

I hereby give notice that a hearing by commissioners will be held on:

Date: Friday 4, Monday 7 & Thursday 10 May 2018
Time: 9.30am

Venue (4 May): Council Chambers
Level 2, Henderson Service Centre
6 Henderson Valley Road, Henderson

Venue (7 & 10 May): Council Chamber
Ground Floor
Auckland Town Hall
301-303 Queen Street
Auckland Central

HEARING ADDENDUM AGENDA

PLAN MODIFICATION 5 - WHENUAPAI PLAN CHANGE

COMMISSIONERS

Chairperson Robert Scott
Commissioners Juliane Chetham
Gavin Lister
Cr Chris Darby

Andrea Chung
HEARINGS ADVISOR

Telephone: 09 890 2102 or 021 858 737
Email: andrea.chung@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

At the start of the hearing, the Chairperson will introduce the commissioners and council staff and will briefly outline the procedure. The Chairperson may then call upon the parties present to introduce themselves to the panel. The Chairperson is addressed as Mr Chairman or Madam Chair.

Any party intending to give written or spoken evidence in Māori or speak in sign language should advise the hearings advisor at least five working days before the hearing so that a qualified interpreter can be provided.

Catering is not provided at the hearing. Please note that the hearing may be audio recorded.

Scheduling submitters to be heard

A timetable will be prepared approximately one week before the hearing for all submitters who have returned their hearing attendance form. Please note that during the course of the hearing changing circumstances may mean the proposed timetable is delayed or brought forward. Submitters wishing to be heard are requested to ensure they are available to attend the hearing and present their evidence when required. The hearings advisor will advise submitters of any changes to the timetable at the earliest possible opportunity.

The Hearing Procedure

The usual hearing procedure (as specified in the Resource Management Act) is:

- The reporting officer may be asked to provide a brief overview of the plan change.
- Submitters (for and against the application) are then called upon to speak. Submitters may also be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker. The council officer's report will identify any submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
- Should you wish to present written information (evidence) in support of your application or your submission please ensure you provide the number of copies indicated in the notification letter.
- Only members of the hearing panel can ask questions about submissions or evidence. Attendees may suggest questions for the panel to ask but it does not have to ask them. No cross-examination - either by the applicant or by those who have lodged submissions – is permitted at the hearing.
- After the applicant and submitters have presented their cases, the chairperson may call upon council officers to comment on any matters of fact or clarification.
- The chairperson then generally closes the hearing and the applicant, submitters and their representatives leave the room. The hearing panel will then deliberate "in committee" and make its decision by way of formal resolution. You will be informed in writing of the decision and the reasons for it.

A NOTIFIED PLAN CHANGE TO THE AUCKLAND COUNCIL UNITARY PLAN BY AUCKLAND COUNCIL

	TABLE OF CONTENTS	PAGE NO.
Late Further Submission from Herman Miao		5-18
Attachment 7	Amended summary of decisions requested, further submissions and hearing report recommendations	19-72

Reporting officer, Anne Bradbury

Reporting on proposed Plan Modification 5 - Whenuapai Plan Change to rezone approximately 360 hectares of mostly Future Urban zoned land to a mix of business and residential zones. The plan change also proposes changes to the following sections of the AUP (OP):

- Chapter I Precincts – inclusion of a new precinct I616 Whenuapai 3 Precinct
- Chapter L Schedule – 14.1 Table 1 Places, 14.1 Table 2 Areas, 14.2 Clarks Lane Historic Heritage Area
- Chapter M Appendices – Appendix 17
- Additions to the Historic Heritage Overlay map
- Additions to the control map, the Stormwater Management Area Flow Control -1 (SMAF-1) is added to the plan change area.

Dear Auckland Council,

The intention of this letter is to clarify the nature of my submission. My submission is intended to be a further submission to the original submission 15 (Whenuapai Ratepayers and Residents Association) and 17 (Austino – submitter, by Dylan Pope – DCS) for PC5 – Whenuapai.

I concur and support the following submission points:

- 15.1 – the zoning decision is based on an 'indicative study' which has heavy impact on future land uses for the area
- 15.8 – I strongly support this, as light industry is not appropriate for the area, and residential should be the prominent use of the area (as per my submission which occurs with submission point 15.8).
- 17.7 – I strongly support that provide for increased residential intensification along indicative collector and arterial road frontages should be supported.

In particular, Trig Road has been identified as one of the indicative main road, and increased residential intensification (in the form of Mixed Housing Urban or Mixed Housing suburban) should be strongly favourable.

Once again, thank you so much for your time and greatly appreciated all your considerations to date. Apologies for being such a late further submitter once again.

Kind regards,



Herman Miao

Dear Auckland Council,

Re: Latest of my submission on 51 Trig Road, Whenuapai – Proposed Plan Change 5

I'm very sorry that I'm very late for the submission for Plan Change 5 – Whenuapai Plan Change. I had major family issues, including family being sick and I was the sole parent looking after my kids last year during the period where the plan change was notified (September last year).

With every misfortune along the way, I engaged my consultants – CCG Consultants to assist with due diligence in Feb 2018. During that time, I was advised that there was a structure plan for Whenuapai, but no plan change was in place. This is clearly correct at that stage, but when I followed up with the again in August, they also said there are no updates. I understand from their manager that since then, Kelly is no working in that firm, and hence there might have been some miscommunication. As the property at 51 Trig Road is owned by my father, I also didn't see any mails or consultation material from council regarding the plan change.

The consultant I engaged then gave me no update, and it wasn't until a week ago when I talked to Chris Sutton, planning consultant that he advised that there is a plan change in place, and it was notified in September last year.

I'm so sorry for the delay in the submission and realised that the hearing will be on next week. I wish to present my thoughts and thinking behind the zoning, and would very much appreciate if you can please accept this as a very late submission.

Your kind considerations are very much appreciated.

Kind regards,
Herman Miao

Submission on a publicly notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

Herman miao

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

230A sunset Rd windsor park - AUCK - 0632

Telephone:

0211977777

Fax/Email:

HERMAN779688@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

Plan Change 7 plan change 5

Plan Change/Variation Name

Additions to Schedule 14 Historic Heritage whenua pa i

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

5 - Light industry zoning

Or

Property Address

51 Trig Rd, whenua pa i

Or

Map

[Empty box for map reference]

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are: Zoning in-appropriate seek mixed housing
suburban, mix housing urban.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

[Signature]
Signature of Submitter
(or person authorised to sign on behalf of submitter)

5/April / 2018
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Resource Management Submission

Submission on Public Plan Change submission under Clause 6 of Schedule 1, the Resource Management Act 1991

For: Herman Miao

To: Auckland Council

Submission on: Publicly notified Plan Change 5 – Whenuapai

Scope of submission: Oppose the proposed light industry zoning on my land at
51 Trig Road (SEC 31 SO 447691)

Date of submission: 5 April 2018
(closing date of submission 19 October 2017)

Name of submitter: Herman Miao on behalf of Feng Miao

A. Introduction.

1. This submission is made Feng Miao, legal owner of **51 Trig Road, Whenuapai** (from now on referred to as the owner) that **opposes** the proposed Plan Change to rezone the current land from Future Urban Zone to Light Industry zoning under the Auckland Council Unitary Plan – Operative in Part.
2. I have owned the land since August 2016, with the intention to develop this land for future residential development to assist with the Auckland Housing shortage. The land is a free hold section with approximately 1.85ha of land. The house is currently a vacant piece of land, with access via a 19.5m driveway (that is used as a shared driveway with 53 Trig Road). The legal width of the driveway (on my own property) is approximately 10m.
3. I am aware that I am terribly late to make this submission, however, I was only made aware that a plan change was in place, and this affected my land early last week. **I would be most grateful if you can please consider my submission, and treat this as a late submission.**
4. Please note that I could not gain advantage in trade competition through this submission, and this submission does not relate to trade competition or effects of trade competition.

B. Background

5. I have owned the land since 12 May 2016, with the intention to develop this land for future residential development to assist with the Auckland Housing shortage. The land is a freehold section with approximately 1.85ha of land. The house is currently a vacant piece of land, with access via a 19.5m driveway (that is used as a shared driveway with 53 Trig Road). The legal width of the driveway (on my own property) is approximately 10m.
6. My site is bounded by Future Urban Zoned land to the north and south, the motorway (Trig Road off ramp) to the east, and Trig Road to the west. In terms of site constraints, there are a number of overland flow paths affecting the site, but these are predominantly located towards accessway, or to the sides, rather than the core bits of the land.
7. In terms of infrastructure, the site does not have any public stormwater connection, but there are existing public wastewater and water services available to the west of the site (a 225 concrete water line, and a 400 PE wastewater line).
8. The current Unitary Plan zoning, and aerial area attached as figures 1 and 2. The images of the sites are attached as figures 3, 4 and 5.



Figure 1: Current zoning of my land (Source: Auckland Council)



Figure 2: Current aerial for my site outline in blue (source: Auckland Council GIS)



Figure 3: View east of the site.



Figure 4: View north of the site.



Figure 4: View east of the site (from mid section of the driveway).



Figure 5: View east of the site (from road frontage)

C. Reason for Opposition

9. The location of the site is located within 21km of the Auckland CBD, immediately adjacent to the SH16. At non-peak time this site is only 20 mins away from the heart of Auckland. With the shortage of housing within the Auckland Region, this land is more tailored to the residential zoning. My preference is for the site to be zoned either Mixed Housing Suburban or Mixed Housing Urban zone. There's already a high level of Light Industry zoned activities within the surrounding, and as the demands of Light Industry zoned land is low within this area, it is my view that Residential is a more appropriate zoning and use for the site.
10. The site is within close proximity to schools and facilities. Whenupai School Primary and Intermediate is only 1.35km away. The St Paul's School (primary) is 2.9km away, and the Hobsonville Point Secondary School is 3.01km away. With close proximity to school as well as health care facilities. This site is perfect for future residential development.
11. While I appreciate the site is located within close proximity to facilities, it is also within close proximity of the Aircraft Noise Overlay which restricts the livability aspect of future residential land. However, as noted within the Mixed Housing Suburban zone description:
12. The Residential – Mixed Housing Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of the existing development in the zone is characterised by one or two storey, mainly standalone buildings, set back from site boundaries with landscaped gardens. The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice. The height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.
13. Up to two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site. Resource

consent is required for three or more dwellings and for other specified buildings in order to:

- achieve the planned suburban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on neighbouring sites, including visual
- amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

14. The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.
15. With appropriate noise/density controls, future residential development can easily achieve the Mixed Housing Suburban zone.
16. In comparison to the Mixed Housing Urban zone - The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for. Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.
17. Up to two dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site. Resource consent is required for three or more dwellings and for other specified buildings in order to:
 - achieve the planned urban built character of the zone;
 - achieve attractive and safe streets and public open spaces;
 - manage the effects of development on adjoining neighbouring sites, including
 - visual amenity, privacy and access to daylight and sunlight; and
 - achieve high quality on-site living environments.

18. The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.
19. Similarly, the Mixed Housing Urban zone can be achieved with appropriate density controls for my site. Looking at the zoning pattern south of my site, there can potentially be Mixed Housing Urban zone sites up to the southern side of Bridgeham Creek Road.

D. Decision Sought

20. Feng Miao seeks the following relief from Auckland Council (or other relief or other consequential amendments as are considered appropriate or necessary to address the concerns set out in the above section – Section C of this submission).

21. Specifically,

- The current proposed light industry zoning is removed from my site at 51 Trig Road.
- An alternative zoning of either Mixed Housing Suburban or Mixed Housing Urban (Residential) to be applied to my site for the reasons set out in Section C.

