

Appendix A

COPY OF SUBMISSIONS

Rcd 28/2/06

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

657509



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: <u>21/16/-</u> |
| Date Received: _____ |
| File Number: _____ |

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

Submitter Details

Name: ANE + DON ALEXANDER

Address: 43 Turanga Rd
Waikanae

Name of agent: (if any) _____

Address for service: (if different) _____

Phone: Business: _____ Home: (09) 8374621 Fax: _____

Submission Details

- Name and number of the Proposed Plan Change:
21 35 Turanga Rd Waikanae
- My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)
57 (see objection)
- 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)
Oppose any amendments based on the attachment.

~~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)

No amendment to the District Plan

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: 23/2/06

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

Telephone number (09) 8374621 Fax number: _____

A3



Objection for Amendment 21 to the District Plan
35 Turanga Road Waiatarua

My objections are: Recently the Waitakere Protection Society raised funds To obtain one of the already existing sections in Turanga Road to stop further Development in this area. A portion of the monies raised came from Turanga Road Residents. They also endeavoured to buy a second section but were unable to secure the funds needed in time for a sale to proceed.

Turanga Road has already a number of undeveloped sections available, which if ever Developed will add to an already populated road.

Currently the road useage on both Turanga Road and Mountain Road are reaching their peak useage.

The proposal is being made by an absentee owner, who already has two dwellings tenanted out on the current site and would develop the site further for greater gain. The gain would be made at the expense of the current Turanga Road residents.

I understand this District Plan amendment is being considered on the basis of a historical Boundary mistake having being made by the current or previous landowner. Should Turanga Road residents have to pay the price for this?

Save the ranges for future generations. No more amendements please. The quality of the area needs preservation not more cuts into the existing environment.

As a long time resident I have seen many changes and not all of them for the better.
NOW IS THE TIME TO STOP FURTHER DEVELOPMENT.

| | |
|--------------------|-------------------------------------|
| Chief Executive | |
| Corporate Services | |
| City Services | <input checked="" type="checkbox"/> |
| Community Services | |
| WATER | |
| Public Group | |
| Public Services | |
| Public Services | |

signed:



JANE ALEXANDER
- Pt

43 Turanga Rd.

Waiatarua.

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



WAITAKERE CITY COUNCIL

Resource Management (Forms) Regulations 1991
(In accordance with Regulation 5 and Form 5 of the Resource Management (Forms Fees and Procedures) Regulations 2005)

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) 838 8001

| | |
|--------------------|-------------|
| Office use only: | 28 FEB 2006 |
| Submission Number: | 21/8/- |
| Date Received: | 1/3/06 |
| File Number: | |

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

Submitter Details

Name: DENNIS LODGE-OSBORN

Address: 16 TURANGA RD WAIATARUA
HENDERSON

Name of agent: (if any)

Address for service: (if different)

Phone: Business: _____ Home: 8374637 Fax: _____

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan change number 21 - Subdivision at 35
- My submission relates to these specific provisions of the Proposed Plan Change: Tatanga Rd Henderson
(continue on a separate sheet if necessary)
To refuse the Plan Change and 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)
I object to any subdivision on the above site. The subdivision would prob. require removal of ^{significant} native Bush. Turanga Road is a very narrow road & is already overcrowded. I understood that subdivision was not allowed in normal sized lots. The Waitakere City Council has said it wants to protect the ranges from further subdivision.

A5

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)

That no subdivision be approved.

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: D. J. O'Leary Date: 25 Feb 06

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

16 Turoanga Rd
Waiatarua Henderson

Telephone number: 8374637 Fax number: _____

| | |
|--------------------------|-------------------------------------|
| Chief Executive | <input type="checkbox"/> |
| Community Services | <input type="checkbox"/> |
| City Services Koselle | <input checked="" type="checkbox"/> |
| Consultancy Services | <input type="checkbox"/> |
| EGG - WATER | <input type="checkbox"/> |
| Strategic Group | <input type="checkbox"/> |
| Consent Services | <input type="checkbox"/> |
| Field Services | <input type="checkbox"/> |
| | <input type="checkbox"/> |



- 1 MAR 2006



Auckland
Regional Council
TE RAUHITANGA TAIAO

21/13/-

28 February 2006

The Group Manager: Planning and Community Services
Waitakere City Council
Private Bag 93109
Henderson
Waitakere City

657510 Pitt Street

Private Bag 92 012, Auckland
New Zealand
DX CP 28 008 Pitt St
Telephone +64 9 366 2000
Facsimile +64 9 366 2155
www.arc.govt.nz

Dear Sir/Madam

File Ref D352-02-09

**Auckland Regional Council's Submission to Proposed Plan Change
21 to the Waitakere City District Plan**

Please find enclosed the Auckland Regional Council's submission on Proposed Plan Change 21 to the Waitakere City District Plan, which was originally sent by fax.

