or retirement village with adequate community facilities to suit.</li> <li>• Keep the established trees on southern side of railway line.</li> </ul>
32/11	Preserve the Swanson Foothills Society Inc.	C/- Jean Berry – President 5 Coulter Road Swanson Auckland 0614	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• We seek rejection of the Plan Change in its entirety.</li> <li>• Alternatively, a plan should be developed in consultation with the local community which incorporates lot sizes and design features which support and enhance Swanson’s existing character and mitigate the adverse effects of an urban development on the boundary of the Waitakere Ranges Heritage Area.</li> </ul>
32/12	Vanessa Harsant	36 O’Neills Road Swanson Auckland 0614	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Increase the total lot area size to at least 600m2</li> </ul>
32/13	Frank and Ann Huysdens	28 O’Neills Road Swanson Auckland 0614	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Land size for each dwelling not to be less than 800m2</li> <li>• Consideration for an over bridge to the train station to connect the subdivision with the train station and shops.</li> <li>• Green areas with planting, walkways and parks for children</li> <li>• Executive type dwelling built with high quality building materials.</li> </ul>
32/14	Robert Lane	56 Sapperton Drive Henderson Auckland 0612	That the Council <b>approve</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• That the Council approve Plan Change 32 as notified.</li> </ul>

32/15	Donald and Gaylene Crockett	885 Swanson Road Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>To reject Plan Change 32 in its entirety or alternatively consult with all interested community parties to develop Penihana North in a way that supports and retains the rural village, not urban, character the people of Swanson chose to live here for and to preserve the Waitakere Ranges Foothills, something we must do for ourselves and future generations. A retirement village close to a transport mode would be an appropriate and worthy asset to the village lifestyle.</li> </ul>
32/16	John McEvoy and Rachel McEvoy	1106 Scenic Drive North Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>Reduce the amount of and numbers of people and cars by reducing the numbers of sections i.e bigger sections.</li> </ul>
32/17	Chris and Shirley Furneaux	69 Coulter Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>Reject the Plan Change 32 in its entirety.</li> </ul> <p><b>Alternatively</b></p> <ul style="list-style-type: none"> <li>We would support the development of an alternative plan, in consultation with representatives of interested parties in the community. This should be developed to reflect the concerns of the community with design features which will enhance the special rural character of Swanson and reflect the Waitakere Ranges Heritage Area and adjacent foothills.</li> <li>We support the concept of a Retirement Village</li> <li>We support a safe cycleway</li> <li>We support the addition of appropriate recreational areas for the health and well being of the new community</li> <li>We would like to see minimum standards design criteria established to effectively counteract the noise and vibration issues that inevitably arise from proximity to the railway line.</li> </ul>

32/18	Jean Berry	5 Coulter Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• I seek that the Council declines and rejects the Plan Change in its entirety.</li> </ul> <p><b>Alternatively</b>, a plan should be developed in consultation with representatives of all interested community parties which incorporates lot sizes and design features that support and enhance Swanson's existing character and mitigate the adverse effects of an urban development on the boundary of the Waitakere Ranges Heritage Area. In particular, the residential lot size should be a minimum of 1000m2, with larger sections in the proposed Living 2 area. Consideration should also be given to incorporating a retirement village into the plan which would allow for smaller sections closer to the railway station.</p> <ul style="list-style-type: none"> <li>• A walkway/bund and/or cycle path along the railway line from Swanson Station towards Henderson. The bund could assist with noise and reduce the visual intrusion of trains.</li> <li>• An over bridge to connect to Swanson near the station</li> <li>• A retirement village (permissible under the Proposed Plan Change 32) within the subdivided area adjacent to the new road with access to Swanson via an over bridge.</li> <li>• Re-open the O'Neills Rd railways crossing. This would save the cost of the traffic light requirement on the North Candia/Swanson Roads.</li> <li>• Ensure that there is a covenant or other restrictions on each lot such that <u>only one dwelling</u> can ever be constructed per lot and of a high standard.</li> </ul>
32/19	Paul Frederick Robinson	57 Christian Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• I seek rejection of the plan changes in its entirety.</li> </ul>
32/20	Emma Eyton and Nicholaus Bensemenn	14B O'Neills Road Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• We would like to see these sections; the Living Environment and Living 2 Environment made larger to at least 700m2</li> <li>• We feel this would keep the rural feeling and not over populate the Swanson community</li> </ul>