22. I **wish to be heard** in support of this submission.



ATTACHMENT 7

AMENDED SUMMARY OF DECISIONS REQUESTED, FURTHER SUBMISSIONS AND HEARING REPORT RECOMMENDATIONS

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
1	1.1	Lydia Lin	If plan change is not declined then amend.		Reject	10.1.3
1	1.2	Lydia Lin	Seeks the removal 92 Trig Road as part of the sports park.		Reject	10.11.1
2	2.1	Serrena Storr	Accept the plan change with amendments.		Accept in part	10.1.1
2	2.1*	Serrena Storr	Seeks the removal of riparian planting plan that touches/ends on the back corner of 3 Sinton Road.		Reject	10.9.2
3	3.1	Teresa Pattinson	If plan change is not declined then amend	FS_5 CDL Land NZ Limited - oppose	Reject	10.1.3
3	3.2	Teresa Pattinson	Seeks amendments to the proximity and height of the buildings proposed as they will result in negative visual dominance on their property.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
3	3.3	Teresa Pattinson	Seeks amendments to the proximity and height of the buildings proposed as a reasonable level of sunlight on their property will be compromised	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
3	3.4	Teresa Pattinson	Seeks amendments to the proximity and height of the buildings proposed as they will negatively impact on nearby trees, shrubs and bird habitat.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
3	3.5	Teresa Pattinson	Seeks amendments to the apartments and terraced housing so they can not be located in such close proximity to the property boundary of 10 Hobsonville Road.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
3	3.6	Teresa Pattinson	Seek recognition that the sewerage system at 10 Hobsonville Road is connected to a sewer manhole located just outside the north western boundary.	FS_5 CDL Land NZ Limited - oppose	Accept in part	10.16.3
3	3.7	Teresa Pattinson	Seeks written provisions to minimise the exposure of privacy for any apartments/terraced houses built behind the boundary where the paddocks are.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.1	Peter E Pattinson and Teresa Pattinson	Accept the plan change with amendments	FS_5 CDL Land NZ Limited - oppose	Accept in part	10.1.1
4	4.2	Peter E Pattinson and Teresa Pattinson	Seeks that the proposed new building envelope be amended where new buildings are to be built adjacent to the northern boundaries of existing properties.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.3	Peter E Pattinson and Teresa Pattinson	Seeks that the building envelope be changed from a 45 degree line to a 30 degree line or move the 3 metre height limit from the boundary to 3 metres inside the new property boundary so the 45 degree line will start at ground level which will move the minimum distance between boundary and building out to 3m	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.4	Peter E Pattinson and Teresa Pattinson	Seeks that no tall buildings are built on one side of the road while lower buildings exist on the other side on Hobsonville Road so that shading will not impact on those on the southern side.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.5	Peter E Pattinson and Teresa Pattinson	Seeks the boundary of Whenuapai Precinct 3 to be redrawn to exclude existing affected properties whilst still retaining the amendments outlined in the submission (point 4.3).	FS_5 CDL Land NZ Limited - oppose	Reject	10.3
4	4.6	Peter E Pattinson and Teresa Pattinson	Seeks that the proposed main access loop road ran along the northern boundary of the houses as shown in the proposed development.	FS_5 CDL Land NZ Limited - oppose	Reject	10.6.5
4	4.7	Peter E Pattinson and Teresa Pattinson	Seeks that the indicative green area is made mandatory with a shared boundary for houses who will be impacted the most from shading problems.	FS_5 CDL Land NZ Limited - oppose	Reject	10.11.2
4	4.8	Peter E Pattinson and Teresa Pattinson	Seeks amendments to the proximity and height of the buildings proposed as they will result in negative visual dominance on their property.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.9	Peter E Pattinson and Teresa Pattinson	Seeks amendments to the proximity and height of the buildings proposed as a reasonable level of sunlight on their property will be compromised	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
4	4.10	Peter E Pattinson and Teresa Pattinson	Seeks amendments to the proximity and height of the buildings proposed as they will negatively impact on nearby trees, shrubs and bird habitat.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.11	Peter E Pattinson and Teresa Pattinson	Seeks amendments to the apartments and terraced housing so they can not be located in such close proximity to the property boundary of 10 Hobsonville Road.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
4	4.12	Peter E Pattinson and Teresa Pattinson	Seek recognition that the sewerage system at 10 Hobsonville Road is connected to a sewer manhole located just outside the north western boundary.	FS_5 CDL Land NZ Limited - oppose	Accept in part	10.16.3
5	5.1	Brigham Investments Limited	Decline the plan change.		Reject	10.1.3
5	5.2	Brigham Investments Limited	Amend plan change in accordance with submission.		Reject	10.1.3
5	5.3	Brigham Investments Limited	Delete the specific provisions relating to the Whenuapai coastal erosion set back yard as they relitigate the approach to coastal hazards in the AUP.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
5	5.4	Brigham Investments Limited	That the width of the coastal yard setback should be adopted to measure the coastal hazard area within the Whenuapai 2 precinct (as provided by paragraph (c) of the Chapter J1 definition of coastal erosion hazard area).	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
5	5.5	Brigham Investments Limited	Oppose the departure from Chapter E36 of the AUP in the manner contemplated by the plan change.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
5	5.6	Brigham Investments Limited	Oppose the categorisation of land within the (coastal) setback yard as a 'greenfield area'.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
5	5.7	Brigham Investments Limited	Oppose the total prohibition on all new buildings located within the (coastal) set back area this should be a restricted discretionary activity as in the AUP currently. .	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
5	5.8	Brigham Investments Limited	Oppose that coastal protection structures in the precinct are either a discretionary activity (if outside the coastal setback) or a non-complying activity (if within the coastal setback) as opposed to the AUP which manages such structures as a restricted discretionary activity (if outside the coastal erosion hazard area) or a discretionary activity (if within the coastal erosion area).	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
6	6.1	Sharron L and Roy J Preece	Accept plan change with amendments.		Accept in part	10.1.1
6	6.2	Sharron L and Roy J Preece	Retain the existing residential status at 50 Kauri Road, Whenuapai.		Reject	10.4.2
6	6.3	Sharron L and Roy J Preece	Amend the plan change to redraw the 65dB noise contour so as to exclude 50 Kauri Road, Whenuapai and other longstanding residential properties.	FS_21 New Zealand Defence Force - support in part	Accept in part	10.13.1
6	6.4	Sharron L and Roy J Preece	Amend the plan change to ensure that rural residential uses at 50 Kauri Road, Whenuapai are not excluded (can continue).		Accept in part	10.4.2
6	6.5	Sharron L and Roy J Preece	Oppose the Business - Light Industry zoning at 50 Kauri Road, Whenuapai .		Accept in part	10.4.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
6	6.6	Sharron L and Roy J Preece	Amend the plan change so the noise contours are supported by a professional field survey (i.e. physical testing) to determine the real position of the 65dBA noise contour.	FS_4 TDR Family Trust and CAR Family Trust and KW Ridley Family Trust Company Limited - support FS_21 New Zealand Defence Force - oppose in part FS_22 Neil Construction Limited - support	Reject	10.13.3
6	6.7	Sharron L and Roy J Preece	Seek the installation of acoustic barriers around the designated testing locations on the Whenuapai Airbase to absorb or deflect noise to the noise contours currently legislated i.e. the current 55bD noise profile.	FS_4 TDR Family Trust and CAR Family Trust and KW Ridley Family Trust Company Limited - support FS_21 New Zealand Defence Force - oppose FS_22 Neil Construction Limited - support	Reject	10.13.3
6	6.8	Sharron L and Roy J Preece	Seek that the airbase considers abandoning the problematic testing locations close to the boundaries (of the plan change) in favour of new locations well away from residential properties.	FS_4 TDR Family Trust and CAR Family Trust and KW Ridley Family Trust Company Limited - support FS_21 New Zealand Defence Force - oppose FS_22 Neil Construction Limited - support	Reject	10.13.3
6	6.9	Sharron L and Roy J Preece	Amend the plan change to redraw the 65dB noise contour with a more realistic approach to 'worst case scenarios' and safety margins.	FS_4 TDR Family Trust and CAR Family Trust and KW Ridley Family Trust Company Limited - support FS_21 New Zealand Defence Force - support in part FS_22 Neil Construction Limited - support	Reject	10.13.1
6	6.10	Sharron L and Roy J Preece	Amend the plan change to enable a covenant of no objection to noise emanating from the airbase to be registered on the title of 50 Kauri Road.	FS_21 New Zealand Defence Force - support in part	Reject	10.13.3
7	7.1	Andrew C Braithwaite	Decline the plan change/variation.		Reject	10.1.3
7	7.2	Andrew C Braithwaite	Council should stipulate to the RNZAF the necessary rules for aircraft testing - which are the sole cause of the rezoning plans	FS_21 New Zealand Defence Force - oppose	Reject	10.13.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
8	8.1	Upper Harbour Ecology Network	Decline the plan change/variation	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose in part	Reject	10.1.3
8	8.2	Upper Harbour Ecology Network	Request that all Enhancement Opportunities (ref Morphum Environment Ltd view) are utilised when planning the development of Whenuapai	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
8	8.3	Upper Harbour Ecology Network	Request that enough land is set aside for residential recreational use and the introduction of substantial Green Infrastructure Zones.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose in part	Reject	10.9.1
8	8.4	Upper Harbour Ecology Network	Support concern for marine environment, all development should minimise the amount of stormwater discharged into the Waiarohia Inlet and Brigham Creek, as following WSD practice	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept in part	10.7.3
8	8.5	Upper Harbour Ecology Network	Support that all development reduces the generation of contaminants at source and applies treatment as required to effectively minimise contaminant increases in coastal waters and sediment	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept	10.7.3
8	8.6	Upper Harbour Ecology Network	Do not support that it is best practice sustainable urban development to pipe all stormwater to the Waiarohia Stream and its tributaries. All care must be taken to ensure restoration and regeneration and to not allow any further coastal erosion.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.7.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
8	8.7	Upper Harbour Ecology Network	Support the protection of streams through the identification of permanent and intermittent streams at development design stages, creation of riparian margins through development setbacks and appropriate design and use of green infrastructure. This needs to be taken further - streams need to be identified and protected. Support the enhancement of streams and steps taken in the plan.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.9.2
8	8.8	Upper Harbour Ecology Network	Do not support the fact that there are no substantial areas identified and set aside for natural biodiversity to enable the North West Wildlink to operate across this region	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_7 Charles Ku - oppose FS_21 New Zealand Defence Force - oppose	Reject	10.9.1
8	8.9	Upper Harbour Ecology Network	Support the provision of esplanade reserves and the opportunity this provides to incorporate walking and cycle ways	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept	10.11.1
8	8.10	Upper Harbour Ecology Network	Request a facility be created for development of Greenways and related infrastructure to ensure ecological restoration is integrated into development and that development does not bring about further environmental degradation to the landscape including Whenuapai specific restoration guides, planting guides and stream restoration guidelines	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Reject	10.16.3
8	8.11	Upper Harbour Ecology Network	Request that the Upper Harbour Ecology Network is invited to lead local restoration activities with support from council and developers, and is consulted on all further consultations and hearings during the planning and development process	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.3
9	9.1	Guoqing Wu	Accept the plan change with amendments		Accept in part	10.1.1
9	9.2	Guoqing Wu	Request that the plan change happens as soon as possible		Accept	10.16.3
10	10.1	Junwei Wu	Accept the plan change with amendments		Accept in part	10.1.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
10	10.2	Junwei Wu	Request clarification on how and when the indicative collector roads will be built	FS_4 TDR Family Trust and CAR Family Trust and KW Ridley Family Trust Company Ltd - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept in part	10.5.3
11	11.1	Gongwang Li	Amend the plan change if it is not declined		Reject	10.1.3
11	11.2	Gongwang Li	Remove the indicative open space from 40 Trig Rd	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.11.1
12	12.1	Dayna Swanberg	Accept the plan change with amendments		Accept in part	10.1.1
12	12.2	Dayna Swanberg	Request that wastewater services are brought to the village		Out of scope	10.2
13	13.1	Debbie Clark	Request zoning change for properties allowing single house if large area of land. Specifically in the Whenuapai Village area.		Out of scope	10.2
13	13.2	Debbie Clark	Accept the plan change with amendments.		Accept in part	10.1.1
14	14.1	78 Hobsonville Limited and Prestige Clark Road Limited	Accept the plan change with amendments	FS_3 Seventy-eight Hobsonville Limited and Prestige Clark Road Limited - support	Accept in part	10.1.1
14	14.2	78 Hobsonville Limited and Prestige Clark Road Limited	Rezone 78 and 80 Hobsonville Road from Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone.	FS_3 Seventy-eight Hobsonville Limited and Prestige Clark Road Limited - support FS_21 New Zealand Defence Force - oppose in part	Reject	10.4.2
14	14.3	78 Hobsonville Limited and Prestige Clark Road Limited	Seek that the location and geometric alignment of the intersection between 78 and 80 Hobsonville Road, Arterial Road and Collector Road are shown on the Plan Change map as indicative only an subject to final design at resource consent stage.	FS_3 Seventy-eight Hobsonville Limited and Prestige Clark Road Limited - support	Accept	10.6.5
15	15.1	Whenuapai Ratepayers and Residents Association	Accept the plan change with amendments	FS_5 CDL Land NZ Limited - oppose FS_23 Herman Miao - support	Accept in part	10.1.1
15	15.2	Whenuapai Ratepayers and Residents Association	Opposes method used for the noise study as the results are highly theoretical and not based on actual measurements.	FS_5 CDL Land NZ Limited - oppose FS_21 New Zelaand Defence Force - oppose in part	Reject	10.13.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
15	15.3	Whenuapai Ratepayers and Residents Association	Opposes the method of dealing with stormwater in the precinct i.e. the piping of stormwater into the Waiarohia and Wallace inlets as it will degrade the water quality of the Upper Harbour and its tributaries.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose in part	Accept in part	10.7.3
15	15.4	Whenuapai Ratepayers and Residents Association	Opposes the proposed land uses as they do not enhance the water quality in the Upper Harbour.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.8.2
15	15.5	Whenuapai Ratepayers and Residents Association	Oppose the lack of an integrated approach in road, pedestrian and cycleway improvements by landholders and the requirement for each landowner to be responsible for these works.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.6
15	15.6	Whenuapai Ratepayers and Residents Association	Seeks an increase in park and reserve areas as the current amount is insufficient.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose in part	Reject	10.11.1
15	15.7	Whenuapai Ratepayers and Residents Association	Opposes the lack of filtering/treatment of the increased stormwater run-off into harbour and protected waterways as it will result in even more pollution and in a fish breeding zone.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.7.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
15	15.8	Whenuapai Ratepayers and Residents Association	Opposes rezoning for increased industrial/business activities as they bring with them heavier types of traffic, patterns of traffic and traffic density.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_21 New Zealand Defence Force - neutral FS_23 Herman Miao - support	Reject	10.4.4
16	16.1	Pauline Howlett	Remove the intermittent stream running through the north west part of 7 Trig Road as it does not meet the guidelines of an intermittent stream.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.9.2
16	16.2	Pauline Howlett	Seeks that the land (assuming 7 Trig Road and land near the intersection of the realigned Trig Road and Hobsonville Road) should be maximised with high density housing.	FS_21 New Zealand Defence Force - oppose in part	Reject	10.4.2
16	16.3	Pauline Howlett	Accept the plan change with amendments.		Accept in part	10.1.1
17	17.1	Austino	Accept the plan change with amendments.	FS_2 Austino - support	Accept in part	10.1.1
17	17.2	Austino	Seeks that 86 Hobsonville Road remains as residential and not light industry	FS_2 Austino - support	Reject	10.4.2
17	17.3	Austino	Seeks inclusion of a portion of 86 and 100 Hobsonville Road be zoned residential	FS_2 Austino - support	Out of scope	10.2
17	17.4	Austino	Seeks increased residential intensification along indicative collector and arterial road frontages.	FS_2 Austino - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support FS_21 New Zealand Defence Force - oppose in part	Accept in part	10.4.1
17	17.5	Austino	Seek that the small residual triangle shapes piece of land 100 Hobsonville Road be included within the Proposed Plan Change 5 Whenuapai zone change area. Currently a portion is the site is outside of the plan change area.	FS_2 Austino - support	Out of scope	10.2
17	17.6	Austino	Seek that the small residual triangle shape piece of land at 100 Hobsonville Road be zoned from Light Industry to residential.	FS_2 Austino - support	Out of scope	10.2
17	17.7	Austino	Seeks increased residential intensification along indicative collector and arterial road frontages.	FS_2 Austino - support FS_21 New Zealand Defence Force - oppose in part FS_23 Herman Miao - support	Accept in part	10.4.1
18	18.1	Hsiu Ho Lin	Supports rezoning of 17 Trig Road, Whenuapai from Future Urban Zone to Mixed Housing Urban.		Accept	10.4.2
18	18.2	Hsiu Ho Lin	Oppose the identification of an indicative open space/neighbourhood park within the site at 17 Trig Road, Whenuapai.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.11.1
18	18.3	Hsiu Ho Lin	Opposes having to provide both a collector road and a neighbourhood park on the site at 17 Trig Road, Whenuapai.		Reject	10.6.5

