



FEEDBACK FROM THE BIRKENHEAD RESIDENTS ASSOCIATION REGARDING THE DRAFT UNITARY PLAN

Introduction

The Birkenhead Residents' Association is proud to represent the community of Birkenhead and promote the retention and enhancement of its unique spirit and character.

We gratefully acknowledge the opportunity to provide feedback on this proposed plan.

Our association's core principles are founded on community, environment and heritage, and our submission is from that perspective.

Generally, Birkenhead Residents' Association supports the aims of the Draft Unitary Plan, including urban design, planned intensification of affordable housing and matching social and physical infrastructure development, balanced by what our city values – environment, heritage and character.

We too want Auckland to be the world's most liveable city!

We strongly believe that being the world's most liveable city means being the BEST city anywhere in the world. New Zealand has always been a nation of migrants or descendants of migrants, and all migrants have chosen to live here rather than their home country, as what is on offer here is better. We must be true to that tradition, it is a cornerstone of our society and the essence of our nation. This Unitary Plan can be a vehicle to ensure that fundamental Kiwi characteristic is upheld in our city.

Individuals in our city have been encouraged to provide feedback to the Draft Unitary Plan, and whilst we endorse that, we are concerned that multiple individual opinions do not necessarily equate to community feedback. Feedback from the Birkenhead Residents' Association is *Community Feedback*, in that what we propose may not be optimal for each individual, but we believe it delivers the best for the whole group.

Our feedback is divided into the following sections:

- A. Key Areas of Concern: Issues and significant areas of concern
- B. Areas where we agree with the proposed plan *noting there is more detail on areas we support in the third section
- C. Feedback relating to specific sections on the Plan - suggested improvements, comments or requested changes referenced against the Unitary Plan paragraph numbers.

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A. KEY AREAS OF CONCERN

BUILDING CONTROLS

- § We believe that most Aucklanders want to see both the *natural* and *built* heritage protected for the benefit of our future generations.
- § We agree there should be housing choice and well designed appropriate housing in the inner city, but the suburbs chronicle our history and cultural development. Elements should be preserved where ever possible as part of a heritage walk / cycle / open space continuum.
- § We value what we have and are concerned that the unique character and intactness of the each suburb will gradually be eroded by inappropriate development under the Auckland Plan.
- § Auckland has a unique opportunity to be a showcase for New Zealand as a thriving economic powerhouse, while still retaining and protecting its beautiful high quality environment.

<u><i>Issues summary:</i></u>	<u><i>Comments</i></u>
We have concerns about the proposed height of buildings in Highbury Village and on Onewa Rd. Developments built to those heights should only be allowed when protection for surrounding properties has been assured.	Protection of sun access in mid winter for 2 hours either side of midday should be an overriding factor in all developments.
Staged introduction of high-density zones.	Only allow high-density development as/when infrastructure is planned and will be in place and where sufficient public transport is available.
We would like the retention of minimum parking requirements for commercial town centre buildings (depending on use – there may be some exceptions)	Minimum parking provisions should also include safe, covered, lockable parking for motor scooters, cycles.
The proposed minimum apartment size is too small for a quality living space.	We support previous North Shore Council's minimum requirements of 40m ²
High density housing should be allowable only with strong quality design requirements – e.g. in Birkenhead: heritage and character appropriate; complemented with green space / trees.	Council to consider how each community becomes involved in defining "quality" design for their area. This should not be left to a Council Officer alone who may not completely understand or value the character of the area. A high level of community consultation is essential.
Building star ratings – not only for larger developments.	High quality buildings should be a feature of all development, not just 5+ residence developments
Progressive noise limits need to be introduced.	By definition increased housing intensification means increased neighbour proximity. Noise limits need to be lowered to reflect this, and the reduced levels should

	be phased to allow building design to contribute to achieving progressively quieter living spaces.
Encourage water tanks, grey water use, rain gardens, etc	Council to actively encourage improvement of housing eco-features: eg water tanks for gardens, grey water tanks and so on, to reduce pressure on water, storm water and wastewater systems.
Developments must be of superior quality to what was previously on the land they occupy.	It is difficult to define rules regarding what should be retained and what can be replaced, however as a rule of thumb, no buildings should be demolished unless they are to make way for development which is objectively-assessed as being of higher quality.

ENVIRONMENT CONTROLS

<u>Issues summary:</u>	<u>Comments</u>
Retain protection of the road across Little Shoal Bay as a reserve.	The status of this road is highly valued in our community, and we are always anxious, at any time a plan or change is enacted, that this status may be forgotten. The road between Council Tce and Maritime Tce should retain its reserve status.
Heritage – we are concerned that the definitions used are too limited.	Extend the character protection to specific commercial buildings in Highbury Village and recognise elsewhere as well that heritage/ character is not a synonym for 'old' - some '60's and 70's architecture has unique character or represents the work of significant architects which may be recognised as heritage in time, but only if we preserve them now. Once they're gone, they're gone forever.
Want continued protection of Le Roys Bush and other reserves	Carry forward the protection provided in the past by Residential Bush Protection zoning without interruption. Increase and enhance SEA, Coastal and Tree Protection overlays to protect trees and native bush, water quality, erosion etc around the reserve boundaries. Ensure that there is no cost to neighbouring owners. Provide support to control pest plants and animals.
SEAs: Many land owners bought in Birkenhead because of the native bush. Council needs to protect land owners' rights to enjoy, use and maintain their environment in bush protection zones and protect the neighbourhood from developers who would want to remove Birkenhead's and other areas' precious urban bush.	The key is to allow an environment to be protected so that residents can preserve their neighbourhood but without incurring costs when they are making positive contributions to the environment. Consideration should be given to allowing paths, seating etc where the impact on the ecology and neighbouring properties is insignificant and is not close to the boundary.
Encourage property owners to protect trees, native bush (flora and fauna). Incentives could include:	Council should progressively introduce incentives and funding based on property development contributions and increased rates take to provide support to property owners who covenant bush covered sections of their property. It should also provide incentives for property

<ul style="list-style-type: none">• Support for pest plant and animal control• Advice and support for restoration planting• Rates relief for covenanting	<p>owners to remove pest plants and control pest animals on their properties.</p> <p>The protection of trees and native bush provides benefits for the community and public good in terms of air quality, natural beauty, protection of reserve margins, erosion control, biodiversity, etc .</p>
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LIVEABILITY

<u>Issues summary:</u>	<u>Comments</u>
<p>NOISE</p> <p>Road noise – better noise protection eg Harbour Bridge noise, motorway, main roads</p> <p>Improved controls on noise from boats and harbour structures – including engine volume and clanking of moving components on moored boats, floating docks etc</p> <p>Stricter noise control.</p> <p>Building Design – make soundproofing a part of the requirement.</p>	<p>NZ's ageing population has a reduced tolerance to background noise (aka the 'Cocktail Party Syndrome') and all Aucklanders will have less tolerance for loud noise as density increases (eg drums or other loud music restrictions).</p> <p>Achieve road noise reduction by using improved roading surface technology and reflective or absorptive finishes to surrounding structures. This should be accompanied by strong noise emission controls for vehicles and equipment.</p> <p>Noise control will need stricter enforcement as density increases – quite simply more people will be effected by any particular loud noise. The definition of acceptable noise levels will need progressive reduction over time.</p> <p>Building standards will require high levels of compliance to soundproofing targets, as neighbours become closer in high density areas.</p>
<p>BUILDING QUALITY</p> <p>Design quality control should be mandatory</p> <p>No exemptions should be approved from conditions without public notification.</p>	<p>Council to consider how each community becomes more involved in defining "quality" design for their area. This should not be left to a Council Officer who may not fully understand or value the character of the area.</p>
<p>RESOURCE CONSENT REPORTING ON AN OPEN GOVERNMENT BASIS</p> <p>Given that the Plan proposes that there will be a lower number of publically notified resource consent applications, greater visibility is required of those which are accepted without notification.</p> <p>Implement more open quality and performance controls and statistical reporting (automatically generated by in-house systems) on a monthly basis to Council and CCO officers and also to elected</p>	<p>Information to include</p> <ul style="list-style-type: none"> • Number and type of applications and decisions made by various criteria and areas • Number of checks made on building quality, adherence to conditions and quality requirements, complaints from stakeholders – summarized by area, category, outcome. • Other statistical reporting of planning and other approval processes that will help provide reassurance to the public that the system is running fairly and transparently.