32/21	NZ Transport Agency (NZTA)	Auckland Regional Agency Level 11, HSBC Office 1 Queen Street Private Bag 106 602 Auckland 1142	<p>That the Council <b>approve</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• The NZTA is in support of the application and would like the Council to make reference to the matters listed below</li> </ul> <p><b>Background to the NZTA’s submission</b></p> <ul style="list-style-type: none"> <li>• The NZTA is the Crown entity responsible for the management, construction and maintenance of New Zealand’s State Highway network</li> <li>• The NZTA’s statutory objective under the Land Transport Management Act 2003 (LTMA) is to “undertake its functions in a way that contributes to an affordable, integrated, safe, responsive and sustainable land transport system”.</li> </ul> <p><b>Issues of particular relevance to the NZTA</b></p> <ul style="list-style-type: none"> <li>• Without limiting the generality of the above, the particular issues of relevance to the NZTA are as follows: <ul style="list-style-type: none"> <li>▪ Improving the effectiveness of the public transport is outlined in the NZTA’s Statement of Intent (2010-2013) and National Land Transport Programme (2009-2012). The NZTA considers that the Plan Change will improve the effectiveness of public transport as it encourages intensified residential development in Penihana North which is located in close vicinity to Swanson Rail Station.</li> </ul> </li> </ul> <p><b>The NZTA seeks that the consent authority considers the following:</b></p> <ul style="list-style-type: none"> <li>▪ That Council make reference to the matters raised above.</li> </ul>
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32/22	Graeme and Rose Bensemann	1234 Scenic Drive North Swanson Auckland 0604	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Size of sections being far too small. The dwellings are being built of no more density than one dwelling for every 350square meters of net site area.</li> <li>• We feel that 350 square meters is far too small a section to attract an attractive style of housing that is required to enhance our beautiful area. It had been noted that the homes backing onto the Ranui railway are built on 650 (or thereabouts) square metre sections which as can be noted is also extremely small for a decent size home and a section/garden area.</li> <li>• The smaller and cheaper type homes suggested for this Penihana subdivision will tend to attract a very dense and different class of neighbourhood that is sort after for the Swanson village.</li> <li>• The other homes for this area on O'Neills Road are sold with very strict covenants restricting the residents to keep their homes and sections in an upper class state – We daresay that this will not be upheld in any densely populated housing as shown on Neil Housing planning.</li> <li>• We are aware that majority of home owners, including ourselves, in the Swanson area have purchased here simply because of the “village atmosphere” that is offered here by the Waitakere Ranges. By changing the zoning of Swanson from that of rural to urban status has upset the entire village because of the addition of these proposed cheap, dense housing will overpopulate Swanson. On one side we will still have our rural Swanson with children and horses, our walkways etc, teamed with addition of noisy cars, motorbikes causing dangers for children, old folk and animals.</li> <li>• <b>We wholeheartedly disagree with this proposal and vote for the proposal to be squashed.</b></li> </ul>
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<p>32/23</p>	<p>New Zealand Railways Corporation (KiwiRail)</p>	<p>Level 6 Wellington Railway Station Bunny Street PO BOX 593 Wellington 6140</p>	<p>That the Council <b>approve</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>Submission 1 – <u>Insert</u> (as part of the new explanation in Part 6.1.1 Theme One: Urban Consolidation and Managing growth Pressures) of the District plan and <u>additional</u> paragraph which states: <p><i>“<u>By ensuring that the development of Penihana North recognises the operation of significant rail transport infrastructure adjacent to the site by requiring that development meets adequate noise and vibration performance measures to ensure reasonable levels of internal and external amenity for noise sensitive activities</u>”</i> or similar.</p> </li> <li>Submission 2 – Insert a new section J6 into Design element J Penihana North which states: <p><i>“<u>Development should take into account the location and proximity of the railways corridor in terms of building design for internal and external noise environments; including layout and orientation, the use and location of glazing and outdoors amenity areas (including balconies)</u>”</i> or similar</p> </li> <li>Submission 3 – The Proposed Plan Change contains a proposal to amend Rule 4 Greenfield Subdivision by adding new assessment criteria in: <p><i>4 (aw) In Penihana North, the extent to which:</i> <i>iv. the design of sites and roads in the Living environment (Penihana North) support the integration of land use and transport in proximity to the Swanson Railway Station.</i></p> </li> <li>Submission 4 – In addition to the above clause, the subdivision design assessment criteria should also be supplemented to ensure that the development criteria promotes the provision of lots which provide the opportunity to ‘internalise’ amenity where they are located close to the railways corridor. <p>This submission seeks therefore to insert a new Clause in <u>Design Element B: Block size and lot type</u> and <u>B3</u> as follows:</p> <p><i><u>Lots which, where they are likely to be exposed to operational effects (noise and vibration) from the railway corridor, are designed to maximize opportunities to achieve reasonable levels of on-site acoustic amenity”</u></i> or similar.</p> </li> <li>Submission 5 – There does not appear to be a requirement within the proposed Plan Change to provide fencing to the railway corridor to discourage trespass.</li> </ul>
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<p>32/23  Continued</p>	<p>New Zealand Railways Corporation (KiwiRail)</p>	<p>Level 6 Wellington Railway Station Bunny Street PO BOX 593 Wellington 6140</p>	<p>The lot layout in the proposed subdivision should provide:</p> <p><i><u>Lots which, where they are likely to be exposed to operational effects (noise and vibration) from the railway corridor, are designed to maximize opportunities to achieve reasonable levels of on-site acoustic amenity</u></i>” or similar.</p> <ul style="list-style-type: none"> <li>Submission 5 – There does not appear to be a requirement within the proposed Plan Change to provide fencing to the railway corridor to discourage trespass. To ensure that no inadvertent trespass occurs it is submitted that the following be <u>added</u> to Rule 4 Greenfield Development by adding to 4(a) In Penihana north, the extent to which:</li> </ul> <p>The design of sites and roads in the Living Environment (Penihana North) support the integration of land use and transport in proximity to the Swanson Railway Station <i><u>and the location, and operational requirements, of the railway corridor are adequately recognised and provided for.</u></i></p> <p>We would also seek that the Proposed Plan Change provide for <u>development immediately adjacent to the railway corridor to be provided with robust fencing between 1.5m – 1.8metres high.</u></p>
<p>32/24</p>	<p>Sun Jun Lee</p>	<p>20 Tram Valley Road Swanson Auckland 0614</p>	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>Significant increase in the proposed minimum lot sizes to suit “Rural Village”</li> <li>Removal of the proposed road between Christian Road and O’Neills Road</li> </ul>