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
18	18.4	Hsiu Ho Lin	Support the indicative esplanade reserve notations shown on Whenuapai 3 Precinct Plan 1 on 17 Trig Road, Whenuapai.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept	10.11.1
18	18.5	Hsiu Ho Lin	Opposes the location of indicative roads on 17 Trig Road, Whenuapai.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose and support	Reject	10.6.5
18	18.6	Hsiu Ho Lin	Amend the location of the neighbourhood park from 17 Trig Road onto a neighbouring property.		Reject	10.11.1
18	18.7	Hsiu Ho Lin	Seeks that Council provides a regulatory impact assessment for every property that is affected by multiple precinct notations which require the vesting of land where no compensation will be payable. The purpose of this assessment is to analyse and quantify the cumulative effects, including financial impact or imposing burdens on individual landowners.		Reject	10.16.3
18	18.8	Hsiu Ho Lin	Support the alignment of the indicative collector road on the site at 17 Trig Road, Whenuapai on the basis that the indicative open space is removed from the site.	FS_10 Auckland Transport - support in part	Reject	10.6.5
19	19.1	Herald Island Environmental	If plan change is not declined then amend	FS_5 CDL Land NZ Limited - oppose	Reject	10.1.3
19	19.2	Herald Island Environmental Group	Seek that a minimum of 10% of land is intact forest including riparian margins to provide space and corridors for wildlife to flourish.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_21 New Zealand Defence Force - oppose	Reject	10.9.2
19	19.3	Herald Island Environmental Group	Seek that the degradation of wetlands, streams and riparian margins is made right.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.9.1
19	19.4	Herald Island Environmental Group	Seek that large green open spaces for locals with connectivity between spaces for walkways and cycleways are provided	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept	10.11.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
19	19.5	Herald Island Environmental Group	Seek mandatory use of 21st century stormwater best practice and water sensitive design to manage the impact of stormwater from all new developments.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support FS_21 New Zealand Defence Force - oppose	Accept in part	10.8.3
19	19.6	Herald Island Environmental Group	Seek assurance that wastewater impacts on the Upper Harbour from urban intensification and wastewater outlets entering the Waiharoa Inlet are compliant with the NZ Coastal Policy Statement.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Reject	10.8.2
19	19.7	Herald Island Environmental Group	Seeks evidence that tidal flows will be restored and assist to flush out Waiarohia inlet	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Reject	10.8.2
19	19.8	Herald Island Environmental Group	Requests that all enhancement opportunities (ref. Morphum Environmental) are utilized when planning the development of Whenuapai and that a longer term and macro view of the area is taken to ensure enough land is set aside for residential use and the introduction of substantial green infrastructure zones.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
19	19.9	Herald Island Environmental Group	Seeks clear identification and retention of indicative open space extent, open space conservation zones and esplanade reserves.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.1
19	19.10	Herald Island Environmental Group	Seeks reinstatement of developer contributions of 10% to regenerate local ecology and best practice infrastructure.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3
19	19.11	Herald Island Environmental Group	Supports the application of stormwater management area control - Flow 1 for the whole of the precinct.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept	10.7.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
19	19.12	Herald Island Environmental Group	Supports coastal erosion setback yard to avoid locating new buildings in identified areas of risk.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept	10.8.1
19	19.13	Herald Island Environmental Group	Supports North-West Wildlink and that Whenuapai is recognised as a stepping stone in this link.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept	10.9.1
19	19.14	Herald Island Environmental Group	Generally supports objectives for open space	FS_5 CDL Land NZ Limited - oppose	Accept	10.11.2
19	19.15	Herald Island Environmental Group	Opposes the lack of requirement for developers to develop open space networks	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.2
19	19.16	Herald Island Environmental Group	Seeks that all green zones are specific, identified and mapped before developments proceed.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.11.1
19	19.17	Herald Island Environmental Group	Seeks the establishment of an exact ratio of intact forest/riparian margins/green open space that all development needs to comply with.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.2
19	19.18	Herald Island Environmental Group	Supports Objective I616.2(2).	FS_5 CDL Land NZ Limited - oppose	Accept	10.1.2
19	19.19	Herald Island Environmental Group	Supports Objectives I616.2 (3), (4), (5), (8), (9), (10) and (11).	FS_5 CDL Land NZ Limited - oppose	Accept	10.1.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
19	19.20	Herald Island Environmental Group	Seeks green open space buffer between the Business - Light Industry Zone and residential zones.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_21 New Zealand Defence Force - oppose	Reject	10.11.2
19	19.21	Herald Island Environmental Group	Seeks an integrated approach where the main arterial roads are completed at one time linking the main routes to provide a sense of continuity and safety.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.4
19	19.22	Herald Island Environmental Group	Requests a master plan to show that pedestrian and cycleways connect to arterial roads to ensure connectivity between places to create a safe and liveable community.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.6
19	19.23	Herald Island Environmental	Requests further information on how effective the identified Neighbourhood Centre Zone will be for its purpose.	FS_5 CDL Land NZ Limited - oppose	Accept	10.16.3
19	19.24	Herald Island Environmental	Seeks that blank walls are not allowed as of right on the road frontage.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
19	19.25	Herald Island Environmental	Oppose in part the current Whenuapai 3 Precinct Stormwater Management Plan (2017).	FS_5 CDL Land NZ Limited - oppose	Accept in part	10.7.2
19	19.26	Herald Island Environmental Group	Requests the enforcement of all water sensitive design practices such as holding tanks, swales, green roof gardens, permeable paving and filtering holding ponds.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_21 New Zealand Defence Force - oppose	Accept in part	10.7.3
19	19.27	Herald Island Environmental Group	Requests to obtain and review the Environmental Monitoring from Watercare to provide an understanding on the current impacts wastewater has on the surrounding environment and the future impacts of both stormwater and wastewater.	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.3
19	19.28	Herald Island Environmental	Requests that Te Kawerau a Maki, Ngati Whautā o Kaipara and Ngati Whatua Orakei are informed and involved in all stormwater discharges to this area.	FS_5 CDL Land NZ Limited - oppose	Accept in part	10.7.3
19	19.29	Herald Island Environmental	Supports the concern for the susceptibility and sensitivity of the valued marine environment.	FS_5 CDL Land NZ Limited - oppose	Accept	10.8.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
19	19.30	Herald Island Environmental Group	Supports that all development reduces the generation of contaminants at source and applies treatment to effectively minimize contaminant increases in coastal waters and sediment	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept	10.7.3
19	19.31	Herald Island Environmental	Supports minimisation of the impact on the Upper Harbour of wastewater from urban intensification.	FS_5 CDL Land NZ Limited - oppose	Accept	10.8.2
19	19.32	Herald Island Environmental Group	Supports the protection of streams through identification of permanent and intermittent streams at development design stages, creation of riparian margins through development setbacks and appropriate design and use of green infrastructure.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_7 Charles Ku - oppose	Accept in part	10.9.2
19	19.33	Herald Island Environmental Group	Requests that streams are identified and protected.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_7 Charles Ku - oppose	Accept in part	10.9.2
19	19.34	Herald Island Environmental Group	Supports the enhancement of streams and the steps outlined in the plan.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept	10.9.2
19	19.35	Herald Island Environmental Group	Opposes the lack of substantial areas identified and set aside for natural biodiversity to enable the North West Wildlink to operate across this region.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support FS_21 New Zealand Defence Force - oppose	Reject	10.9.1
19	19.36	Herald Island Environmental Group	Supports the provision of esplanade reserves and the opportunity this provides to incorporate walking and cycle ways.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part	Accept	10.11.1
19	19.37	Herald Island Environmental Group	Supports the restoration of Upper Waitemata Harbour tidal flows in the vicinity of the Waiarohia inlet, around the Herald Island Causeway using Causeway culverts and dredging/replacement of the Causeway with a bridge.	FS_5 CDL Land NZ Limited - oppose	Reject	10.8.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
19	19.38	Herald Island Environmental Group	Opposes roads and cycle ways being developed on an ad-hoc basis by individual developers	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.6
19	19.39	Herald Island Environmental Group	Opposes Council approving of buildings that are out of place in a residential environment	FS_5 CDL Land NZ Limited - oppose	Reject	10.16.2
19	19.40	Herald Island Environmental Group	Seek that all developments minimise the amount of stormwater being discharged into the Waiarohia Inlet and Brigham Creek as following water sensitive design practice.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept in part	10.7.3
20	20.1	Martin and Rochelle Good	Oppose the plan change and seeks amendments		Reject	10.1.3
20	20.2	Martin and Rochelle Good	Seeks more investigation into how much stormwater runoff there would be and how the stormwater will be treated/filtered to stop more pollution in the Upper Harbour.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept in part	10.7.3
20	20.3	Martin and Rochelle Good	Seeks more green spaces, parks and reserves.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.1
20	20.4	Martin and Rochelle Good	Opposes the increase industrial/business activities that will arise from the rezoning at the end of Kauri Road as it would add more traffic and lead to safety, speed, noise, vibration and air pollution issues.		Reject	10.4.4
21	21.1	Cabra Developments Limited	Accept the plan change with amendments.		Accept in part	10.1.1
21	21.2	Cabra Developments Limited	Supports the growth and intensification that is enabled by plan change 5, specifically the opportunities it provides for residential growth and intensification through the introduction of the Mixed Housing Urban Zone together with the following related matters except where particularly addressed within the submission: Precinct Plan 1 - location of indicative open space on 10 Clarks Lane, Standard I616.6.4, Standard I616.6.5, Standard I616.6.6, Standard I616.6.7.		Accept	10.1.2
21	21.3	Cabra Developments Limited	Amend Standards I616.6.2 (1), (2) and (3) to provide clarity on how the "proportional share of local infrastructure works" are determined and, in doing so, such provisions need to be reasonable and equitable to enable an applicant to progress the subdivision and development of their landholding without reliance on third parties.	FS_7 Charles Ku - support FS_10 Auckland Transport - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.5.3
21	21.4	Cabra Developments Limited	Amend Whenuapai 3 Precinct Plan 2 to delete the indicative road connecting Kauri Road and Sinton Road, and Sinton Road and Hobsonville Road and make consequential amendments to Standard I616.6.8.	FS_9 New Zealand Transport Agency - oppose in part FS_10 Auckland Transport - oppose	Reject	10.6.5
21	21.5	Cabra Developments Limited	Amend the indicative roads north of Clarks Lane and east of Ockleston Landing from 'collector' to 'local' roads on Whenuapai 3 Precinct Plan 2 and make consequential amendments to Standard I616.6.8.	FS_22 Neil Construction Limited - support	Accept in part	10.6.5