If you wish to discuss any aspect of this submission, please don't hesitate to contact me on (09) 366 2000 extn 8559.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Debbie Wingate'.

Debbie Wingate
Strategic Policy Analyst



Auckland
Regional Council
TE RAUHITANGA TAIAO

**NOTICE OF SUBMISSION TO PROPOSED PLAN CHANGE 21 TO THE
WAITAKERE CITY DISTRICT PLAN, UNDER CLAUSE 6 OF THE FIRST
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Chief Executive
Waitakere City Council
Private Bag 93109
Henderson
Waitakere City

FROM: General Manager, Regulatory Services
Auckland Regional Council
Private Bag 92 012
Auckland

21 Pitt Street
Private Bag 92 612, Auckland
New Zealand
DX CP 28 808 Pitt St
Telephone +64 9 366 2000
Facsimile +64 9 366 2155
www.arc.govt.nz

File Ref D362-02-09

**The Auckland Regional Council (ARC) makes this submission on
proposed Plan Change 21 to the Waitakere City District Plan:**

Due to the unique history surrounding this site, the Auckland Regional Council makes this submission in general support of the intent of Proposed Plan Change 21, however the proposed amendment to the rules, as notified, is not supported.

Plan Change 21 provides for subdivision that would otherwise be prohibited in the Bush Living Environment of the Waitakere City District Plan. As such, great care must be taken to avoid setting a precedent that would encourage others to pursue subdivision within the Waitakere Ranges by way of the plan change process. Rule 10.01 as proposed, provides for any two-lot subdivision of the site (excluding the boundary relocation with the Waitakere Ranges Regional Park and the access lot), and as such is considered too broad.

Rule 10.01 should be amended to reflect the existing rules of the Bush Living Environment, restricting development to the Managed Natural Area (a large portion of the site is within the Protected Natural Area). Greater detail of an acceptable subdivision proposal should also be included in the rule (eg. minimum lot sizes, defined building platforms), achieving certainty as to the scope and design of development that the plan change facilitates. In this regard, it may be appropriate to include details of the proposed boundary relocation. Subdivision in accordance with Rule 10.01 should also be dependent on the existing bush on the property (that will remain in private ownership) being protected by way of a covenant.

It is considered inappropriate to limit Council's discretion in relation to assessing the eventual subdivision. Current case law has determined that in assessing Limited Discretionary activities, consent authorities cannot consider the matters outlined in section 104 of the Resource Management Act and are limited to the matters specified in the district plan. Consistent with the current approach to subdivision in the Bush Living Environment, Rule 10.01 should be amended such that the proposal facilitated by the plan change is a discretionary activity, allowing Council to assess the proposed subdivision against any relevant matter.

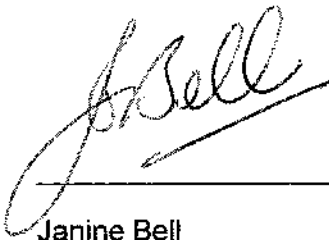
The amendments sought above would assist in reflecting the unique history of this site and proposal; the objectives and policies of the District Plan (particularly in relation to recognising the outstanding landscape qualities of the area) and the intent of the proposed Waitakere Ranges Heritage Area Bill.

The Regional Council's submission would be met by:

Rule 10.01 being amended to address the above concerns.

The Regional Council wishes to be heard in support of this submission.

Signed for and on behalf of the
AUCKLAND REGIONAL COUNCIL



Janine Bell
General Manager - Regulatory Services

Dated on the 27th day of February 2006.