32/25	Jennifer Catherine Jenkin	38 Christian Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <p>I request a change to the proposal</p> <ul style="list-style-type: none"> <li>• The minimum section size in the 'Living Environment' should be two or three times larger than the proposed size.</li> <li>• The minimum size of larger lots in the Living Environment 2 should be 1200 sq metres.</li> <li>• There needs to be a better connection to the Swanson village. This could include pedestrian access to connect to the shopping area. The O'Neills Road crossing could be used again as access for cars.</li> <li>• There needs to be more open space within this block. The proposed Natural Areas are not large enough to balance the high density of housing in this subdivision.</li> </ul> <p>I would request the Council takes a moderate view with this planned subdivision and allows for more open space and large sections. Once this plan goes ahead it will be irreversible, and the character of the Swanson area and the Foothills will be changes for ever.</p>
32/26	Thomas Michael Jenkin	38 Christian Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <p>I would like to see:</p> <ul style="list-style-type: none"> <li>• Significant increase in section size.</li> <li>• Acknowledgement of the sensitive location of the subdivision in the foothills of the Waitakeres, adjacent to the Waitakere Ranges Heritage Area.</li> <li>• Improved access to link the community to the village</li> </ul>
32/27	Dr Robin Youngson	26 Christian Road Swanson Auckland 0614	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• A new pedestrian/cycle route from centre of Penihana to Swanson Oaks should be a mandatory feature of the development, combined with a "village centre" in Penihana close by (see attached sheet).</li> </ul>
32/28	John Pauling	31 O'Neills Road Swanson Auckland 0614	<p>That the Council <b>approve</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>• Council to approve Plan Change 32 as notified.</li> </ul>