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
21	21.6	Cabra Developments Limited	Amend Whenuapai 3 Precinct Plan 2 to reposition the existing collector road to the east of the Special Character Area and the indicative collector road to the north of Clarks Lane to reflect the correct alignment within the property at 1 Ockleston Landing and amend both roads from 'collector' to 'local' roads. Make consequential amendments to Standard I616.6.8.	FS_10 Auckland Transport - support in part FS_22 Neil Construction Limited - support	Accept in part	10.6.5
21	21.7	Cabra Developments Limited	Insert typical road cross-sections to the Precinct provisions.	FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.6.6
21	21.8	Cabra Developments Limited	Retain Standard I616.6.8 Roads and amend wording to limit 'upgrade' works to the construction of the associated kerb and channel on the opposite side of the road to any development site.	FS_10 Auckland Transport - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support FS_22 Neil Construction Limited - support	Accept	10.6.4
21	21.9	Cabra Developments Limited	Amend the provisions for clarity and equity including the extent to which development contributions are allocated or otherwise to such infrastructure works.	FS_10 Auckland Transport - support in part FS_22 Neil Construction Limited - support	Accept in part	10.6.4
21	21.10	Cabra Developments Limited	Rezone the land zoned Single House along the coastal edge, particularly within area 1D as illustrated in Precinct Plan 2 to Mixed Housing Urban.		Reject	10.4.1
21	21.11	Cabra Developments Limited	Amend Policy I616.2(2) to encourage a variety of methods for the provision of public access to and along the stream and coastal edge environments, as follows: <i>Encourage roads that provide for pedestrian and cycle connectivity to and alongside riparian margins and open spaces.</i>		Reject	10.11.2
21	21.12	Cabra Developments Limited	Retain Standard I616.6.1, subject to an amendment to limit the scope of the standard to Whenuapai 3 Precinct Plan 1.		Reject	10.6.3
21	21.13	Cabra Developments Limited	Delete Policy I616.3(13) and Standards I616.6.3(1) and (2) and rely on Chapter E36 of the Unitary Plan.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.7.1
21	21.14	Cabra Developments Limited	Delete Standard I616.6.3(3) and rely on standards contained within Chapters E8 and E9 of the Unitary Plan.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_10 Auckland Transport - support in part	Reject	10.7.1
21	21.15	Cabra Developments Limited	Retain Standard I616.6.4(4) and delete Standards I616.6.4(5) and (6).	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
21	21.16	Cabra Developments Limited	Amend Policy I616.3(16) to enable the construction of appropriate erosion control structures as follows: <i>Avoid the <u>Provide for the use of hard protection structures where appropriate to manage avoid, remedy or mitigate the effects of coastal erosion risk in the Whenuapai 3 coastal erosion setback yard.</u></i>	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
21	21.17	Cabra Developments Limited	Amend I616.4 Activity Table to delete activity (A4) Hard protection structures and amend the activity status for activity (A5) Hard protection structures located within the Whenuapai 3 coastal erosion setback yard from non-complying to discretionary.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
21	21.18	Cabra Developments Limited	Seeks the relief set out within this submission, the specific relief set out in Appendix 1 of the submission and any consequential amendments necessary to enable the relief to be sought.		Accept in part	10.16.1
21	21.19	Cabra Developments Limited	Seeks further or other changes as may be necessary to give effect to the requirements of the Resource Management Act 1991.	FS_7 Charles Ku - support	Accept in part	10.16.1
22	22.1	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks other relief, including consequential changes, as necessary to give effect to relief sought in the submission.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.16.1
22	22.2	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks amendments to the plan change to provide for larger, sustainable habitat areas at intervals along the riparian margins for both permanent and intermittent waterbodies.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_21 New Zealand Defence Force - oppose	Reject	10.9.2
22	22.3	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks amendments to the plan change to increase the 10m setback from waterways to a minimum of 20m each side of permanent waterbodies.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_22 Neil Construction Limited - oppose	Reject	10.9.2
22	22.4	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks amendments to the plan change to include adequate ongoing weed and pest mammal control, including signage to require dogs on leads in all riparian areas and conservation zones and a weed management plan.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
22	22.5	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks amendments to the plan change to provide suitable fencing to reduce predator access to indigenous habitat areas.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_22 Neil Construction Limited - oppose	Reject	10.9.1
22	22.6	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks amendments to the plan change to provide suitable street tree planting to complement the riparian and conservation zone biodiversity habitat vegetation.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.7	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks requirements for adequate surveys of existing indigenous biota before works are undertaken and that appropriate protection measures are subsequently put in place taking in to account the results of surveys.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose FS_21 New Zealand Defence Force - oppose	Reject	10.9.1
22	22.8	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks provision of adequate riparian planting (including a maintenance period) for all intermittent and permanent streams and wetlands.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.2
22	22.9	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seek that the plan change retains or adds policy direction to ensure matters addressed in submission points 22.7 and 22.8 are required by the Stormwater Management Plan.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.7.2
22	22.10	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks requirements for adequate measures to control run-off and sedimentation of waterways and the coastal environment from both construction works and once operational.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.7.3
22	22.11	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks that the precinct maps clearly identify the location of all intermittent and permanent streams and wetlands within a subdivision or development.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.9.2
22	22.12	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks that the precinct maps set out the extent of riparian areas to be provided for as part of the precinct development.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
22	22.13	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks that the council set out how the plan change gives effect to the NZCPS including requirements for adequate surveys of existing indigenous flora and fauna before works are undertaken and that appropriate protection measures are subsequently put in place taking into account the result of the surveys.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.14	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seek that the council set out how the plan change gives effect to the NZCPS including measures required to enhance the natural character of the coastal environment.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.8.3
22	22.15	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks that council provides further detail and certainty on the Plans for the precinct development.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3
22	22.16	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks that the council sets out clear requirements for subdivision and development to provide for amenity and environmental outcomes.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3
22	22.17	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks that the council includes a non-complying activity status for subdivision activities which seek to change the requirements or vary the detail on the Plans.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.15
22	22.18	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Identify Open Space - Recreation and Open Space - Conservation Zones on Whenuapai 3 Precinct Plans 1 and 2.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.1
22	22.19	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Seeks provisions to ensure any subdivision in open space areas are a non-complying activity.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.2
22	22.20	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Add a new objective as follows: <u>Subdivision, use and development avoids significant adverse effects on the natural character of water bodies and the coastal environment protects areas of significant indigenous biodiversity and provides for the enhancement of environmental values.</u>	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.8.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
22	22.21	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Add a new objective to avoid and mitigate sediment in stormwater.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.7.1
22	22.22	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Objective I616.2(8)(d) as follows: <i>protects <u>and enhances</u> the ecological values of the receiving environment;</i>	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept	10.7.1
22	22.23	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Add a new objective that subdivision will be undertaken subject to protection required under s6(c) of the RMA and Policy 11 of the NZCPS.	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.8.3
22	22.24	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Objective I616.2(11) as follows: <i><u>Enable</u> subdivision, use and development enable the provision where this provides of a high quality and safe public open space network that integrates stormwater management, ecological, amenity, and recreation values.</i>	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.2
22	22.25	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Plans and/or Policies to clearly set out the location and extent of riparian areas and other areas for enhancement and protection of indigenous vegetation and habitat.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.26	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Add a policy to encourage the use of alternatives to hard protection structures in the coastal environment.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.8.1
22	22.27	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Replace Policy I616.3(17) as follows: <i><u>Provide for riparian planting and the establishment of substantial conservation areas to enhance the North-West Wildlink.</u></i>	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.28	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Policy I616.3(18) to avoid or minimise the footprint of and number of crossings and by identifying the location of potential crossings.	FS_5 CDL Land NZ Limited - oppose FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.9.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
22	22.29	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Policy I616.3(19) as follows: <i>Require, at the time of subdivision and development, riparian planting is undertaken in the open space conservation areas as shown on Whenuapai 3 Precinct Plan 1 with of appropriate native species along...</i>	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.2
22	22.30	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Policy I616.3(20) so that any open space as shown on Precinct Plan 1 that is no longer fit for that purpose be retained or swapped to better location within the precinct for the establishment of indigenous biodiversity habitat in order to contribute to maintenance of biodiversity and support the North-West Wildlink.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.2
22	22.31	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Add a new activity classification as follows: <i>Any structure located on or abutting the esplanade reserve or open space zone identified in the Whenuapai 3 Precinct Plan 1 and 2 - NC.</i> Note that the submitter seeks additional areas to be shown on Plans.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.11.2
22	22.32	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Activity (A17) to include a new standard relating to the protection and enhancement of indigenous biodiversity.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.33	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend the notification provisions to recognise that special circumstances may require the notification of activities which in particular relate to matters of national importance and affect the wider public generally.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3
22	22.34	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Include standards to provide for areas of indigenous vegetation to be established linking to the riparian zones. These areas to be vested in the council or other methods to ensure long term protection.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.35	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Retain Standard I616.6.1(1) as proposed.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept	10.6.3
22	22.36	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Delete Standard I616.6.1(2).	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.6.3
22	22.37	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Retain the minimum 10m of riparian planting as set out in Standard I616.6.4(1) and identify areas which will be significantly wider for short lengths of the stream.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
22	22.38	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Standard I616.6.4(2) to set out the extent of riparian margins to be vested.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.2
22	22.39	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Retain Standard I616.6.4(6) as proposed.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept	10.9.2
22	22.40	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Delete the provision for new development in the coastal erosion setback.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.8.1
22	22.41	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Preferably locate illuminated signs away from riparian and indigenous vegetation areas.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.1
22	22.42	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Add standards requested above to section I616.8 if they do not already apply to restricted discretionary activities.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3
22	22.43	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Amend Whenuapai 3 Precinct Plan 1 to show areas which will be planted to support and enhance the North-West Wildlink. Identify the extent of these areas on the plan.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept in part	10.9.2
22	22.44	Royal Forest and Bird Protection Society NZ (Forest and Bird)	Identify stream crossings on Whenuapai 3 Precinct Plan 2 consistent with the policy to avoid and minimise.	FS_5 CDL Land NZ Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.9.2
23	23.1	New Zealand Transport Agency	Supports the provisions for staged development of land within the Whenuapai Structure Plan area as provided for in Proposed PC5.	FS_5 CDL Land NZ Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.16.3
23	23.2	New Zealand Transport Agency	Supports the inclusion of I616.2 Objectives for the integration of subdivision and development with the provision of infrastructure.	FS_5 CDL Land NZ Limited - support	Accept	10.5.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
23	23.3	New Zealand Transport Agency	Supports the inclusion of Objective I616.2(6) for the integration of subdivision and development with the provision of transport infrastructure in general accordance with I616.10.2 Whenuapai 3 Precinct Plan 2.	FS_5 CDL Land NZ Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Accept	10.6.1
23	23.4	New Zealand Transport Agency	Supports the inclusion of Policies I616.3(4), (7) and (8) for the integration of subdivision and development with the provision of infrastructure.	FS_5 CDL Land NZ Limited - support	Accept in part	10.5.2
23	23.5	New Zealand Transport Agency	Supports the inclusion of the provisions for transport as set out in I616.6.2 and Activity Table I616.2.1.	FS_5 CDL Land NZ Limited - support	Accept in part	10.5.3
23	23.6	New Zealand Transport Agency	Seeks that the council adopts PC5.	FS_5 CDL Land NZ Limited - support	Accept in part	10.1.1
23	23.7	New Zealand Transport Agency	Seeks the retention of the geographical extent of PC5 and retention of the provisions within PC5 that provide for staged development of land.	FS_5 CDL Land NZ Limited - support FS_13 Mark and Sherrie Dawe - oppose	Accept	10.3
23	23.8	New Zealand Transport Agency	Seeks the retention of provisions in PC5 that require the integration of subdivision and development with the provision of local transport infrastructure that supports the effective, efficient and safe operation of the wider transport network.	FS_5 CDL Land NZ Limited - support	Accept	10.5.1
24	24.1	Stride Holdings Limited (Stride)	Supports the rezoning of 217 ha of land to residential zones.	FS_5 CDL Land NZ Limited - support	Accept in part	10.4.3
24	24.2	Stride Holdings Limited (Stride)	Supports the rezoning of 124 ha of land to Business - Light Industry.	FS_5 CDL Land NZ Limited - support	Accept in part	10.4.3
24	24.3	Stride Holdings Limited (Stride)	Supports the rezoning of 4500m2 of land to Business - Neighbourhood Centre at the intersection of Trig Road and Hobsonville Road.	FS_5 CDL Land NZ Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support and oppose FS_21 New Zealand Defence Force - oppose in part	Accept	10.4.2
24	24.4	Stride Holdings Limited (Stride)	Seeks that the proposed zoning, location and extent be approved with the exception of extending the Terrace Housing and Apartment Buildings Zone to the south of the Upper Harbour Motorway to cover more of the block bounded by the Upper Harbour Motorway, the Northwestern Motorway and Hobsonville Road.	FS_5 CDL Land NZ Limited - support FS_9 New Zealand Transport Agency - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support in part	Reject	10.4.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
24	24.5	Stride Holdings Limited (Stride)	Generally supports the provisions of the Whenuapai 3 Precinct, including the objectives, policies and rules that require infrastructure and roading networks to be integrated, comprehensive and coordinated with the development in the precinct.	FS_5 CDL Land NZ Limited - support FS_10 Auckland Transport - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support in part	Accept	10.1.2
24	24.6	Stride Holdings Limited (Stride)	Opposes Rule I616.4 (A15) which provides for "activities not otherwise provided for" as a discretionary activity.	FS_5 CDL Land NZ Limited - support	Accept in part	10.15
24	24.7	Stride Holdings Limited (Stride)	Seeks that the objectives, policies and rules relating to the provision of infrastructure be approved.	FS_5 CDL Land NZ Limited - support FS_10 Auckland Transport - support	Accept	10.5.1
24	24.8	Stride Holdings Limited (Stride)	Seeks that Rule I616.4.1 (A15) be amended to provide for "activities not otherwise provided for" as a non-complying activity.	FS_5 CDL Land NZ Limited - support	Accept in part	10.15
24	24.9	Stride Holdings Limited (Stride)	Seeks the deletion of activities I616.4.1 (A7), (A8), (A9), (A10) and (A11) so that the underlying zone provisions apply.	FS_5 CDL Land NZ Limited - support	Reject	10.15
24	24.10	Stride Holdings Limited (Stride)	Seek such other relief and/or amendments to the Plan Change as may be necessary to address the concerns outlined in the submission	FS_5 CDL Land NZ Limited - support	Accept in part	10.16.1
25	25.1	Heritage New Zealand Pouhere Taonga	Accept the plan change with amendments.		Accept in part	10.1.1
25	25.2	Heritage New Zealand Pouhere Taonga	Strongly supports the scheduling of Clarks Lane as a Historic Heritage Area and the scheduling of the Whenuapai anti-aircraft battery.		Accept	10.14
25	25.3	Heritage New Zealand Pouhere Taonga	Seeks that development within the Whenuapai 3 Precinct is encouraged to respond positively with the scheduled Historic Heritage Area and Historic Heritage Place.		Reject	10.14
25	25.4	Heritage New Zealand Pouhere Taonga	Seeks that potential unrecorded archaeology in the coastal and riparian areas is recognised and provided for within the precinct provisions.		Reject	10.14
25	25.5	Heritage New Zealand Pouhere Taonga	Seeks that a further field survey in the coastal area be undertaken and that known sites and any further archaeological sites identified should then be provided for within the policy framework of the precinct, particularly the objectives and policies of the open space in the precinct and in the provision for coastal esplanades and open space areas.		Reject	10.14
25	25.6	Heritage New Zealand Pouhere Taonga	Retain the Clarks Lane workers' residences as a Historic Heritage Area and the Whenuapai anti-aircraft battery as a Historic Heritage Place.		Accept	10.14
25	25.7	Heritage New Zealand Pouhere Taonga	Amend the precinct provisions to include reference to the historic heritage of the area including development sympathetic to the scheduled historic heritage area and place, and incorporating archaeological consideration in the provision of open space.		Reject	10.14