representatives, residents groups and the public about the effectiveness of operational processes and monitoring	Underpin this with a core principle in the Council and its CCOs of open government information. This to be applied so that the public has easy access from libraries or homes to Council information unless there is a clear privacy or confidentiality issue involved.
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APPLICATION PROCESSES, MONITORING and OPEN INFORMATION

Over recent years and in the current plan, there is emphasis on removing public notification. A reason often cited for this is the cost of notification and processing.

However the reduction in notification has been a benefit to powerful lobbyists and to the detriment of communities which cannot afford expensive legal and other experts. This needs to be reversed.

The level of notification proposed in the Unitary Plan is too low to provide for a healthy level of democratic engagement and transparent governance. The level of discretion allowed to council officers is in many cases too laissez-faire. However on the other hand procedures for notification of variations need to be faster and more cost effective than traditional paper based methods of notification. Streamlined electronic procedures could be notified to all registered individuals and groups who subscribe to a specified areas of interest. This would reduce the need for advertising in newspapers and by post. It would provide for a greater level of community engagement in planning processes without delaying application times.

In addition, council planning officers should collaborate with community based organisations in drawing up plans to ensure a greater degree of buy-in and to use the expertise of local people. Some preliminary work in this area in the East Coast Bays and Coatesville has shown that planners can achieve considerable savings in time and benefits from using residents' expert knowledge. This approach should be used in a staged approach in each local board area to implement the re-zoning components of the Unitary Plan. The changes should be introduced in conjunction with community groups and the Local Board as part of the implementation of a local area plan.

The Council should also implement methods to ensure a greater degree of community consultation, notification and open information in a format that is easy for the average person to monitor in amongst their busy daily lives.

- § All applications and their decisions should be provided in a monthly summary format to which any board member, association or member of the public can subscribe.
- § All notifiable applications should be made available in machine readable format on web sites to which the public can subscribe.
- Information to include
 - § Number and type of applications and decisions made by various criteria and areas
 - § Number of checks made on building quality, adherence to conditions and quality requirements, complaints from stakeholders – summarized by area, category, outcome.
 - § Other statistical reporting of planning and other approval processes that will help provide reassurance to the public that the system is running fairly and transparently.
- Greater use should be made of websites where applicants and the public can provide evidence, before and after photographs, information etc for:
 - § Identifying heritage items worthy of preservation
 - § Reporting concerns about vandalism, accidental and natural damage and other issues

Where information is recorded for archival purposes, it should be made available digitally by Council

For example in the item on the Chelsea Precinct:

Photographic and other recordings, should be made prior to work commencing and/or after work has been completed. This information should be deposited with the Birkenhead Library archives – this info should also be made available digitally through Auckland Council archives unless privacy or sensitivity reasons preclude.

WHERE WE LIVE

Council is focused on high density, compact housing as the primary means of supporting growth for Auckland; however we'd like Council to consider alternatives, such as further extending its 'satellite city' approach as part of its future planning through the Unitary Plan. Consideration of extra brownfields sites within Auckland as suitable for residential intensification is also required.

Brownfield Sites:

Local to our area is the Wairau valley, which has declined in recent times due to a commercial shift to Albany. Parts of this light industrial area are already undergoing change and could become intensification/expansion zones for their neighbouring residential suburbs, with the potential for easy access to the main North Shore transport corridor. We believe the Wairau valley is one key to North Shore intensification.

At the moment it is zoned industrial which is not appropriate. Mixed use business/commercial/residential is the answer with wide streets, well spaced tower blocks with commercial podiums on the first two or three levels.

The beauty of the Wairau valley is that it is large and flat, next to the main transport corridor and in addition new development would not offend existing residential uses. Residential uses would have easy access to the Fred Thomas Park which should be redesignated for a wider range of recreational uses. It could also provide a good cycle/walk way between Wairau Valley and the areas around Northcote Central, AUT and Akorangi Drive.

Satellite Cities:

With a high speed rail link (which would not necessarily cost more than the current roading plans) there is potential to develop Helensville and appropriate locations north to Kaipara Flats to the west of Warkworth, Pukekohe and appropriate locations south to Huntly into thriving satellite communities within rail commuting distance of Auckland.

Council should also lobby central government on the need to implement regional development assistance and residential intensification programmes in other towns and cities in New Zealand. Telecommunications and other infrastructure advances mean that business can spread more evenly across New Zealand rather than concentrate in Auckland, and people can have 'city' jobs in towns.

B. POSITIVES or AREAS WE LIKE IN THE PLAN

<u>Area:</u>	<u>Comments</u>
Support moves to control smoking in all public areas to avoid the risk of storm water and harbour pollution and of grass and bush fires.	
Agree with mangrove removal policy as proposed in Unitary Plan.	
Support easy removal of pacific oysters.	Encourage provision to minimize regeneration of invasive pacific oysters.
Agree with undergrounding requirements for new developments.	Also encourage undergrounding of power and communications in existing areas – especially those with view shafts.
Agree with star rating requirements for new developments.	Star rating should, over time, apply to all new housing and commercial property, and conversion of existing homes be encouraged (e.g. through resource consent process simplification)
Pre 1944 demolition overlay; heritage character overlay in Birkenhead to be retained	
General concept of SEA, tree protection and coastal overlays	

Note: other areas of the plan we agree with are shown in the following section.

C. REQUESTED CHANGES OR ADDITIONS

The following references the relevant section number of the Unitary Plan. Our feedback is in the following form:

- § We have highlighted things we'd like Council to **ADD** or **AMEND** to the policy/rules; specific words to be added are in **bold type**
- § we have noted what **we support**, highlighted blue
- § further feedback and notes are in *italics* for consideration.
- § Section numbers with requested changes or feedback shown are **highlighted** as are the headings to each Part

USING THE SECTION REFERENCES FROM THE TABLE OF CONTENTS OF THE UNITARY PLAN – WITH NOTES AND COMMENTARY ADDED

Part 1 Introduction

1.11.2 Other monitoring

PLEASE ADD:

In addition the Council will monitor the effectiveness, appropriateness and quality of the implementation of its planning and the operational monitoring of approvals by ensuring that all approval systems have built-in audit and control systems and that the principles of open government are applied to all processes and operations.