Address for Contact:
H D Jarvis
Group Manager - Policy Implementation
Auckland Regional Council
Private Bag 92 012
Auckland

| | |
|-----------------------|-------------------------------------|
| Chief Executive | |
| Corporate Services | |
| City Services Moselle | <input checked="" type="checkbox"/> |
| Consultancy Services | |
| ECO - WATER | |
| Strategic Group | |
| Consent Services | |
| Field Services | |
| | |

A9

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, Waiparira Avenue
Henderson
Telephone (09) 839 0400
Facsimile (09) 836 8001

| |
|----------------------------|
| Office use only: |
| Submission Number: 21/10/- |
| Date Received: 1/3/06 |
| File Number: |

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

Submitter Details

Name: MAUD LODGE-OSBOARN

Address: 16 TURANGA RD. - WAHATARUA - HENDERSON

Name of agent: (if any)

Address for service: (if different)

Phone: Business: / Home: (09) 8374637 Fax: /

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan Change N^o 21, Subdivisions at 35 Turanga 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 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)
Object to any subdivisions on the above site. It would require removal of significant native bush. Turanga Rd is a very narrow road and is already overcrowded. As far as I know subdivision was not allowed in normal sized lots. The Council is adamant to protect the Waitakere Ranges from subdivisions and further cutting of bush.

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

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

That no subdivision is approved

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: *David Lodge OBE* Date: *25/2/06*

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

*16 Turanga Rd
Henderson*

Telephone number: *8374637* Fax number: */*

| | |
|--------------------------|-------------------------------------|
| Chief Executive | |
| Corporate Services | |
| City Services Rosello | <input checked="" type="checkbox"/> |
| Consultancy Services | |
| ECO - WATER | |
| Strategic Group | |
| Consent Services | |
| Field Services | |



K&A before spm 28/2/06

**MARTELLI McKEGG
WELLS & CORMACK**
Lawyers

21/14/-

657512

28 February 2006

Ref: D A Towle

BY URGENT COURIER

The Group Manager
Planning and Community Services
Waitakere City Council
Civic Centre
6 Waipareira Avenue
WAITAKERE CITY



SUBMISSION ON PROPOSED PLAN CHANGE 21

We act for Edgar Arthur and Marcia Alice Palmer.

Please find **enclosed** submission in opposition to proposed plan change 21.

MARTELLI McKEGG WELLS & CORMACK

Craig Orton
Senior Solicitor
DDI: (09) 300 7622
Email: cjo@martellimckegg.co.nz
Fax: (09) 309 4112

encl

A MEMBER OF THE MERITAS GROUP

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: _____ |
| Date Received: _____ |
| File Number: _____ |

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

Submitter Details

| | | | |
|-------------------------------------|--|---------|--------------------|
| Name: | Edgar Arthur PALMER and Marcia Alice PALMER | | |
| Address: | 51 Turanga Road, Henderson, Waitakere City | | |
| Name of agent: (if any) | Martelli McKeeg Wells Cornack, Lawyers Attn: Craig Orton | | |
| Address for service: (if different) | P O Box 5745, Auckland. | | |
| Phone: | Business: (09) 300 7622 | Home: - | Fax: (09) 309 4112 |

Submission Details

1. Name and number of the Proposed Plan Change:

Proposed Plan Change 21

2. My submission relates to these specific provisions of the Proposed Plan Change:
(continue on a separate sheet if necessary)

Entire proposed plan change

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)

See attached.

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

That the Council decline the entire ^{proposed} plan change.

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: Craig Orton Date: 28 February 2006

C Orton on behalf of E A & M A Palmer

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

Martelli McKeeg Wells Cormack, Lawyers

P O Box 5745

AUCKLAND

Attention: C Orton

Telephone number: (09) 300 7622 Fax number: (09) 309 4112

MY SUBMISSION IS THAT:

We oppose all of proposed plan change 21.

The proposed change will allow and contemplates a subdivision of the property at 35 Turanga Road (Certificate of Title 1887/99) ("**the property**") ("**the contemplated subdivision**") which will have an adverse effect on:

1. The environment;
2. The amenity of the land;
3. The landscape.

A large part of the property is currently covered in native bush. This bush is the habitat of a substantial amount of native and non-native birds, insects and other animals. Subdivision of the site will have an adverse effect on the environment, the bush and these animals.

The area currently has a relaxed bush living character. The contemplated subdivision by: clearing bush; adversely altering the landscape and providing for further building on the property, will detract from this. The contemplated subdivision will also greatly detract from the amenity of the environment.

The property has irregular and in places very steep sloping contours and any run off from the property/development will adversely effect watercourses in the area some of which flow into the Opanuku Stream.