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
25	25.8	Heritage New Zealand Pouhere Taonga	Amend the precinct description to include reference to the area's varied and important history. For example: <i>The purpose of this precinct is for the area to be developed as a liveable, compact and accessible community with a mix of high quality residential and employment opportunities, while taking into account the natural <u>and historic</u> environment and the proximity of the Whenuapai airbase.</i> <u>Historic Heritage</u> <i>The precinct area has an extensive and varied history. The Clarks Lane Historic Heritage Area and the Whenuapai heavy anti-aircraft battery are within the precinct area, as well as a number of recorded and potentially unrecorded archaeological sites.</i> <i>Development is encouraged to positively respond and interact with the scheduled historic heritage in the precinct area.</i>		Reject	10.14
25	25.9	Heritage New Zealand Pouhere Taonga	Amend Objective I616.2(2) as follows: <i>Subdivision, use and development achieves a well-connected, safe and healthy environment for living and working with an emphasis on the public realm including parks, roads, walkways and the natural <u>and historic</u> environment.</i>		Reject	10.14
25	25.10	Heritage New Zealand Pouhere Taonga	Amend Objective I616.2(11) as follows: <i>Subdivision, use and development enable the provision of a high quality and safe open space network that integrates stormwater management, ecological, archaeological, amenity, and recreation values.</i>		Reject.	10.14
25	25.11	Heritage New Zealand Pouhere Taonga	Add a new Policy I616.3(X): <u>Encourage subdivision, use and development to protect the ecological, archaeological, historic heritage, amenity, and recreation values of the area.</u>		Reject.	10.14
26	26.1	GRP Management Limited	Accept the plan change with amendments.		Accept in part	10.1.1
26	26.2	GRP Management Limited	The proposed zoning of Mixed Housing Urban on 12 Sinton Road is supported	FS_17 Cabra Developments Limited - oppose	Accept	10.4.2
26	26.3	GRP Management Limited	Seeks deletion of the permanent stream identified along the south-western boundary of 12 Sinton Road, Hobsonville, from Whenuapai 3 Precinct Plan 1.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.9.2
26	26.4	GRP Management Limited	Seeks the deletion of the three indicative cul-de-sacs in Area 1D as identified on Whenuapai 3 Precinct Plan 2.	FS_17 Cabra Developments Limited - support	Accept	10.6.5
26	26.5	GRP Management Limited	Seeks the deletion of the collector road that is identified as an existing collector road and parallel to Clarks Lane from Whenuapai 3 Precinct Plan 2.	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5
26	26.6	GRP Management Limited	Seeks the deletion of one of the secondary loops of Sinton Road, identified as an existing collector road on Whenuapai 3 Precinct Plan 2.	FS_9 New Zealand Transport Agency - support FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
26	26.7	GRP Management Limited	Seeks the deletion of, or clarity around, the indicative collector road that crosses SH18 but lies outside of the precinct plan area.	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Reject	10.6.5
27	27.1	Mark Dawe	Accept the plan change with amendments.		Accept in part	10.1.1
27	27.2	Mark Dawe	Seeks an increase in the area of Light Industry land to be rezoned.	FS_8 Tim and Stephanie Woodward - support FS_12 Rebecca Dawe - support FS_14 Kristina Dobson - support FS_16 Ryan Dobson - support FS_18 Mario Walsh - support FS_19 Katherine McCallum - support	Out of scope	10.2
27	27.3	Mark Dawe	Seeks the inclusion of 3, 5 and 7 Spedding Road and 84, 88 and 90 Trig Road to the current plan change area.	FS_11 Nicola Flemming - support FS_12 Rebecca Dawe - support FS_14 Kristina Dobson - support FS_16 Ryan Dobson - support FS_18 Mario Walsh - support FS_19 Katherine McCallum - support	Out of scope	10.2
27	27.4	Mark Dawe	Seeks the inclusion of 3, 5 and 7 Spedding Road and 84, 88 and 90 Trig Road, and other properties within the Housing Infrastructure Fund area, to the current plan change area, perhaps with the proviso that development cannot start until such time as the Whenuapai pump station is nearing completion.		Out of scope	10.2
28	28.1	Peter and Helen Panayuidou	Accept the plan change with amendments.		Accept in part	10.1.1
28	28.2	Peter and Helen Panayuidou	Support the proposed zoning of 82 Hobsonville Road as Mixed Housing Urban and endorse the adoption of the Mixed Housing Urban Zone activities and standards in the Auckland Unitary Plan (Operative in Part).		Accept	10.4.2
28	28.3	Peter and Helen Panayuidou	Seeks confirmation of the zoning of 82 Hobsonville Road as Mixed Housing Urban.		Accept	10.4.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
28	28.4	Peter and Helen Panayuidou	Seeks to relocate the indicative open space from 82 Hobsonville Road to an alternative site that provides a more logical end to the walking tracks and connections that will be provided throughout the area. Options for alternative sites include those not required to set land aside to facilitate the development of the precinct and those located at the end of waterways. Or, seek that council provide confirmation that the planting and vesting of riparian margins will be deemed to have met the 'indicative open space' requirement and that no further public open space is required on that site	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support in part	Reject	10.11.1
28	28.5	Peter and Helen Panayuidou	Seeks that the plan provisions be amended to allow for development of sites that already have full road frontage to an existing public road.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support in part	Reject	10.6.6
28	28.6	Peter and Helen Panayuidou	Seeks that any contributions made towards upgrading infrastructure within the precinct are taken into account and offset by any future contributions.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.4
28	28.7	Peter and Helen Panayuidou	Seeks consequential relief necessary to give effect to the submission		Accept in part	10.16.1
29	29.1	Ockleston Investments Limited	Accept the plan change with amendments.		Accept in part	10.1.1
29	29.2	Ockleston Investments Limited	The proposed zoning of Terraced Housing and Apartment Building on 1 Ockleston Landing is supported		Accept	10.4.2
29	29.3	Ockleston Investments Limited	Seeks the deletion of the collector road along the western boundary of 1 Ockleston Landing as identified on Whenuapai 3 Precinct Plan 2 as the road does not exist.	FS_10 Auckland Transport - support in part	Accept	10.6.5
29	29.4	Ockleston Investments Limited	Seeks the deletion of the three indicative coastal cul-de-sacs in Area 1D as identified on Whenuapai 3 Precinct Plan 2.	FS_17 Cabra Developments Limited - support	Accept	10.6.5
29	29.5	Ockleston Investments Limited	Seeks the deletion of the cul-de-sac collector road that is parallel to Clarks Lane, identified as an existing collector on Whenuapai 3 Precinct Plan 2.		Accept	10.6.5
29	29.6	Ockleston Investments Limited	Seeks the deletion of one of the secondary loops of Sinton Road, identified as an existing collector road on Whenuapai 3 Precinct Plan 2.	FS_9 New Zealand Transport Agency - support FS_10 Auckland Transport - support in part	Accept	10.6.5
29	29.7	Ockleston Investments Limited	Seeks the deletion of, or clarity around, the indicative collector road that crosses SH18 but lies outside of the precinct plan area.	FS_10 Auckland Transport - support in part	Reject	10.6.5
30	30.1	Dave Allen	Accept the plan change with amendments.		Accept in part	10.1.1
30	30.2	Dave Allen	Opposes the extent of affected parties identified; in particular those who live nearby in a no-exit street must pass through the plan change area but did not receive a notification letter.		Reject	10.16.3
30	30.3	Dave Allen	Opposes the increased stormwater runoff due to the rezoning as it will adversely affect the water quality of the harbour.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept in part	10.7.3
30	30.4	Dave Allen	Opposes the traffic congestion due to the lack of upgrades.		Reject	10.6.6
30	30.5	Dave Allen	There is no concept for a roundabout at the intersection of Kauri and Brigham Creek Roads.		Reject	10.6.6
30	30.6	Dave Allen	There are no areas set aside to increase biodiversity values and recognise the North-West Wildlink.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Reject	10.9.1
30	30.7	Dave Allen	There are insufficient park or reserve areas for recreation.		Reject	10.11.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
30	30.8	Dave Allen	The noise from the airfield will adversely affect far outside the sound contours indicated which anyway are highly theoretical and not based on actual measurements, nor do they take into account what aircraft engines might be used in the future.	FS_21 New Zealand Defence Force - oppose	Reject	10.13.3
31	31.1	Jack N and Gillian M Shepherd	Decline the plan change or amend.		Reject	10.1.3
31	31.2	Jack N and Gillian M Shepherd	Seeks the removal of the Light Industry Zone.		Reject	10.4.4
31	31.3	Jack N and Gillian M Shepherd	Seeks less housing.		Reject	10.4.4
31	31.4	Jack N and Gillian M Shepherd	Seeks a park or play area as previously planned for the area.		Accept	10.11.1
32	32.1	Ming Ma	Accept the Plan Change/Variation with amendments as outlined below.		Accept in part	10.1.1
32	32.2	Ming Ma	Support the proposed zoning of predominately Mixed Housing Urban zone with a strip of Single House zone adjoining the estuary on 12 Sinton Road	FS_17 Cabra Developments Limited - oppose	Accept	10.4.2
32	32.3	Ming Ma	Delete the permanent stream that is identified on the adjacent site at 12 Sinton Road on the Whenuapai 3 Precinct Plan 1		Reject	10.10
32	32.4	Ming Ma	Delete the three coastal cul-de-sac indicative collector roads in Area 1D as identified on the Whenuapai 3 Precinct Plan 2	FS_17 Cabra Developments Limited - support	Accept	10.6.5
32	32.5	Ming Ma	Delete the cul-de-sac collector road that is parallel to Clarkes Lane identified as an existing collector road on the Whenuapai 3 Precinct Plan 2	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5
32	32.6	Ming Ma	Seeks the deletion of one of the secondary loops of Sinton Road, identified as an existing collector road on Whenuapai 3 Precinct Plan 2.	FS_9 New Zealand Transport Agency - support FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5
32	32.7	Ming Ma	Delete or provide clarity around the indicative road that crosses over SH18 but lies outside of the Precinct Plan area.	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Reject	10.6.5
33	33.1	Sinton Developments	Accept the Plan Change/Variation with amendments.		Accept in part	10.1.1
33	33.2	Sinton Developments	Support the proposed zoning of predominately Mixed Housing Urban zone with a strip of Single House zone adjoining the estuary on 18 Sinton Road	FS_17 Cabra Developments Limited - oppose	Accept	10.4.2
33	33.3	Sinton Developments	Delete the indicative collector road that is located along the southern boundary of 18 Sinton Road as identified in Whenuapai 3 Precinct Plan 2.	FS_10 Auckland Transport - oppose	Reject	10.6.5
33	33.4	Sinton Developments	Delete the three coastal cul-de-sac indicative collector roads in Area 1D as identified on the Whenuapai 3 Precinct Plan 2	FS_17 Cabra Developments Limited - support	Accept	10.6.5