These audit and control systems will ensure that robust, transparent and democratic processes are in place to, for example:

- Spot-audit without fear or favour the correctness of decisions being made by Council and CCO officers and contractors
- Report in a timely manner by zone, overlay, precinct, area by each office
 - the number and type of applications made (reports would be published at the time of application)
 - the number and type of decisions given under the various categories (eg P, D, C, etc)
 - the level of the officer making the approval and who peer-reviewed the proposal and the manager that signed it off
 - the category of process that any notifications went through
 - the number of consent conditions monitored and the outcome of the monitoring under the appropriate categories
 - relevant issues relating to costs, time taken to process, and other criteria
 - the number of objections, complaints, contact centre calls etc taken in relation to relevant categories

- the number of breaches that occur – such as stormwater and sewage overflow events; variations from approvals
- the number of calls/emails etc to Council and CCO contact centres; by call type, call issue topic (identifying what planning issue may be relevant to the call type), caller's geographical area, area impacted by issue, department to which issue escalated; time to response; time to resolution; resolution type.
- The number of meetings held with public bodies, business, private organisations, voluntary groups, lobbyists (eg Property Council), by organization type and issue type.

EXPLANATION: The adoption of open-government principles and transparent audit and control systems will provide an overview of operational activities, without revealing any sensitive personal or commercial data.

It will help:

- Ensure that the public at large, elected representatives and stakeholders have a clear understanding of the functioning and effectiveness of its governmental processes across the region on an area by area basis – this will assist in developing participatory democracy.
- Provide the public with a reassurance that Council and CCO policies, processes and operations are transparent, fair, robust and subject to scrutiny
- Protect council staff from any implications of lack of balance, impartiality or fairness by showing that their decisions and consultation are free from undue influence from lobbyists, developers, etc

SCENARIOS:

- Avoid recurrence of issues such as where
 - the Property Council lobbied the Auckland Council to reverse a policy decision without public notification
 - external planning contractors approved the demolition of heritage properties or the erection of “unsympathetic” buildings without public consultation or proper oversight
 - council officers approved a boarding house application without notification even though it didn't fully comply.

As part of this approach the Auckland Council and its CCOs should implement a strategy and relevant policies to make Open and Machine Readable the New Default for Council and CCO Information.

The Australian and US Governments have recently adopted measures to introduce a greater degree of open government. Although the NZ Government has not yet done so, with the introduction of the new “supercity” and its new administrative systems, it is timely that the Auckland Council should do so.

BACKGROUND TO U.S. GOVERNMENT APPROACH:

[http://www.whitehouse.gov/the-press-office/2013/05/09/executive-order-making-open-and-machine-readable-new-default-government-](http://www.whitehouse.gov/the-press-office/2013/05/09/executive-order-making-open-and-machine-readable-new-default-government)

Some excerpts:

General Principles. Openness in government strengthens our democracy, promotes the delivery of efficient and effective services to the public, and contributes to economic growth. As one vital benefit of open government, making information resources easy to find, accessible, and usable can fuel entrepreneurship, innovation, and scientific discovery that improves Americans' lives and contributes significantly to job creation.

To promote continued job growth, Government efficiency, and the social good that can be gained from opening Government data to the public, the default state of new and modernized Government information resources shall be open and machine readable. Government information shall be managed as an asset throughout its life cycle to promote interoperability and openness, and, wherever possible and legally permissible, to ensure that data are released to the public in ways that make the data easy to find, accessible, and usable. In making this the new default state, executive departments and agencies (agencies) shall ensure that they safeguard individual privacy, confidentiality, and national security.

[...]

(d) Nothing in this order shall compel or authorize the disclosure of privileged information, law enforcement information, national security information, personal information, or information the disclosure of which is prohibited by law.

Part 2 Regional Policy Statement

2.1 Issues of regional significance

2.1.3 Protecting our historic heritage, historic character and natural heritage

We agree that most Aucklanders want to see both the natural and built heritage protected for the benefit of our future generations. In Birkenhead we value what previous generations have preserved for us, but we are concerned that the unique character of our area will gradually be eroded by inappropriate development, so what we pass on to future generations will be depleted because of our mistakes.

2.2 Enabling quality urban growth

2.2.2 A quality built environment

Agree with section, however note that point 8 should relate to ALL new development and not just 5+ unit developments.

2.2.6 Public open space and recreation facilities .

6. This accessibility point needs to explicitly include or provide as a further example, that such developments also should be accessible by foot from areas of residential intensification. By definition housing intensification means less open space 'at home', so more communal space needs to be provided in the neighbourhood. (As the North Shore was developed in the age of the car, we are under supplied with small local parks compared to older areas of the city.)

2.2.1 Providing for growth in a quality compact urban form

Policies

ADD:

Concentrate urban activities ... **along existing transport links (esp rail) with adequate capacity for growth in capacity**

Foster growth only as demand arises – and ensure that development doesn't cherry pick prime areas while diminishing others (eg don't allow 6 storey buildings at the top of a south sloping area leaving the lower slopes without winter sun)

2. Increase the density of residential development in neighbourhoods **ADD**

f. **where shading effects or other detrimental effects on existing or downstream homes will not arise**

3. Provide for and encourage residential intensification within and around centres while ensuring that:

ADD

g. the quality of existing homes and facilities is not degraded or compromised

Under Explanation **ADD**

A compact urban form delivers a range of benefits by: ...

protecting core environmental values such as air quality, water quality and biodiversity **and access to sunlight**

2.2.2 A quality built environment SUPPORT QUALITY DEVELOPMENT

UNDER The policy approach is to encourage development that integrates all these aspects of quality.

ADD TO: The policy approach is to encourage **and manage** development that integrates all these aspects of quality.

UNDER OBJECTIVE **ADD TO**

1. A quality and sustainable built environment that:

f. maximises a high quality environment in terms of low noise and air pollution and access to fresh air, sunlight and natural light

g. minimises the risk of activities and structures that diminish mental, social and social wellbeing

UNDER Policies **AMEND**

8. Require **all** new developments **or significant alterations to existing buildings whether residential**, office and industrial buildings to incorporate best practice sustainable design and encourage all other developments to incorporate the elements of sustainable design such as:

a. energy efficiency

b. renewable energy generation and distribution

c. waste minimisation

d. water sensitive design to maximise water re-use and reduce stormwater runoff

e. access to sunlight and natural light and fresh air.

Implementation of these provisions may be deferred for single dwelling homes where a plan for retrofitting within 5 years is required. [EXPLANATION – all developments should aim to address sustainability – however low income families may be permitted to defer this investment]

2.2.3 Supply of urban land SUPPORT APPROPRIATE INTENSIFICATION SYMPATHETIC TO COMMUNITY AND LOCATED TO MINIMISE TRANSPORT SOLUTIONS – BUT AVOIDING DISLOCATION OF COMMUNITIES

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ADD to: Objectives

5. Development minimises load on transport infrastructure by locating near existing railway lines and ferry or bus routes with capacity to service growth in commuting and recreational traffic load

ADD to: Policies

6. Require the provision or upgrading of significant infrastructure to be co-ordinated with the structure and sequencing of growth and development, and planned and funded prior to the approval of an activity and/or development. **New developments will be aligned with the potential for provision of public transport via rail, ferry or bus.**

Explanation

Locations for growth are focussed on intensification within the existing metropolitan urban area, satellite towns and those rural and coastal villages with good infrastructure and accessibility **and which are on viable rail or other public transport routes.** These are the most appropriate locations for growth as:

infrastructure can be used efficiently

the load on regional roads is diminished

new housing is within easy reach of food producing farms.

[...]