Part Two of the Resource Management Act 1991

The proposed plan change and contemplated subdivision are contrary to sections 5, 6 and 7 of the Resource Management Act 1991 and do not:

1. promote the sustainable management of the environment.
2. provide for the protection of outstanding nature features and landscapes from inappropriate subdivision, use and development.
3. maintain and enhance the amenity value of the environment.
4. maintain and enhance the quality of the environment.

| |
|--------------------|
| Chief Executive |
| Corporate Services |
| City Services |
| Community Services |
| COO - WATER |
| Ecological Group |
| Consent Services |
| Field Services |
| |
| |

27 FEB 2006



Waitakere City Council
Te Kaitiaki o Waitākere

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)

657240

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) 836 0400
Facsimile (09) 836 8001

| |
|----------------------------------|
| Office use only: |
| Submission Number: <u>21/41-</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: SCOTT HUNTER

Address: 17 WIRANGA ROAD WAIATAPUA

Name of agent: (if any) -

Address for service: (if different) -

Phone: Business: 021 304660 Home: 837 0799 Fax: _____

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan Change No 21, Subdivision at
- My submission relates to these specific provisions of the Proposed Plan Change: 35 Wiranga Road Henderson
(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)
I OBJECT TO THE PROPOSAL TO SUBDIVIDE NO 35 WIRANGA ROAD ON THE FOLLOWING GROUNDS:
THE PROPERTY HAS ALREADY 2 DWELLINGS ON THE ONE SITE - A THIRD WOULD LEAD TO OVER CROWDING & DESTROY THE BUSH NATURE OF THE AREA.
THERE ARE ALREADY EXISTING UNDEVELOPED PROPERTIES IN THE AREA, NOT YET OVERCROWD - THERE IS NO NEED TO GRAM EXTRA BUILDINGS INTO EXISTING PROPERTIES.

A16

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

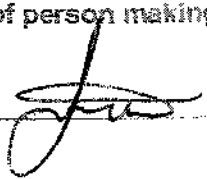
4. ~~Can~~ seek the following decision from Council: (Give precise details of the changes to the Plan change that would satisfy your submission)

REVERSAL OF THE PROPOSED SUBDIVISION OF NO. 35 TURANGA RD.
IN TOTAL.

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:

24 FEB 2006.

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

SCOTT HUNTER
17 TURANGA ROAD WAIATAPUWA
WAITAKERE CITY

Telephone number:

837 0799 / 021 304 660

Fax number:

-

| | |
|--------------------------|-------------------------------------|
| Chief Executive | |
| Corporate Services | |
| City Services Moselle | <input checked="" type="checkbox"/> |
| Consultancy Services | |
| ECO - WATER | |
| Strategic Group | |
| Consent Services | |
| Field Services | |

AM

27 FEB 2006

**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: | 657241 |
| Submission Number: | 21/21 |
| Date Received: | 17/3/06 |
| File Number: | |

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

Submitter Details

Name: Jenni Hunter

Address: 17 Turanga Road
Waatarua

Name of agent: (if any) —

Address for service: (if different) —

Phone: Business: 021 624 373 Home: 09 837 0799 Fax: —

Submission Details

- Name and number of the Proposed Plan Change:
Proposed Plan Change No. 21, Subdivision at 35
- My submission relates to those specific provisions of the Proposed Plan Change: Turanga Rd
(continue on a separate sheet if necessary) Henderson.

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)

I am strongly opposed to and object to any permission
being given to sub-divide the site at # 35 Turanga Road.

My objections are as follows (on the attached sheet)

A18

Waikare 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 permission to sub-divide the site at 35
Turanga Road & of any plan changes required
to allow this action.

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 Hunter Date: 24.02.2006

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

Jenni Hunter
17 Turanga Road
Waiaatarua

Telephone number 021 624 373 / 837 0799 Fax number: ---

| | |
|--------------------------|-------------------------------------|
| Chief Executive | |
| Corporate Services | |
| City Services Moselle | <input checked="" type="checkbox"/> |
| Consultancy Services | |
| ECO - WATER | |
| Strategic Group | |
| Consent Services | |
| Field Services | |
| | |



A19

3, continued.

Subdivision of properties in this street is in conflict with the nature and character of the area. There are quite sufficient bustling sub-divided streets within Waitakere for those who choose to live in such. We in Turanga Road have carefully selected a quiet, bush-clad area and to attempt to change that over the objections of existing residents is unkind at best.

Traffic flow on this road is already on the higher side of what is safe and comfortable for residents, their children and pets. To add further traffic - and to a driveway which is already poorly placed for safety & for visibility - is not sensible.

The owner of the property in question has already put an illegal dwelling on the property and I am appalled that the council would even consider rewarding such behaviour by legitimising the existing ^{additional} dwelling & encouraging more, which will be to the financial benefit of this absentee owner, without experiencing any personal inconvenience such as will be experienced by neighbours & others living in the street from building activities & increased population pressure.