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
33	33.5	Sinton Developments	Delete the cul-de-sac road that is parallel to Clarkes Lane as identified as an existing collector on the Whenuapai 3 Precinct Plan 2	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5
33	33.6	Sinton Developments	Delete one of the secondary loops on Sinton Road that is identified as an existing collector on the Whenuapai 3 Precinct Plan 2	FS_9 New Zealand Transport Agency - support FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5
33	33.7	Sinton Developments	Delete or provide clarity around the indicative collector road that crosses over SH18 but lies outside the Precinct Plan area	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Reject	10.6.5
33	33.8	Sinton Developments	Consider alternative options to the re-aligning Sinton Road as described in Attachment 2 of the submission	FS_9 New Zealand Transport Agency - oppose FS_17 Cabra Developments Limited - support	Reject	10.6.5
34	34.1	Charles Ku	Accept the Plan Change with Amendments as outlined in this submission, with such other relief and consequential amendments as to give effect to the relief sought in this submission		Accept in part	10.16.1
34	34.2	Charles Ku	Support proposed zoning map, particularly as it relates to the property at 55 Trig Road being zoned Light Industry		Accept	10.4.2
34	34.3	Charles Ku	Seek amendments to I616.10.1. Whenuapai Precinct Plan 1 to; Correct error in title, and request the removal of the Intermittent stream identified on property at 55 Trig Road	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.9.2
34	34.4	Charles Ku	Seek amendments to Precinct Plan 2 in relation to the extension of the Speeding Road Arterial into the properties adjoining and to the South of 55 Trig Road. Either the precinct plan indicates that this arterial will be designated if retained in its proposed position or it is repositioned to be wholly or partly in the property at 55 Trig Rd	FS_10 Auckland Transport - oppose	Reject	10.6.5
34	34.5	Charles Ku	Seek amendments to I616.1. Precinct Description. Amend paragraph headed "Integration of Subdivision and Development with Infrastructure" - deleting the sentence "The primary responsibility for funding of local infrastructure lies with the applicant for subdivision and/or development" and redraft the paragraph specifying the funding of local infrastructure will be shared equitably in accordance with relative demands on infrastructure provision.	FS_10 Auckland Transport - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.4
34	34.6	Charles Ku	Seek amendment to I616.1 Precinct description. Amend paragraph headed 'Transport' to recognise the designation of roads by Council or AT is alternative way to achieve the proposed transport network through structure plan, particularly in relation to arterial roads.	FS_10 Auckland Transport - support in part and oppose FS_20 Li-O Lee, Su-Chin Lin	Reject	10.6.5