2.2.6 Public open space and recreation facilities **SUPPORT IMPROVED SPACE AND FACILITIES TO SUPPORT INCREASES IN POPULATION**

SUPPORT with the following amendments

ADD to:

Objectives

A high-quality network of public open spaces and recreation facilities that meets the needs of the diverse communities of Auckland **and supports habitats for native flora and fauna biodiversity (including migratory concepts such as North-West Wildlink).**

ADD to:

Policies

e. are in locations accessible to users e.g. clusters of recreation facilities close to public transport **and neighbourhood facilities are fairly distributed within walking/cycling distance of all homes.**

ADD to:

2.2.7 Social infrastructure **SUPPORT ATTENTION TO SOCIAL AND COMMUNITY NEEDS FOLLOWING THE 4 PILLARS APPROACH**

SUPPORT with the following amendments

Introduction

community networks – eg neighbourhood watch, Civil Defence CRPs, citizens advice, clubs, residents associations, flaxroots groups

ADD TO: Policies

ADD TO: 2. Provide Auckland with sufficient social infrastructure to meet the needs of its growing population by:

c. broadband and internet access and other facilities to support e-democracy and social networking that complement personal communications

ADD TO: 4. Improve connections between social infrastructure and public transport, cycling and walking networks including access for prams, pushchairs, wheelchairs and mobility scooters.

ADD TO: 5. Require social infrastructure that:

f. encourages and is developed through community engagement with a “flax-roots” or Community Led Development approach.

2.3 Enabling economic well-being

2.3.3 Transport –

Policies

Broadly agree with this section, noting:

- *Objectives:* An additional environmental objective should be added for the Transport System. **ADD: A world class city should have a world class environmental scoring for its transport system.**
- *9.b. Noise mitigation should not only apply to new roads, but also to existing roads with increased usage based on a new designation of ‘Corridor*
- *13.a. Services also need to be relevant to usage. Eg If people are to bus rather than drive to the shops, then buses need to have means of carrying shopping.*
- **ADD f. improved facilities for low energy low volume vehicles including motor scooters and electric bikes**

2.4 Protecting our historic heritage, historic character and natural heritage

GENERAL NOTE: Aucklanders have lost confidence in heritage decision making. The Unitary Plan and its operational implementation should allow for better, more consultative and more transparent processes for protecting historic and natural heritage. Demolition by neglect or vandalism should be prevented in the same way that any other form of antisocial treatment of property or natural resources should be prevented.

2.4.1 Historic heritage and 2.4.2 Historic character

SUPPORT protections and retention of heritage character – AND request **all demolition or significant change to be notifiable**

2.4.3 Natural heritage **SUPPORT SEA'S AND OTHER OVERLAYS DESIGNED TO PROTECT AND MANAGE NATURAL HERITAGE**

SUPPORT with the following additions

General: the sections relating to SEAs indicate that the only protections required are for biodiversity. However there will frequently be amenity, visual and lifestyle issues involved. For example in SEAs around bush reserves, neighbours and reserve users may wish to preserve the visual amenity of the vegetation. Therefore provision should be made for SEAs to also address this eg similar to the Waitakere provision eg
“3. Development in SEAs recognises and is sympathetic to the qualities, character and natural features of the area and the visual amenities of the SEA.”

2.4.3.3 Trees and vegetation

ADD TO: Objectives

2. The contribution of trees and vegetation to cultural and natural heritage values, ecosystem services, soil conservation, water quality, **air quality, noise reduction**, the avoidance and mitigation of natural hazards, the maintenance of indigenous biodiversity, and the distinct character of Auckland is recognised.

ADD TO: Policies a. Standalone criteria:

vi. visual or environmental mitigation. A tree or group of trees provide a significant screening of environmental eyesores, noise or other pollution

2.4.3.4 Biodiversity **SUPPORT**

ADD TO: Introduction

Healthy and functioning ecosystems also contribute to improved water **and air** quality, soil conservation and carbon sinks, as well as providing opportunities for our recreation, economic, and cultural use.

Coastal and marine ecosystems are subject to change, damage or destruction from inappropriate subdivision, use and development, as well as **rubbish, pollution, pest species** and natural processes. The quality of the coastal environment is fundamentally determined by the presence of a diversity of ecosystems and by their ability to function as biological systems. This underlies the life-supporting capacity of the CMA.

Policies

ADD TO: Identifying areas

f. Accessibility: the area is a significant example of biodiversity features that is more easily accessible to residents, students and tourists – reducing pressure on more sensitive examples of similar features

ADD TO: 9. Allow property owners reasonable use and enjoyment of their land through the:
f. control of pest plants and animals

g. through the provision of appropriate pathways and fencing in accordance with Council policies and standards that allow access for pest control and do not impinge significantly on environmental, ecological or scenic values for reserves or neighbouring properties

ADD TO: 11. Avoid the clearance or damage of areas of significant indigenous biodiversity by:

- a. using any existing cleared areas on the site to accommodate new development in the first instance
- b. minimising the loss of native vegetation by retaining all native vegetation within SEAs except where loss is unavoidable to create a single building platform per site for a dwelling or for access and car parking **or for tracks within bush to permit pedestrian access for pest control and to minimise damage to native vegetation when walking through the vegetation**

[...]

g. ensuring that no single or cumulative discharge of contaminated runoff occurs in ecologically sensitive areas – including but not limited to, swimming pool discharge, washing down of roof, paint, concrete or other building materials likely to impact native fauna or flora.

ADD TO: Protecting and enhancing indigenous biodiversity

12. Protect and enhance biodiversity when undertaking new use and development by:

- a. using transferable development rights to protect SEAs
 - b. requiring legal protection, ecological restoration and active management techniques to mitigate or offset adverse effects on indigenous biodiversity
 - c. linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.
- d. undertaking pest plant control and appropriate native restoration planting and maintenance in accordance with Council policies and standards to mitigate or offset any clearance required for housing or related structures

2.6 Sustainably managing our natural resources

ADD: Controls to minimize the risk of forest fires – eg control cigarette smoking in forest and bush reserves except with written permission of the owner

Control disposal of cigarette butts to avoid risk of fire and risk of contamination of water

2.6.1 Air SUPPORT STRONGER AIR QUALITY CONTROLS

2.6.3 Freshwater SUPPORT STRONGER WATER QUALITY CONTROLS

Policies

Sediment runoff

ADD TO item 7 b: **Ensure that sediment loss control mechanisms are monitored and maintained regularly until the source of sediment discharge is completely controlled**

Urban stormwater and wastewater

ADD to 9.:

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g. prioritising rain gardens and other measures to control the water temperature and quality of street and other runoff – particularly where it flows into streams that are the habitat for native fauna

h. requiring any discharge containing hazardous substances (eg from swimming pools, roof cleaning, concrete placement, car and other cleaning processes) to be processed through satisfactory techniques to avoid any discharge of into streams and waterways

SUPPORT: re “Many of the most threatened plant species are herbs and shrubs adapted to disturbed, wetland or shrubland environments. They are often found in areas that appear degraded with little evident biodiversity value, and particularly vulnerable to loss through development.

- Each year an estimated 9km of permanent stream length are lost through consented development. Further significant lengths of both permanent and non-permanent stream (intermittent and ephemeral) are also lost through development occurring as permitted activities. This loss reduces habitat, degrades ecological values and contributes to the decline in native fish populations.”

