

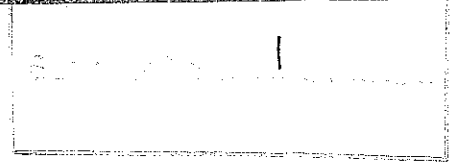
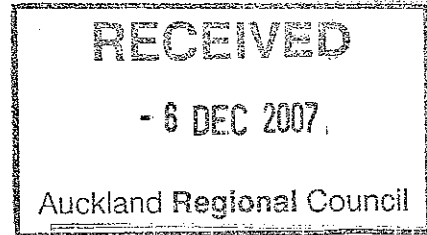
December 4, 2007.
Further Submission:

Proposed Plan Change 3, Wynyard Quarter.

Auckland Regional Plan: Coastal.

To: Auckland Regional Council.
Private Bag 92012
Auckland.

Attention: Administrator Policy and Planning Changes.



Submitter No 1. Great Barrier Community Board (The Board)
Address for service: 145 Shoal Bay Rd, RD1, Great Barrier Island.
Phone No: (09) 4290890
Email Address: pauldownie@xtra.co.nz

The Great Barrier Community Board supports the following submissions.

Richard Somerville-Ryan.....Submission number 7/1 and 7/2.

Sealink Travel Group NZ Ltd.....Submission numbers 25/1 through 25/44.

The reasons for our support to the above submissions are:

Retaining this central Wynyard Wharf location for the combined vehicular, freight, passenger and tourism ferry service currently provided by Sealink is essential to the retention, promotion and development of tourism to Great Barrier Island.

This vital service from Wynyard Wharf provides the Island with its' only scheduled all year round ferry service and it has been provided from this Wynyard Wharf site for more than 22 years.

The Board seeks that the above 44 submissions be allowed in their entirety.

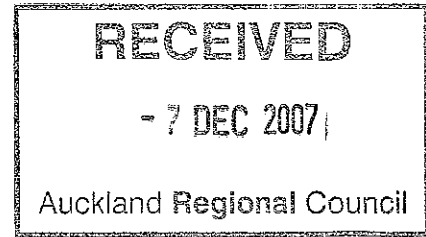
We wish to be heard at the hearings in respect of this submission.

A handwritten signature in black ink, appearing to read "Paul Downie".

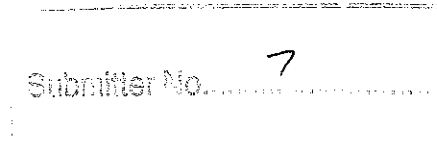
Paul Downie.
Chairman.
Great Barrier Island Community Board.

**PROPOSED PLAN CHANGE 3. WYNYARD QUARTER
FURTHER SUBMISSION**

Auckland Regional Plan: Coastal
Auckland Regional Council
Private Bag 92012
Auckland 1141
Attention: Administrator Policy and Planning Changes



Full Name: **Richard B. Somerville-Ryan**
Submitter # 7/1-7/2



Address for Correspondence: 59 Bellevue Rd
Mt Eden
Auckland 1024

Phone: (Business) 638-5023; 09-429 0270 (Home)09 4290 270

Email address: rsryan1@yahoo.com

The submissions that my further submission relate to are:

Great Barrier Island Community Board #1

Sealink Travel Group NZ Ltd #25/1 through 25/44

I seek acceptance of the above submissions in their entirety.

The reasons for my support to the above submission are:

The Section 32 analysis fails to take into account any serious economic effect on Great Barrier Island, and the Section 32 analysis fails to provide any serious quantitative analysis beyond a trivial level.

Retaining a central wharf location with combined vehicular, freight, passenger and tourist ferry service, such as that currently provided by Sealink is essential to the retention, promotion and development of tourism to Great Barrier Island.

The provision of such services is critical to the economic survival of the island community, thus the plans as proposed does not meet the social, economic and cultural needs of a significant community.

Sealink provides the only year-round passenger and freight service to the island, and this wharf has service the community for more than 22 years.

The service requires long-term investment by a private company if it is to be sustained, and neither the future investment needs, nor recognition of past private investment in this service has been recognised in the proposed plan.



planning & resource management consultants

Level 1, 2-8 Northcroft St. PO Box 33-817, Takapuna, Auckland 0740, New Zealand
Phone 09-917 4300 Fax 09-917 4311

File 07j068

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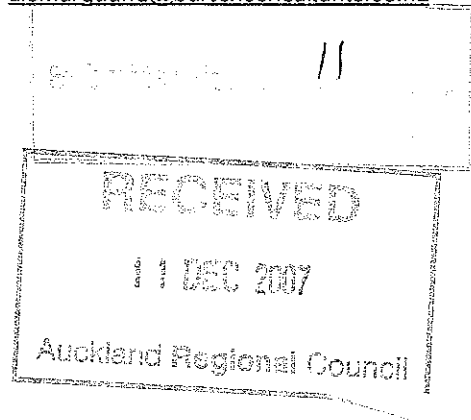
7th December 2007