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
34	34.7	Charles Ku	Seek amendment to I616.1 Precinct description. Seek amendment to paragraph headed 'Open Space' to be more specific about the proposed purposes of the Open Space network proposed.		Reject	10.11.2
34	34.8	Charles Ku	Seek amendments to I616.2. Objectives (3) as follows : "Subdivision and development does not occur in advance of the availability of transport infrastructure necessary to service that subdivision and development, including regional and local transport infrastructure" or otherwise specify that development can occur ahead of regional and local transport infrastructure where developers provide an alternative measure for the provision of the upgrade works.	FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.1
34	34.9	Charles Ku	Seek amendments to I616.2. Objectives (6) as follows " Unless already implemented, subdivision and development implements the transport network connections and elements as shown on Whenuapai 3 Precinct Plan 2, to the extent necessary to service that subdivision or development, and takes into account the regional and local transport network" or otherwise to specify that the infrastructure elements are only required insofar as they relate to that particular subdivision or development.		Reject	10.6.1
34	34.10	Charles Ku	Seek amendment to Policy I616.3 (7) as follows "Require subdivision and development.....Whenuapai 3 Precinct Plan 2 to the extent necessary to service that subdivision or development" or otherwise to specify that the infrastructure elements are only required insofar as they relate to that particular subdivision or development	FS_10 Auckland Transport - oppose	Reject	10.5.2
34	34.11	Charles Ku	Seek amendments to Policy (8) as follows "Require the provision of new collector roads and upgrades of existing roads generally in the locations and alignments as shown on...the location and alignment of collector roads allowed where the realigned road will provide an equivalent transport function. For the avoidance of doubt, this may mean locations and alignments of roading on different allotments to those shown on the Precinct Plan" or otherwise to provide for flexibility in the final positions and alignments of roads and to differentiate between function and benefits of collector and arterial roads.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept in part	10.6.2
34	34.12	Charles Ku	Seek amendments to Policy I616.3 (13) as follows "Require development to (13) manage the flood risk of new buildings locating in the 1 per cent annual exceedance probability (a)(AEP) floodplain;..."		Reject	10.7.1
34	34.13	Charles Ku	Insert a new activity in the table under Subdivision as a restricted discretionary activity as follows: "Subdivision that complies with Standards at I616.6.2 and I616.6 - RD		Reject	10.15
34	34.14	Charles Ku	Seek amendments to I616.6.2 to redraft including clause 1 to make it clear that subdivision and development must meet its proportional share of funding local infrastructure works, unless otherwise provided for by clauses 2 and 3. Otherwise support the ability for alternative measures as set out in clauses 2 and 3 .	FS_10 Auckland Transport - support in part	Accept in part	10.5.3
34	34.15	Charles Ku	Seek amendments to Table I616.6.2. that the areas 1A - 1E are not sequential but only dependent on the provision of the local transport infrastructure required in the table, or alternatives as determined under I616.6.2 clauses 2 and 3.		Accept in part	10.5.3
34	34.16	Charles Ku	Seek amendments to I616.6.3 (2) as follows "(2) all new buildings containing habitable floor levels must be located outside of the 1 per cent AEP floodplain and overland flow path".		Reject	10.7.1
34	34.17	Charles Ku	Seek amendments to I616.6.4 Riparian Planting to specify that the clause does not apply to intermittent streams.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
34	34.18	Charles Ku	Seek amendments to I616.6.8 to require that where the Precinct Plan shows an indicative road adjoin an allotment, that road shall be provided in a manner to serve (provide frontage to) both the parent lot on which the road is located and the lot which it adjoins.		Reject	10.6.4
34	34.19	Charles Ku	Seek amendments to rule I616.6.8 to better achieve policy I616.3. (8) subject to amendments to that policy sought in this submission. This includes specifying that new roads shall be 'generally' provided in the locations and alignments shown on the Precinct Plan, and that these road locations and alignments are indicative.		Reject	10.6.4
34	34.20	Charles Ku	Seek amendments to I616.6.11. Light clause (b) as follows "... (b) outside illumination of any structure or feature by up lit floodlights"		Accept in part	10.12.2
34	34.21	Charles Ku	Seek amendments to I616.8.2. Assessment Criteria, amend 1(a) as follows (a) the extent to which any subdivision or development layout is generally consistent with and provides for the upgraded roads and new indicative collector roads shown on the Whenuapai 3 Precinct Plan 2;..."		Reject	10.6.2
34	34.22	Charles Ku	Delete criterion I616.8.2 1(d)		Reject	10.11.2
34	34.23	Charles Ku	Insert a new criterion to I616.8.2 to deal with circumstances where the Precinct Plan shows an indicative road adjoining an allotment. In these circumstances the subdivision shall demonstrate how the road serves (provides frontage) both the parent lot on which the road is located and the lot which it adjoins.		Reject	10.6.4
35	35.1	Sheng Xin Property Investment Limited	Accept the plan change with amendments.	FS_5 CDL Land NZ Limited - support	Accept in part	10.1.1
35	35.2	Sheng Xin Property Investment Limited	Support the location of the Collector Road (Section I616.10.2) although the location of the road will not enable development as the location of the stream and requirement for riparian planting will leave insufficient depth between the road and stream.	FS_5 CDL Land NZ Limited - support FS_10 Auckland Transport - support in part	Accept in part	10.6.5
35	35.3	Sheng Xin Property Investment Limited	Subject to the acceptance of relief specified in their submission, support the proposed zoning of the Whenuapai Plan change area.	FS_5 CDL Land NZ Limited - support	Accept in part	10.4.3
35	35.4	Sheng Xin Property Investment Limited	Seek clarification around the requirements to upgrade transport infrastructure through subdivision process, primarily with respect to the identified upgrades needed in support of the future development of Area 1A	FS_5 CDL Land NZ Limited - support FS_10 Auckland Transport - support in part	Accept in part	10.5.3
35	35.5	Sheng Xin Property Investment Limited	Request the 'General Cost' section is reworded to provide certainty around Transport Infrastructure upgrade requirements. The total expected cost for the upgrades need to be identified and made publicly available. The total costs should categorise the various components with particular reference made to the cost of land acquisitions in isolation from the estimated construction costs.	FS_5 CDL Land NZ Limited - support	Accept in part	10.5.3
35	35.6	Sheng Xin Property Investment Limited	Request the inclusion of a definition of "Proportional Share" as follows "Proportional Share" is a value of the overall costs identified for the upgrades of the respective sub-area. The overall costs are then divided between the sub-area, with such costs determined by the lot size and indented zone of the AUP-OP."	FS_5 CDL Land NZ Limited - support	Reject	10.5.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
35	35.7	Sheng Xin Property Investment Limited	Seek amendments to I616.6.2 (2) Transport infrastructure requirements as follows "Where the applicant,... must be provided. The Applicant must demonstrate how their alternative measures achieve the proportional share of costs determined for their respective sites by Council. Council will consider the following in their determination of costs: a) The cost of land needed for a proposed Collector Road; b) The payment of a localised development contribution or levy; c) Construction costs associated with a Collector Road; d) Contribution of costs relating to the upgrading of identified intersections."	FS_5 CDL Land NZ Limited - support	Reject	10.5.3
35	35.8	Sheng Xin Property Investment Limited	Seek clarification on the definition and intended outcome of standard I616.6.8(1). Believe this standard should be amended as follows "Development and subdivision occurring adjacent to an existing road must upgrade the proportion of the road to the centreline adjoining the development site where subdivision and development is to occur. In the event that the other side of the road is not within Stage 1 of PC5, the entire width of the road must be upgraded."	FS_5 CDL Land NZ Limited - support FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.6.4
35	35.9	Sheng Xin Property Investment Limited	Amend I616.6.8 to add at the bottom "For the purpose of clarity with respect to Standard I616.6.8(2) above, the term road excludes collector and arterial roads identified on I616.10.2 Whenuapai 3 Precinct Plan 2."	FS_5 CDL Land NZ Limited - support	Reject	10.6.4
36	36.1	CDL Land New Zealand Limited (CDL)	Amend the proposed zoning of land within Stage 1A, change the zone of the land west of Trig Rd south to Business - Mixed Use Zone	FS_9 New Zealand Transport Agency - oppose FS_15 Stride Holdings Limited - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.4.2
36	36.2	CDL Land New Zealand Limited (CDL)	Seeks amendments to Precinct Plan 2, the proposed collector road through the western block of stage 1A should be amended to provide access into the western block of stage 1A from both Trig Rd south and Hobsonville Rd. It is not necessary or appropriate to prescribe an internal road layout at this stage and doing so might compromise or constrain the comprehensive and logical future development of the land. A revised Precinct Plan 2 is included at Appendix 1 of the submission.	FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.5
36	36.3	CDL Land New Zealand Limited (CDL)	The collector road shown on Precinct Plan 2 in 1A which differs from that proposed in the Draft Plan Change should be realigned in accordance with the ITA identifying a route from the proposed new intersection of Trig Rd/Hobsonville Rd. A revised Precinct Plan 2 is included at Appendix 1 of the submission.	FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.5
36	36.4	CDL Land New Zealand Limited (CDL)	CDL seeks incorporation into Precinct Plan 2 of an identified vehicular access point to its land from Hobsonville Road. This could utilise an existing crossing location for access at either 4 or 30 Hobsonville road and be annotated with "intersection upgrade" notation as per the proposed Precinct Plan 2. A revised Precinct Plan 2 is included at Appendix 1 of the submission.	FS_10 Auckland Transport - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.5
36	36.5	CDL Land New Zealand Limited (CDL)	Oppose the extent of streams (both permanent and intermittent) as annotated on Precinct Plan 1. A revised Precinct Plan 1 is included at Appendix 1 of the submission.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.6	CDL Land New Zealand Limited (CDL)	Seek amendments to the precinct provisions around including the 'Proximity to Westgate Metropolitan Centre'.	FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.16.3
36	36.7	CDL Land New Zealand Limited (CDL)	Seek amendments to the precinct provisions around 'Reference to Funding Mechanisms', the precinct provisions would be better suited to identifying the specific infrastructure projects that are necessary to service precinct development and establishing a framework for assessment and implementation of those projects, or suitable alternatives that facilitates and enables development to occur within an appropriate timeframe	FS_7 Charles Ku - support FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.3
36	36.8	CDL Land New Zealand Limited (CDL)	Seek amendments to the precinct provisions around 'Delivery of Transport Infrastructure Upgrades', establish an assessment framework for transport projects whereby developers provide either the identified upgrades or suitable alternatives, including interim measures until Auckland Transport can deliver the identified upgrades. This is particularly relevant where the delivery of upgrades is outside the control of the subject developer. This assessment framework could be implemented via a restricted discretionary activity consent application.	FS_7 Charles Ku - support FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.3
36	36.9	CDL Land New Zealand Limited (CDL)	Seek amendments to precinct provisions around 'Streams and Riparian Margins', oppose the inclusion of all watercourses and overland flow paths on the precinct plans that are not significant. There are provisions in the AUP that manage development over or near watercourses. Riparian margins ought to be assessed on a case-by-case basis, having regard to the catchment management plan for the area.	FS_7 Charles Ku - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.9.2
36	36.10	CDL Land New Zealand Limited (CDL)	Oppose the introduction of precinct provisions relating to stormwater and some flooding or hazard management, since the matters are comprehensively addressed through the Auckland-wide chapters of the Auckland Unitary Plan.	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.7.1
36	36.11	CDL Land New Zealand Limited (CDL)	Seek amendments to precinct provisions, particularly the 'Activity status within Rule I616.4.1'. Consider that subdivision and activities within the precinct ought to be permitted (under the precinct provisions) where they comply with all relevant standards, which is an approach adopted throughout the AUP.	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.12	CDL Land New Zealand Limited (CDL)	Where there are departures from precinct plans or non-compliance with standards proposed, a limited assessment of proposals as a restricted discretionary activity is appropriate. Support assessment criteria proposed at I616.8.2 as a comprehensive yet targeted set of matters to be addressed when considering subdivision or development in the precinct area	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept in part	10.16.3
36	36.13	CDL Land New Zealand Limited (CDL)	Amend the proposed Precinct provisions to give effect to this submission. One way of giving effect to the relief sought would be to make amendments as per marked-up document attached as Appendix 1 in the submission.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept in part	10.16.1
36	36.14	CDL Land New Zealand Limited (CDL)	Seeking all consequential or alternative relief to give effect to the specific amendments in the submission.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept in part	10.16.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.15	CDL Land New Zealand Limited (CDL)	Seek amendments; add additional content into I616.1. Precinct Description <i>....The purpose of the precinct is for the area to be developed as a liveable, compact and accessible community with a mix of high quality residential and employment opportunities, while taking into account the natural environment and the proximity of the <u>Westgate Metropolitan Centre and Whenuapai Airbase...</u></i>	FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.16.3
36	36.16	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.1. Precinct Description, under 'Development of this precinct is directed by Whenuapai 3 Precinct Plans 1, 2 and 3. Whenuapai 3 Precinct Plan 1 shows:' <input type="checkbox"/> <i>indicative open space, esplanade reserves and coastal esplanade reserves;</i> <input type="checkbox"/> <i>the <u>extent of the permanent and intermittent stream network that is to retained when the land is developed,</u> including streams wider than three metres; and</i> <input type="checkbox"/> <i>the Whenuapai 3 coastal erosion setback yard.</i>	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.9.2