SUPPORT actions to address these issues

- 2.7 Sustainably managing our coastal environment **SUPPORT**
- 2.8 Sustainably managing our rural environment **SUPPORT**
- 2.9 Responding to climate change **SUPPORT**

Part 3 Regional and district objectives and policies

3.1 Auckland-wide objectives and policies

3.1.1 Infrastructure

3.1.1.1 Network utilities, energy and transportation

SUPPORT the policy to require undergrounding

ADD TO: *Undergrounding of infrastructure in urban areas*

6. Require new overhead electricity and telecommunications lines to be located underground in urban areas unless:

- a. there are technical or physical reasons which make undergrounding impractical**
- b. there will be greater adverse effects on the environment through undergrounding the lines**
- c. there are significant economic reasons.**

ADD: power and communications line providers should work with Council to develop a prioritised plan to share the costs of undergrounding existing lines and new developments fairly between the line providers, developers, council and property owners.

ADD TO: Road network

e. provides improved facilities, prioritisation and safety for walking, cycling, prams/puschairs and other active transport

9. *This section should acknowledge the role of the road network in encouraging alternatives to car use. ("Contributing" is not strong enough.) Pedestrian, cyclist and public transport prioritization needs to be designed into all parts of our road infrastructure.*

Parking, loading and access

We do not agree with the removal of minimum parking requirements in town and local centres.

We do agree with the proposed policy and approach in the city centre

3.1.1.3 Use of designations within the road corridor

Retain the reserve designation of the road through Little Shoal Bay

3.1.3 Natural resources SEE ALSO RELEVANT COMMENTS IN PART 2 – ITEMS RAISED THERE HAVE NOT BEEN REPEATED IN PART 3.

3.1.3.1 Agrichemicals

AMEND AS FOLLOWS:

e. proactively implementing alternatives to agrichemicals for amenity pest control (eg on kerb edges and footpaths)

f. proactively considering alternatives to the use of agrichemicals for **ecological plant and animal protection .**

3.1.3.6 Flooding – **SUPPORT** DAYLIGHTING OF FLOODWATER SYSTEMS (to promote native fish and other native fauna) and GREATER USE OF RAIN GARDENS and other pollution and velocity controls (to keep stream waters clean and suitable for native fish)

3.1.3.8 Lakes, rivers and wetland management **SUPPORT**

3.1.3.11 Natural hazards

ADD TO: Bushfire risk mitigation

13. Provide for improved controls on smoking and other risky activities in public reserves where bush fires are a risk.

3.1.3.15 Vegetation management

ADD TO: Policies

7. Minimise the risk of invasive pest plants infiltrating native or other sensitive vegetation by introducing progressively stronger controls through the Regional Pest Management Strategy to control significant pest plants.

3.1.4.16 Water

3.1.4.16.1 Water quality **SUPPORT Improved Water Quality standards and controls**

ADD TO: Wastewater network overflow discharges

16. e. providing immediate public notification of all overflow

3.1.4.16.2 Water quantity, allocation and use

3.1.5 Subdivision

SUPPORT STRICT CONTROLS ON NOISE, SEDIMENT, DUST and other RUNOFF

3.1.6 General

3.1.6.3 Noise and vibration **SUPPORT IMPROVED NOISE CONTROL**

ADD TO: **3.1.5.3 Noise and vibration – Policies**

2. Minimise, where practical, noise at its source to mitigate adverse effects on adjacent properties. **Minimisation at source would include: controls over heat pumps, water pumps and other engines; minimum soundproofing levels for bars, events centres and private homes where noisy stereos, bands etc are playing or other equipment is used. Minimisation at source would also provide stronger controls to prevent engine braking by trucks and to provide increasingly tight controls over noisy exhaust and mechanical noise from motorbikes, buses, trucks, trailers and other vehicles.**

3.2 Zone objectives and policies

3.2.1 Residential zones

Add to: **3.2.1.1 General objectives and policies for the residential zones – Policies:**

6. Ensure that all existing and new residential zones have adequate access to winter sunlight on their north facing living areas to prevent over-shadowing by new developments or extensions to existing properties.

Notes:

We consider that the height & bulk of these zones is excessive, will unacceptably over-shadow existing neighbouring properties, and result in severe adverse effects on Onewa Rd.

The Highbury Bottleneck: building consents for new developments should not be granted unless adequate transport and other infrastructure is in place.

3.2.2 Public Open Space zones

3.2.2.1 Conservation zone

ADD TO Policies: 3. Limit buildings and structures to those necessary for public use or education or for the safety and management **and maintenance** of the public open space **and allow only in locations which do not detract from the values and qualities of the conservation zone.**

5. Limit the impact of intrusion of **motorised transport** and car parking areas **(except for no more than 5 permitted and advertised activities per year)** by:

- a. locating areas of car **and other motor vehicle** parking in proximity to public streets and/or internal roads to avoid intrusion into the public open space and encourage shared car parking
- b. using unformed and unsealed areas for car parking, particularly for peak periods during summer months
- c. using smaller, conveniently located car **and other motor vehicle** parking areas in preference to large expanses of car parking
- d. locating car **and other motor vehicle** parking areas so that the character of the public open space and adjoining properties are not adversely affected by noise or visual effects.

e. excluding all vehicles or boats (except emergency vehicles) whose noise can be heard more than 80 metres away down wind

f. excluding the use of any amplified music, speeches or other activities

g. establishing no-fly zones above the area for all motorized aircraft of any size

3.2.2.2 Informal Recreation zone

ADD TO: Policies:

5. Require the location and design of **car and other motor vehicle** parking areas to:

- a. be convenient for users of the public open space
- b. have a safe and efficient internal circulation pattern **with slow traffic speeds**
- c. maintain the character of the public open space
- d. avoid noise or visual adverse effects on **users of the zone and on** adjoining properties
- e. avoid large areas of sealed car **and other motor vehicle** parking unrelieved by landscaping or planting

f. exclude the use of any amplified music, speeches or other activities audible within 30 metres downwind

g. establish no-fly zones above the area for all motorized aircraft of any size

3.2.3.4 Town Centre zone

Retain minimum car park requirements for commercial development in Town Centres, as well as introducing maximum.

3.2.5 Coastal zones

3.2.5.1 General objectives and Policies

ADD TO: 3.2.4 Future Urban zone – Policies:

d. require all engines on water craft to be muffled so that they are not audible more than 120 metres downwind

e. Require all pontoons, boats and other floating vessels to have halyards, joints, piles and other moving parts securely fastened or soundproofed so that metal on metal noise cannot be heard from more than 50 metres downwind

3.2.7 Strategic Transport Corridor

Agree with this section, however

- Objectives. Strategic Transport Corridors need to be established and managed with environmental sensitivity as well.

3.2.8.1

ADD TO ALL ZONE POLICIES: v. will not generate motorised or electronic noise more than 100 metres downwind outside the boundaries of the facility unless a different distance is otherwise specified for a given usage or zone

3.3 Overlay objectives and policies

3.3.6 Natural heritage SUPPORT

ADD: The following provisions form part of the district plan.

Where appropriate reference is made to the importance of trees AND native vegetation as the latter may contribute to the overall health and ecology of the habitat and its native fauna.

Trees - urban trees, notable trees, coastal trees

ADD TO: 3.3.6.1 Trees and **native vegetation** - urban trees, notable trees, coastal trees **and significant native vegetation**

Overlay description

ADD Trees and **native vegetation** collectively contribute to the unique natural character of many of our neighbourhoods, riparian and coastal areas. Trees provide an important role in the functioning of our environment as they support bird life and provide shelter and privacy, assimilate carbon and improve air quality.