In order to build on this site, further deforestation would be required, compounded by an increase in water run off, sewage, air & noise pollution etc.

To allow sub-division within the ranges themselves is hardly in keeping with the council's professed commitment to protecting the ranges within an alleged 'eco-city'. If applications such as this are approved, the words 'travesty' & 'hypocritical' spring unequivocally to mind. This would certainly not be a community service, but a community disservice.

27 FEB 2006



Waitakere City District Plan

Submission on a Plan Change to the District Plan

657248 Waitakere City Council
Te Kaitiaki Takekōwhiri

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: | 2111- |
| Date Received: | 1/3/06 |
| File Number: | |

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

Submitter Details

Name: Or Jessica Beever

Address: 17 Ambury Avenue, Royal Oak, Auckland 3

Name of agent: (if any) _____

Address for service: (if different) _____

Phone: Business: 574-4175 Home: 625-4615 Fax: 574-4101

Submission Details

- Name and number of the Proposed Plan Change: Proposed Plan Change No 21
To enable a site specific subdivision in the Bush Living Environment
- My submission relates to these specific provisions of the Proposed Plan Change:
 (continue on a separate sheet if necessary)
The entire 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)
see attached

A21

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 the Plan Change

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. U.A. Yes No

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

Signed: Janina E. Beever Date: 23.2.06

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

17 Ambury Avenue
Royal Oak
Auckland 3

Telephone number: 625-4615 Fax number: 574-4101



A22

Submission from JE Beever on proposed Plan Change 21

3. My submission is that:

In 1924 my great-grandfather, Wesley Spragg, subdivided his property on the ridge of the Waitakere Ranges. He donated the bush area as a park for the citizens of Auckland - the magnificent kauri forest remnant, known as Spragg Bush, which is now part of the Waitakere Ranges Regional Parkland. At the same time, Wesley had the surrounding land subdivided for public sale, and Turanga Road was surveyed and built to service the subdivision. The subject of the present proposed Plan Change, No 35 Turanga Road, is Lot 84 of the original subdivision. As comparison with photos from the 1920's show, Turanga Road has managed to retain its essential character into the 21st Century, as a narrow, winding bush-lined road, albeit now tar-sealed.

I oppose the Proposed Plan Change in its entirety because further sub-division creates extra traffic hazards for this small community. The driveway of 35 Turanga Road joins the road close to a particularly hazardous right angle bend, with restricted visibility. In addition, further subdivision may result in pressure on the council to undertake mitigating action, such as widening Turanga Road, which would further degrade and urbanise the area. I have no doubt Wesley would approve of the current zoning, Bush Living, which reflects Waitakere City Council's efforts to maintain the special nature of the Turanga Estate.

The fact that the proposed Plan Change aims to reinstate an approval granted by Council in 1988, but which subsequently lapsed, is not justification for its introduction nearly 20 years later.

Yesterday the Waitakere Ranges Heritage Area Bill passed its first reading in the House. The Waitakere City Council is a major supporter of this ground-breaking piece of social and environmental legislation. The appropriate action for Council is thus to respect the spirit of the Bill, and to reject Proposed Plan Change No 21, which is but one more of the 'thousand cuts'.

| | |
|----------------------|--|
| 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
(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: 21/3/- |
| Date Received: 1/3/06 |
| File Number: |

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

657239

Submitter Details

Name: Susan Petersen
 Address: 38 Turanga Rd
 Waatarua, Auckland
 Name of agent: (if any) n/a
 Address for service: (if different) same
 Phone: Business: n/a Home: (09) 836 8326 Fax: n/a

Submission Details

- Name and number of the Proposed Plan Change:
 PROPOSED PLAN CHANGE # 21 Subdivision @ 35 Turanga Rd
- My submission relates to these specific provisions of the Proposed Plan Change:
 (continue on a separate sheet if necessary)
 To refuse plan change as well as
 refuse consent to subdivide
- 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

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

denial of subdivision application

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: 23/02/06

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

38 Turanga Rd
Waiafara
Auckland

Telephone number: 09 836 8326 Fax number: n/a

| | |
|--------------------------|-------------------------------------|
| Chief Executive | |
| Corporate Services | |
| City Services Moselle | <input checked="" type="checkbox"/> |
| Consultancy Services | |
| ECO - WATER | |
| Strategic Group | |
| Consent Services | |
| Field Services | |



A25

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.