Project Manager – Wynyard Quarter

Auckland Regional Council

Private Bag 92012

AUCKLAND



Dear Sir / Madam,

FURTHER SUBMISSION BY SHELL NEW ZEALAND LIMITED, BP OIL NEW ZEALAND LIMITED, AND MOBIL OIL NEW ZEALAND LIMITED ON SUBMISSIONS TO PROPOSED PLAN CHANGE 3 (WYNYARD QUARTER) TO THE AUCKLAND REGIONAL PLAN: COASTAL

The following further submission is lodged on behalf of our client Shell New Zealand Limited, BP Oil New Zealand Limited, and Mobil Oil New Zealand Limited (The Companies). Please acknowledge receipt in due course.

The submission made is intended to be constructive. The Companies are willing to discuss the submission with staff on a without prejudice basis, in order to clarify its intent, and wishes to be heard at public hearings.

For correspondence or communications in relation to the submission, please contact this office in the first instance.

Yours faithfully,

BURTON PLANNING CONSULTANTS LIMITED

David le Marquand

Director

**FURTHER SUBMISSIONS PURSUANT TO CLAUSE 8 OF THE FIRST
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991, IN SUPPORT OF
OR OPPOSITION TO SUBMISSIONS TO PROPOSED PLAN CHANGE 3
(WYNYARD QUARTER)**

To: The Chief Executive
Auckland Regional Council
Private Bag 92012
AUCKLAND

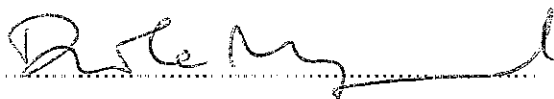
Name: Shell NZ Ltd BP Oil NZ Ltd (The Companies)
PO Box 2091 PO Box 892
WELLINGTON WELLINGTON

Mobil Oil NZ Ltd
PO Box 2497
WELLINGTON

1. The further submission of The Companies is contained in the attached table.
2. The Companies wish to be heard in support of these submissions.
3. If others make a similar submission, The Companies would be prepared to consider presenting a joint case with them at any hearing.

Dated at TAKAPUNA this 7th day of December 2007

Signature on behalf of Shell New Zealand Limited, BP Oil New Zealand Limited, and
Mobil Oil New Zealand Limited:



David le Marquand
Authorised Agent

Address for service:

BURTON PLANNING CONSULTANTS LIMITED
PO Box 33-817, (Level 1, 2-8 Northcroft Street)
Takapuna,
Auckland

Attention: David le Marquand

Email: dlemarquand@burtonconsultants.co.nz

Telephone: (09) 917-4303

Fax: (09) 917-4311

**FURTHER SUBMISSIONS ON BEHALF OF SHELL NZ LTD, BP OIL NZ LTD & MOBIL NZ LTD
ON PROPOSED PLAN CHANGE (WYNYARD QUARTER) TO THE AUCKLAND REGIONAL PLAN: COASTAL**

Name of Submitter	Submission Number	Oppose/Support	Submission	Reason for Opposition / Support
Auckland City Council	<p align="center">32/1</p> <p align="center">32/2</p> <p align="center">32/3</p> <p align="center">32/4</p>	Oppose in part	<p align="center">32/2</p> <p>This submission seeks - that Policy 30.4.10 be amended as follows: <i>"Activities in Port Management Area 4A other than those involving the transfer of bulk liquids and hazardous substances, shall be considered appropriate where it can be demonstrated that...</i> <i>(a) the proposed activity will avoid adverse effects not unduly compromise the efficient operation of any existing activities relating to the transfer of bulk liquids or hazardous substances; and</i> <i>(d) the activity is designed and located to avoid creating unreasonable reverse sensitivity issues for any bulk liquid or hazardous operations that remain nearby on land or within Port Management Area 4A."</i></p> <p align="center">32/3</p> <p>Submitter seeks any other relevant amendments (including additions / deletions to/from any other relevant provisions) to enable this relief to be granted (relating to allowing acceptable or reasonable adverse effects on bulk liquids and hazardous substances operations).</p> <p align="center">32/4</p> <p>Supports Plan Change 3, but considers that refinements can be made to adopted methods to provide for better integration with Auckland City Council Proposed Plan modification No 4 and Proposed Variation No 33 which apply to the adjacent land named Wynyard Quarter.</p>	<p>The Companies oppose in part this submission on the basis that the relief sought is unclear with regards to what constitutes creating 'unreasonable' reverse sensitivity and what will not 'unduly compromise' the efficient operation of existing bulk liquids or hazardous substances activities.</p> <p>The elements of discretion sought to be widened should be removed. The Companies consider that the regional and district plan changes should be compatible, it is not the Companies understanding that the District Plan changes intend to introduce such broad discretion on the issue of reverse sensitivity as the submitter is seeking in this submission.</p>