ADD Trees, **particularly pōhutukawa**, and native vegetation, are an integral part of the coastal landscape of Auckland. They make a significant contribution to the visual amenity and natural character of the coast while also providing important ecological and site stability benefits. **Coastal vegetation such as ferns, mountain flax, and other small plants play an essential role in minimizing erosion and preventing the incursion of pest plants.**

Objectives

1. The values notable trees are scheduled for are retained.
2. **ADD** Trees and **significant native vegetation** in sensitive areas and in neighbourhoods where they make an

important contribution to the amenity, character, and ecosystems services of these areas are protected while enabling landowners to use and enjoy their property.

Policies

1. Identify specific areas where trees and groups of trees and **ADD significant areas of native vegetation** contribute to the amenity and character of Auckland and to ecosystems.
2. Require subdivision and development to retain the notable trees and groups of trees **ADD and significant areas of native vegetation**.

3.3.6.2 Trees in roads and reserves

ADD TO Overlay description

Trees and **significant areas of native vegetation** located within roads and reserves are an important public asset and need to be managed appropriately. As urban areas intensify, public open space will be relied on to a greater extent to provide amenity in these areas.

ADD Trees and **significant areas of native vegetation** in our parks and reserves contribute towards Auckland being a desirable place to live and are an important part of Auckland's natural heritage and identity.

ADD Trees and **significant areas of native vegetation** located within roads provide a range of values including making roads more attractive and contributing to pedestrian **shelter and amenity**. Environmentally, trees and **plants** provide important functional values in terms of storing carbon and providing habitat and food for wildlife. The road reserve has a large range of uses particularly for network utilities and at times these can conflict with the presence of trees. A balance of these competing uses needs to be achieved.

Objectives

ADD 1. Trees and **native vegetation** in roads and reserves that contribute to amenity, landscape and ecological values are protected.

ADD 2. There is an increase in the quality and numbers of trees and **native vegetation** planted in roads and reserves particularly within areas identified for intensified living.

Policies

ADD 1. Balance the efficient maintenance and upgrading of infrastructure and utilities with the protection of trees and groups of trees and **native vegetation** in the road reserve.

ADD 2. Encourage the planning and development to incorporate the planting and maintenance of trees and **native vegetation** in public open space.

ADD 3. Manage trees and **native vegetation** within roads and reserves to protect their ecological and amenity values while acknowledging that multiple uses occur in roads and reserves.

3.3.7 Natural resources

3.3.7.4 Natural stream management areas SUPPORT

ADD TO: Objective

*Birkenhead Residents Association Incorporated, P.O.Box 340-374, Birkenhead, Auckland 0746,
www.bra.org.nz (09) 419 5380
Chair: Gillian Taylor, Secretary: Keith Salmon, Treasurer: Don Pointon*

Rivers and streams in rural and **urban** areas with high natural character and aquatic biota values are protected. **The objectives should cover all streams rural and urban unless for urban streams other overlays with a higher level of protection apply.**

The Stormwater Management Area-flow overlay aims to protect Auckland's aquatic biodiversity.

Auckland has numerous small and narrow streams. Despite their small size, these streams are home to much of our aquatic biodiversity. This biodiversity is threatened by the effects of ongoing urban development **and activity**.

The creation of impervious surfaces in a catchment undergoing development increases the rate and volume of stormwater runoff. This change in hydrology, unless managed, can have a significant adverse effect on streams within the catchment. Increased flows and stormwater volumes can accelerate stream erosion, particularly in steeper upper catchment areas, and can create hydrological conditions **that wash away native fish and other flora** and fauna and do not support healthy aquatic ecosystems. In developed urban catchments with large areas of impervious surface, increased runoff is one of the primary causes of degraded stream health. **Where this risk occurs, before any further intensification or development is allowed, provisions will be put in place, funded by a levy on the development, to protect the streams from pollution and increased water volumes.**

Objective

1. High-value and high-risk stream systems and aquatic biodiversity in identified catchments undergoing urban development **and/or intensification** are protected and where possible enhanced.

3.3.7.9 Wetland management areas

Overlay description

ADD The purpose of the wetland management areas is to manage the effects of contaminated discharges, **invasive pest species**, the taking and use of water, wetland drainage and the physical disturbance of the wetland, including its vegetation.

Policies: ... c. maintain the quality, range and diversity of wetland plants within the wetland, and in particular around its margins; **ADD control and in due course eliminate pest species.**

3.3.7.10 Air quality - transport corridor separation **Support**

Agree with this section, and hope that it applies to Onewa Rd and Birkdale Road, both of which are busy transport routes and have multiple schools and child care facilities.

3.3.8 Coastal **SUPPORT**

3.3.8.1 Coastal protection yard

ADD TO: Overlay description:

The coastal edge is one of the most intensively used areas of the coast, and even in highly modified urban areas often adds significantly to amenity values. Auckland's shoreline and its fringe vegetation, particularly mature pōhutukawa trees **and other high value native plants that assist in cliff protection**, is an iconic feature of Auckland. These values can be lost or degraded by inappropriate use and development being undertaken on the coastal edge

ADD TO: Objectives:

6. Careful attention is given to drainage and managing appropriate levels of water flow and native vegetation on coastal areas – particularly on cliffs, to minimise the risks of cracking, erosion, slippage or other degradation of the environment.

ADD TO: Policies:

d. foster and protect native vegetation on coastal slopes and cliffs by ensuring that sufficient natural runoff is available to sustain plant life on cliff edges and to minimise excessive expansion and contraction of the cliff face and edge and by eliminating invasive pest plants

3.4 Precinct objectives and policies

3.4.3 Business precincts

.....3.4.3.16 Chelsea

ADD TO: Traffic and transportation

32. Encourage the comprehensive integration of future land uses and transport infrastructure and services.

33. Require any intensive development proposals to focus on public transport **including ferries** and walking modes rather than private vehicles.

Part 4 Rules

4.1 General provisions

ADD Applications for and decisions on Permitted activities and Controlled activities and Restricted discretionary activities should all be reported on a monthly basis as part of an Open Government policy.

Re: 4.1.9 Notification

ADD Approval for infringements/exemptions should never be approved without public notification.

However public notification procedures should be streamlined to allow for electronic consultation with shorter timeframes. This should be done in consultation with the Government as part of a package to improve:

Transparency and fairness

Greater consistency of rules and terminology

Open government data

4.1.16 General rules SUPPORT COMPULSORY DESIGN AND QUALITY CONTROLS

Introduction

ADD TO:

Natural and cultural environment

ADD

h. significant native plants and fauna and related issues including but not limited to native fish barriers

i. noise air and water quality issues which may impact on natural environment family and social activities as well as on physical and mental health

b. Movement

ADD

g. accessibility issues for the disabled, elderly or children

h. water-based activities

NOTE: all references to Tree Trimming (Trees – trimming, alteration and removal and Notable trees – trimming, alteration and removal which in section 4.2.1.1 Network utilities and energy say “Refer to the Auckland-wide rules for Tree protection”

See Section 4.2.3.17 Vegetation management

Should be amended to read “Tree and vegetation trimming”

4.2 Auckland-wide rules

4.2.1 Infrastructure

4.2.1.1 Network utilities and energy

ADD

Trees & **native vegetation** – trimming, alteration and removal **and**

Notable trees & **native vegetation** – trimming, alteration and removal

*The statement “Refer to the Auckland-wide rules for Tree protection” should be amended accordingly. (See also Section **4.2.3.17 Vegetation management**)*

4.2.1.2 Parking, loading and access

ADD 3.1.2. Cycle and other low powered two wheeled transport parking

1. The activities specified in Table 2 must provide the minimum number of cycle parking spaces **specified for pedal cycles, and other low noise low power vehicles. Parking facilities should comply with a council policy on cycle parking.**

The policy should include:

Visitor short-stay parking should be reasonably protected from the elements and in a safe, lockable location.