32/29	Des Taylor	2A Christian Road Swanson Auckland 0614	That the Council <b>approve</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Council approve Plan Change 32 as notified.</li> </ul>
32/30	Philip and Annette Rice	26 O'Neills Road Swanson Auckland 0614	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Suggest that section sizes start at no smaller than 600 square metres and graduate to larger – (maybe a retirement village close to Railway station )</li> <li>• Allow core green spaces</li> <li>• Build on earth bund and maybe a cycleway next to railway line</li> <li>• Do not repeat Ranui type housing in Swanson.</li> </ul>
32/31	Watercare Services Ltd	2 Nuffield Street Newmarket Auckland 1023	That the Council either <b>decline or approve</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Watercare Services Ltd (“Watercare”) neither support nor oppose the Proposed Plan Change No.32 – Penihana North – to the Waitakere City District Plan. Watercare wish to make some comments related to the matter of the reticulation of water and wastewater.</li> </ul> <p>Watercare’s Concern: to clarify that Watercare has no plans or available funding to reticulate the Penihana North development for wastewater or water supply. Watercare has a neutral view on any parts of the proposal.</p>
32/32	Rosalie Yozin	PO BOX 95041 Swanson Auckland 0653	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Adhere to the wishes of the Swanson community who have for 10 years battled with Council for Council to respect a development of Penihana to fit in with Swanson’s rural character which means respectable lot size for a decent back yard for families and single people.</li> </ul>
			<b>LATE SUBMISSIONS</b>
32/33	Nicola Robertson and Albert Waru	1 Patsy O'Hara Place Swanson Auckland 0612	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• We oppose Waitakere City District Plan Change 32 – Penihana North in its entirety</li> </ul>

32/34	Vivien Burgess	24 Swanson Oaks Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <ul style="list-style-type: none"> <li>To remove Living Environment zoning (and associated medium density housing) from the Penihana North land ie. Allow Living Environment 2 zoning with lots minimum average size of 550m2 and a minimum size of 450m2 as more in keeping with residential features of Swanson village already in existence.</li> </ul>
32/35	Joanne Christine Strother	745 Swanson Road Swanson Auckland 0612	<p>That the Council <b>decline</b> the plan change in its entirety:</p> <p>I would like to see the landowners step out of the square and if at all possible develop this Penihana North Land themselves along with the Community's involvement especially in the drawing up of a new Concept Plan. We have a history over the development of this land that goes back at least 10 years – mostly battle and I think it's time to unite together and build together an extension of this beautiful Community where we can with a bit of give and take have a win-win situation.</p> <p>I would like to see a Hospital and Resthome facility, such as St Margarets' Hospital and Resthome in Beach Road Te Atatu Peninsula, and stand alone housing with ample room for parking and play on this land. Having worked in resthome facilities I am very aware of the shortage of beds for our aging population and know that reasonable urban development (ie increased lot size in particular) can co-exist amicably. This would also impact the social structure of our existing character, amenities and environment in a positive rather than negative way.</p> <p>I'd like to see Swanson remain as a 'buffer zone' between high density urban development in Ranui and the Foothills of the Waitakere Ranges which is part of the Waitakere Ranges Heritage Area.</p> <p>I do not think that having a 'Transport Node' in Swanson constitutes being the 'driver' for medium density housing development as it is known that only a small percentage of population use our existing transport system because it has a long way to go to be adequate. (I know from personal experience).</p> <p>It has been suggested by members of the Swanson Community that a cycleway would be considered favourable along the railways corridor from the Swanson Railway station. I see this as a good addition to the Community social structure.</p>

32/36	Nicholas James Irwin Hunt	1/4 Christian Road Swanson Auckland 0614	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Keep plans for roads, walkways, parks, natural areas.</li> <li>• Delete plans for small section</li> <li>• Study section style and size surrounding Swanson and copy the best, bringing in new eco-technology</li> <li>• Allow space for charity organisation building for the needy.</li> </ul>
32/37	CDL Land (NZ) Ltd	Metro Planning Ltd PO BOX 4013 Shortland Street Auckland 1140	That the Council <b>approve</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• Endorsing and implementing the proposed plan change in the form and density proposed.</li> <li>• Consider using the same format with adjustment and amendments to suit the companies land at 7 Christian Road, Swanson</li> </ul>
32/38	Tim Oldham and Theresa Woodland	731 Swanson Road Swanson Auckland 0612	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• For the Council to amend the concept plan, and take greater control over the layout of streets and reserve to create a more natural and human friendly environment. Also greater control over materials and landscaping is required.</li> </ul>
32/39	Catherine MacKenzie – Simpson & Michael Simpson	41 Coulter Road Swanson Auckland 0614	That the Council <b>decline</b> the plan change in its entirety: <ul style="list-style-type: none"> <li>• We oppose and seek rejection of the Plan Change 32 in its entirety.</li> </ul>