Long-stay parking should be protected from the elements and secured from risk of vandalism or theft

All cycle parking should be in an area that is reasonably within sight of occupied rooms or passers by.

4.2.3 Natural resources

4.2.3.1 Agrichemicals

ADD 2.1 General - Domestic and non-domestic agrichemical use

9. There must be no discharge of agrichemicals directly onto or into streams, wetlands, rivers or lakes.

10. If applying agrichemicals in an ecological area, all staff must be suitably qualified in recognizing native plant species, the impact of agrichemicals on native fauna and other related standards [Council should adopt suitable standards]

11. In all areas open to access by the public all sprays used must contain dyes which allow the public to easily recognize plants which have been sprayed and are still visible for the stand-down period

4.2.3.2 Air quality

ADD Fireworks (use of) – should be permitted only on 5 November (or the adjacent Friday, Saturday or Sunday) and 31 December. Should be discretionary at all other times.

4.2.3.6 Flooding (See above under part 3)

4.2.3.8 Lakes, rivers and wetland management

Controls –

2.1 General: **ADD**

g. any contamination, heating or other activity which could risk the vitality of native fauna

2.3 Planting **ADD**

2. The plant is a non-invasive species in aquatic conditions or in adjacent areas which may be affected.

2.5 Disturbance **ADD**

ix. the activity should not create barriers to the passage of native fish or other fauna

x. the activity should not result in excessive flows which could sweep native fauna away

4.2.3.9 Activity table – Land disturbance activities - controls for specific overlays

ADD		ADD					
New fences, tracks, minor utility structures		D (subject to policies and distance from boundary)					
Earthworks							
Less than 5m ² and/or 5m ³	P	Change to D	P	P	P	P	D

Network utility services							
Land disturbance associated with the operation, repair and maintenance of existing network utilities	P	Change to D	RD	P	P	P	RD

ADD TO: 2.1 Permitted activities - General

e. any significant adverse effects on aquatic life **including pollution, water warming, excessive flows which could sweep native fauna away**

4.2.3.17 Vegetation management **SUPPORT**

3. Assessment

3.1 Controlled activities

Should consideration be given to allow landowners to develop tracks, fencing, seating and minor utility buildings (eg garden shed, children's huts) provided they are not significantly visible from neighbouring properties

4.2.3.18 Wastewater network management

ADD TO: 2.3.1 Discharge of wastewater from a public combined wastewater network servicing existing urban areas

5. All pump stations and emergency overflow stations are monitored so that any failure or overflow can put in place a public warning system and also keep open data records of issues and overflows.

4.2.5 General

4.2.5.1 Lighting

4.2.5.2 Noise and vibration

FEEDBACK Comments:

Noise can cause hearing impairment, hypertension, ischemic heart disease, annoyance, and sleep disturbance. ... Noise exposure also has been known to induce tinnitus, hypertension, vasoconstriction, and other cardiovascular adverse effects.

Beyond these effects, elevated noise levels can create stress, increase workplace accident rates, as well as stimulating aggression and other anti-social behaviors.

As noise is a serious health and community issue, careful attention must be given to increasing controls on unacceptable and harmful noise progressively as intensification takes place to prevent cumulative noise issues and also to avoid the cumulative impact of stress from sources such as lack of peace and quiet, lack of space, increasing busy-ness, etc.

Intensification must be accompanied by measures to

control noise at source,

provide structures and surfaces and planting to dampen noise, etc

In addition, as intensification is permitted, maximum sound levels must be introduced that are incremented at dates of 5 and 10 years post notification. These delay times will allow

vehicle and boat owners – particularly motor bike and jetski owners – time to install improved muffler systems and/or to move to quieter equipment

adequate transport and equipment operators time to source engines and other equipment that meet improved sound controls

night clubs, factories and other properties time to provide more targeted sound systems and/or to sound proof their buildings to minimise the generation of noise outside the property

engine and other equipment manufacturers time to reduce the noise generated by heat pump, pool pumps, airconditioning, mowers, power saws and other tools, cleaning equipment etc.

In general all maximum levels should be reduced by 3% after 5 years post UP notification and a further 1% each 2 years thereafter; a new maximum threshold should be reviewed 10 years post notification.

For example:

Monday to Saturday 7am-10pm	<i>L_{Aeq(15 min)} 50dB reducing by 3% after 5 years post notification and a further 1% each 2 years thereafter</i>
Sunday 9am-6pm	
All other times	<i>L_{Aeq(15 min)} 40dB reducing by 3% after 5 years post notification and a further 1% each 2 years thereafter</i> <i>L_{AFmax} 70dB reducing by 3% after 5 years post notification and a further 1% each 2 years thereafter</i>

b. These levels may be exceeded by intermittent noise associated with normal household activities, such as lawn mowing or home handyman work, during the daytime hours specified above for reasonable periods. **After 5 years post notification these levels may not exceed 80 db and reducing by a further 1% each 2 years thereafter**

Controls over noise on navigable water should follow Council policies to ensure reduced noise levels with maximum dba levels reducing every 3 years post implementation.

4.2.5.4 Sustainable development **SUPPORT and EXTEND**

These provisions should be extended to all buildings 5 years post notification

4.2.5.5 Temporary activities

Controls over noise for activities on land or water (including fireworks) should follow new Council policies to ensure reduced noise levels with maximum dba levels reducing every 3 years post implementation.

Noisy events in all locations should be subject to D or RD controls.

4.3 Zone rules

4.3.1 Residential zones **Change and ADD**

Water Collection and Storage: *we request Council implement a practical means of encouraging residents to install water tanks for rain and/or grey water collection. This may be by direct subsidization and/or waiving any council inspection fees.*

4.3.1.4.3.10 Minimum dwelling size

*Minimum dwelling size should be **changed to 40m²**. (In New Zealand we have a proud history of creating a society better than the ones we have migrated from. As we have collectively moved further from our migrant background, we may have lost sight of this. Whilst 30m² may be sufficient for slums in other parts of the world, it's not OK here. We are Kiwis, we have created a better nation, and we owe it to ourselves, our predecessors and those who come after us to maintain our quality of life.)*

4.3.1.4.3.11 Daylight to dwellings

This development control is critical and needs more detailed definition. Developments should have a minimum requirement of direct sunlight through external windows and to outdoor living spaces.

4.3.1.4.3.12 Minimum dimension of principal living rooms and principal bedrooms

Maintain the rule but have one minimum dimension or 3m and another of 5m. (Tiny rooms should not be a dominant feature of the world's most livable city.)

4.3.1.4.3.14 Dwelling mix

Rule should apply for a single building containing 10+ dwellings. (Studio and one bedroom apartments should not be a dominant feature of the world's most livable city.)

4.3.1.4.4.7 Daylight to dwellings

This development control is critical and needs more detailed definition. Developments should have a minimum requirement of direct sunlight through external windows and to outdoor living spaces.

4.3.1.4.4.7 Outdoor Living Space

This development control is critical and needs more detailed definition.

All spaces defined in this section must be designed to be for the specific use of one unit and not part of a communal area with multiple unit access.

Balcony or roof terrace space must have a single area which is at least 8m² and 2.4m deep, and sufficient total space able to accommodate the number of occupants the dwelling is designed for. For accommodation designed for 2+ people, greater specific total outdoor space minimums must be defined.

4.3.1.4.4.13 Minimum floor to floor/ceiling height

We agree with these minimum heights, but encourage a plan which finds a balance between the increased cost of heating rooms with high ceilings and the increased pleasure of living in rooms with high ceilings. (Every extra 10cm ceiling height adds significantly to the quality of living in any apartment, but also the heating cost. Let's get this right as we can to make Auckland the world's most livable city.)

4.3.2 Public Open Space zone

*We support the Little Shoal Bay Protection Society Feedback **that some of the activities listed in the Public Open Space zones are unacceptable in Le Roys Bush, Little Shoal Bay and other reserves.***

We submit that all construction or placements of temporary or permanent buildings, camping grounds, maimai, artworks, or other facilities should be subject to public notification.

See <http://littleshoalbay.org.nz/the-draft-auckland-unitary-plan/>

4.3.3 Business zones

A large part of the Wairau Valley area is zoned as light industrial but has a very low level of industrial activity.

On the other hand it has considerable commercial activity which are not the predominant permitted activities - including a large supermarket, trade suppliers (RD), motor vehicle sales (RD), a garden centre (RD), and two large retail centres (NC).

A review should be undertaken of this area and consideration given to rezoning it as either

- *Business Mixed Use or as a Town Centre medium – to allow mixed use businesses with commercial on the ground floor and office or residential on higher floors up to 4 or 6 storeys.*
- or*
- *Alternatively Wairau Valley could be defined as a precinct.*

This would greatly increase the capacity for residential accommodation in the North Shore area as industrial activity concentrated to smaller areas.

4.3.8 Strategic Transport Corridor zone

2.3 Noise attenuation walls or fences **SUPPORT and EXTEND**

Allow associated planting

4.4.6 Natural heritage

4.4.6.1 Outstanding Natural Features (ONF) overlay

Re Feature code "D" Exposures of geological material: indicates that cliffs do not require protection. However they are seriously at risk from excavations, poor storm and ground water management and invasive pest plants. The UP should provide for protection of cliffs from inappropriate excavation, water management and pest plants.

4.4.6.4 Tree protection

Note – in all cases where tree management is undertaken, the rules should indicate that before and after photos are taken and in appropriate cases filed with council.

Activity table:

Re Dead Tree removal: does this cover removal of the trunk and branches only? If it covers root system then the Coastal Tree overlay should be "D" to reduce risk of damage to cliff structure.

Re Tree trimming: Section should clarify by link to definition of "trimming"

4.4.7 Natural resources

4.4.7.1 Significant Ecological Areas (SEAs) – Land

1. Activity table

ADD

Minor works such as paths, fences, drainage, seating, children's huts, tool sheds	D
---	---

ADD TO: 3.1.1 Matters of control

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table

a. The area of vegetation cleared

b. the suitability of the proposed building platform for a dwelling

c. The distance from the boundary and the visibility of the work from the boundary

ADD TO: : 3.1.2 Assessment criteria

c. Have regard to temporary structures their suitability for current owner-occupiers

d. Have regard to the need to protect the bush-clad character of the area and the ecological qualities and soil stability of the area and the need to protect the area from unsympathetic development

Comments on areas with overlays as SEAs, Tree Protection or Coastal Protection in the area from Le Roys Bush to Kauri Point

We **support** the protection trees and bush in all areas.

We ask particularly that all property currently zoned Residential Bush Protection should be automatically covered by a land SEA to continue the protection over without risk of discontinuity. Any additional urban or coastal tree, tree groves, natural or landscape protection overlays should also apply.

We question why coastal tree protection overlay is applied to properties around the Little Shoal Bay wetland when the Indicative Coastline and Coastal Protect Yard haven't been drawn into the wetland area. We have no strong preference whether the properties around the bottom of 95 Hinemoa St and Maritime Tce are defined as Urban Tree Protection or Coastal Tree Protection – but ask that they ALL also have an SEA overlay and that reflect and extend the Urban Bush Protection zones.

Could consideration be given to defining the valley from Little Shoal By as an Outstanding Natural Landscape or ON Feature (similar to Tuff Crater?)

We **support** the use of the Macroinvertebrate Community Index in the locations indicated to help improve ecological quality

The map of streams in Le Roys Bush only covers the main streams. We recommend that the other streams are also included in the maps – esp the ones running from Onewa Rd, from around 161/163 Hinemoa St, Valley Road etc

With regards to the extent of the SEA areas around Le Roys Bush and Little Shoal Bay reserves, we wonder why the following areas do not appear to be covered by an SEA and recommend that consideration be given to extending the SEA overlay to apply to the bush clad slopes at:

- *The gully between Palmerston Rd and Inkster St and up to Birkenhead Library*
- *The back of the Birkenhead Ave properties – 35, 43 and 57,*
- *The strip to the east of the carpark at 65 Birkehead.*
- *In the reserve area below 266 and 270 Onewa Road.*
- *The slopes at the bottom of Enterprise St. eg 36, 44, 48,*
- *244, 246 Onewa Road*
- *The reserve to the west of Wernham Place – the SEA doesn't run to the boundary*
- **28 to 31 Wernham Place**
- *Bush clad property at the bottom of Maritime Tce in addition to the Coastal Tree overlay*

4.4.8 Coastal

4.4.8.1 Coastal protection yards

Amend in Activity table: - all building on coast protection yards should be notifiable

Buildings, structures and/or accessory buildings	RD
--	----

4.4.8.2 Significant Ecological Areas (SEAs) - Marine 1 and 2

AMEND in both 2.1.1 (2) and (3)

the removal does not involve any discharge of chemical herbicides or or other potentially toxic substances in the CMA other than as provided for in an approved Pest Management Strategy:

e. mangrove seedling removal is done by hand or by handheld non-powered tools

ADD TO: h. mangrove seedling removal will not damage or disturb areas of salt marsh or seagrass

i. written advice is given to the council at least 10 working days prior to removal, other than for the removal of 10m² or less of seedlings. The advice will include the location and extent of the mangroves to be removed, the timing and the methods of removal with digital photographs attached. Digital photographs will be provided of the area after work has been completed and again one year later.

Add to 2.1.2 Discharges:

Birkenhead Residents Association Incorporated, P.O.Box 340-374, Birkenhead, Auckland 0746,

www.bra.org.nz (09) 419 5380

Chair: Gillian Taylor, Secretary: Keith Salmon, Treasurer: Don Pointon

The discharge does not involve the disturbance of foreshore and seabed that cannot be remedied or recontoured within 48 hours of the disturbance occurring in SEA–Marine 1 and within seven days in SEA–Marine 2.

The discharge will not impact on the ecology of the area and risk damaging native flora or fauna

ADD TO 2.1.3 General activities

2. No processes or materials used in the construction will adversely impact the ecology of the area or risk damaging native flora or fauna

ADD TO 3.1.1 Matters of control

c. the degree to which a reduction in water quality and/or changes in water temperature and/or the deposition of material will affect the natural ecological functioning of the area