36	36.17	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.1. Precinct Description, 'Integration of Subdivision and Development with Infrastructure' <i>The comprehensive and coordinated approach to subdivision, use and development outlined in the precinct is a <u>consequence of the</u> reflects the size and significant amount of infrastructure required to enable subdivision and development. Funding of all required infrastructure is critical to achieving the integrated management of the precinct. The primary responsibility for funding of local infrastructure lies with the applicant for subdivision and/or development. The council may work with developers to agree development funding agreements for the provision of infrastructure, known as Infrastructure Funding Agreements. These agreements define funding accountabilities, who delivers the works, timings and securities, amongst other matters.</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.18	CDL Land New Zealand Limited (CDL)	<p>Seek amendments; amendments to I616. Whenuapai 3 Precinct, I616.1. Precinct Description, 'Transport'</p> <p><i>Transport</i></p> <p><i>Whenuapai 3 Precinct is split into five areas, 1A-1E, based on the local transport infrastructure upgrades required to enable the transport network to support development in the areas. These upgrades are identified in Table I616.6.2.1 and are to be implemented prior to or in conjunction with urban development. required be in place prior to development going ahead. The cost of these transport infrastructure upgrades are to be proportionally shared across each area as development progresses. If these upgrades are not implemented prior to or in conjunction with urban development, in place prior to development occurring developers are able to provide an alternative means of access which does not compromise the function and achievement of Auckland Transport's proposed project(s). <u>measure for the provision of the upgrade works.</u></i></p> <p><i>This may include an agreement with the council to ensure that the local share of the upgrade works attributable to the development is provided for. This could include an Infrastructure Funding Agreement or some alternative funding mechanism.</i></p> <p><i>Where there is an Auckland Transport project to provide the new or upgraded roads, developers may be required to contribute to it in part. Where a development proceeds ahead of an Auckland Transport project, the developer is required to work with Auckland Transport to ensure that the Auckland Transport project(s) is not precluded by the development.</i></p>	<p>FS_17 Cabra Developments Limited - support</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.5.3
36	36.19	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.1. Precinct Description, 'Stormwater Management'</p> <p><i>Stormwater Management</i></p> <p><i>Stormwater management within the precinct is guided by the Whenuapai 3 Precinct Stormwater Management Plan (2017). This assessment has identified that the streams and coastal waters within the precinct are degraded and sensitive to changes in land use and stormwater flows. As <u>a result of these findings</u>, part of the stormwater management approach, stormwater treatment requirements and the stormwater management area control – Flow 1 overlay has <u>have been applied to the precinct and these Auckland-wide provisions will ensure development in the precinct is cognisant of its sensitive receiving environment.</u></i></p> <p>...</p>	<p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.7.1
36	36.20	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.1. Precinct Description, 'Zoning'</p> <p><i>Zoning</i></p> <p><i>The zoning of the land within this precinct is Residential – Single House, Residential – Mixed Housing Urban, Residential – Terrace Housing and Apartment Buildings, <u>Business – Mixed Use</u>, Business – Light Industry, Business – Neighbourhood Centre, Open Space – Informal Recreation, Open Space – Conservation and Special Purpose – Airports and Airfields zones.</i></p> <p>....</p>	<p>FS_15 Stride Holdings Limited - oppose</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.4.2
36	36.21	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.2. Objectives</p> <p><i>(1) Subdivision, use and development in the Whenuapai 3 Precinct is undertaken in a comprehensive and integrated way to provide for a compatible mix of residential living and employment opportunities while recognising <u>the proximity of parts of the precinct to the Westgate Metropolitan Centre and the strategic importance of Whenuapai Airbase.</u></i></p>	<p>FS_15 Stride Holdings Limited - support</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.16.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.22	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.2. Objectives, delete objective (3) (3) Subdivision and development does not occur in advance of the availability of transport infrastructure, including regional and local transport infrastructure.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.1
36	36.23	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.2. Objectives, Transport; (6) Subdivision and development reflects and does not compromise implementation of implements the transport network connections and elements as shown on Whenuapai 3 Precinct Plan 2 and takes into account the regional and local transport network.	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.1
36	36.24	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.3. Policies (4) Encourage intensive development in the immediate vicinity of the Westgate Metropolitan Centre.	FS_15 Stride Holdings Limited - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.16.3
36	36.25	CDL Land New Zealand Limited (CDL)	Seek amendments, delete policy I616.3(7) Integration of Subdivision and Development with the Provision of Infrastructure; (7) Require the provision of infrastructure to be proportionally shared across the precinct.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.2
36	36.26	CDL Land New Zealand Limited (CDL)	Seek amendments, delete Policy I616.3(8) Integration of Subdivision and Development with the Provision of Infrastructure (8) Require subdivision and development to provide the local transport network infrastructure necessary to support the development of the areas 1A-1E shown in Whenuapai 3 Precinct Plan 2.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept	10.5.2
36	36.27	CDL Land New Zealand Limited (CDL)	Seek amendments to policy I616.3.(9) Transport (9) Require the provision of new roads and upgrades of existing roads as shown on Whenuapai 3 Precinct Plan 2 through subdivision and development, with amendments to the location and alignment of collector roads only allowed where the realigned road will provide an equivalent transport function.	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.2
36	36.28	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.3. Stormwater Management, delete policy (14) (14) Require development to: (a) avoid locating new buildings in the 1 per cent annual exceedance probability (AEP) floodplain; (b) avoid increasing flood risk; and (c) mitigate existing flood risk where practicable.	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.7.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.29	CDL Land New Zealand Limited (CDL)	Seek amendments to policy I616.3.(20) Biodiversity; <i>(20) Require, at the time of subdivision and development, riparian planting of appropriate native species along the edge of <u>identified</u> permanent and intermittent streams and wetlands to:</i> ...	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.9.2
36	36.30	CDL Land New Zealand Limited (CDL)	Seek amendments policy I616.3.(22) Open Space <i>(22) Only a Allow amendments to the location and alignment of the open space where the amended open space can be demonstrated to achieve the same size and the equivalent functionality.</i>	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Accept	10.11.2
36	36.31	CDL Land New Zealand Limited (CDL)	Seek amendments; delete 'Note' in I616.4. Activity table <i>The activity tables in any relevant overlays, Auckland-wide and zones apply unless the activity is listed in Table I616.4.1 Activity table below.</i> <i>Table I616.4.1 specifies the activity status of land use and subdivision activities in the Whenuapai 3 Precinct pursuant to sections 9(3) and section 11 of the Resource Management Act 1991.</i> <i>Note: A blank cell in the activity status means the activity status of the activity in the relevant overlays, Auckland-wide or zones applies for that activity.</i>	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.32	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete (A1) <i>(A1) Subdivision listed in Chapter E38 Subdivision – Urban</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.33	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, add a new activity (A1) <i>(A1) Subdivision in accordance with all the Standards contained in I616.6 and in accordance with the Precinct Plans 1, 2 and 3</i> <i>P</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.34	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, amend activity (A2) <i>(A2) Subdivision that does not comply with <u>any one or more of the Standards contained in I616.6 #616.6.2</u></i> <i>Transport infrastructure requirements</i> <i>NG RD</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.35	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A3) <i>(A3) Subdivision that complies with Standard I616.6.2</i> <i>Transport infrastructure requirements, but not complying with any one or more of the other standards contained in Standards I616.6</i> <i>D</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.36	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A7) (A7) Activities listed as permitted or restricted discretionary activities in Table H3.4.1 Activity table in the Residential – Single House Zone	FS_15 Stride Holdings Limited - support FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.37	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A8) (A8) Activities listed as permitted or restricted discretionary activities in Table H5.4.1 Activity table in the Residential – Mixed Housing Urban Zone	FS_15 Stride Holdings Limited - support FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.38	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A9) (A9) Activities listed as permitted or restricted discretionary activities in Table H6.4.1 Activity table in the Residential – Terrace Housing and Apartment Buildings Zone	FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.39	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A10) (A10) Activities listed as permitted or restricted discretionary activities in Table H12.4.1 Activity table in the Business – Neighbourhood Centre Zone	FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.40	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A11) (A11) Activities listed as permitted or restricted discretionary activities in Table H17.4.1 Activity table in the Business – Light Industry Zone	FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.41	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A12) (A12) Activities listed as permitted or restricted discretionary activities in Table H7.9.1 Activity table in the Open Space – Informal Recreation	FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.42	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, delete activity (A13) (A13) Activities listed as permitted or restricted discretionary activities in Table H7.9.1 Activity table in the Open Space – Conservation	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_15 Stride Holdings Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.43	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, amend activity (A16) <i>(A16) Activities that comply with:</i> <ul style="list-style-type: none"> • Standard I616.6.2 Transport infrastructure requirements; • Standard I616.6.5 New buildings within the Whenuapai 3 coastal erosion setback yard; and • Standard I616.6.10 Development within the aircraft engine testing noise boundaries; but do not comply with any one or more of the other standards contained in Standards I616.6 <i>D RD</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.44	CDL Land New Zealand Limited (CDL)	Seek amendments to Table I616.4.1 Land use and subdivision activities in Whenuapai 3 Precinct, amend activity (A17) <i>(A17) Activities that do not comply with:</i> <ul style="list-style-type: none"> • Standard I616.6.2 Transport infrastructure requirements; • Standard I616.6.5 New buildings within the Whenuapai 3 coastal erosion setback yard; and • Standard I616.6.10 Development within the aircraft engine testing noise boundaries <i>NC</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.15
36	36.45	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.6.2. Transport infrastructure requirements, amend (1) <i>(1) All subdivision and development <u>must be aligned with delivery of the meet its proportional share of</u> local infrastructure works as identified in Table I616.6.2.1 below unless otherwise provided for by (2) and (3) below.</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.3
36	36.46	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.6.2. Transport infrastructure requirements, delete (3) <i>(3) The applicant and the council must agree the alternative measure(s) to be provided as part of the application and provide evidence of this agreement in writing as part of the application for resource consent.</i>	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.5.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.47	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.6.3. Stormwater management, delete (1), (2), (3) and (4)</p> <p>I616.6.3. Stormwater management</p> <p>(1) Stormwater runoff from new development must not cause the 1 per cent annual exceedance probability (AEP) floodplain to rise above the floor level of an existing habitable room or increase flooding of an existing habitable room on any property.</p> <p>(2) All new buildings must be located outside of the 1 per cent AEP floodplain and overland flow path.</p> <p>(3) Stormwater runoff from impervious areas totalling more than 1,000m² associated with any subdivision or development proposal must be:</p> <p>(a) treated by a device or system that is sized and designed in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003); or</p> <p>(b) where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance.</p> <p>(4) All stormwater runoff from:</p> <p>(a) commercial and industrial waste storage areas including loading and unloading areas; and</p> <p>(b) communal waste storage areas in apartments and multi-unit developments must be directed to a device that removes gross stormwater pollutants prior to entry to the stormwater network or discharge to water.</p>	<p>FS_17 Cabra Developments Limited - support</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.7.1
36	36.48	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.6.4. Riparian planting, amend (1)</p> <p>(1) The riparian margins of a permanent or intermittent stream or a wetland identified on Whenuapai 3 Precinct Plan 1 must be planted to a minimum width of 10m measured from the top of the stream bank and/or the wetland's fullest extent.</p>	<p>FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p> <p>FS_22 Neil Construction Limited - support</p>	Reject	10.9.2
36	36.49	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.6.4. Riparian planting, delete (2)</p> <p>(2) Riparian margins must be offered to the council for vesting.</p>	<p>FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.9.2
36	36.50	CDL Land New Zealand Limited (CDL)	<p>Seek amendments to I616.6.4. Riparian planting, delete (4), (5) and (6)</p> <p>(4) Where pedestrian and/or cycle paths are proposed, they must be located adjacent to, and not within, the 10m planted riparian area.</p> <p>(5) The riparian planting required in Standard I616.6.4(1) above must be incorporated into a landscape plan. This plan must be prepared by a suitably qualified and experienced person and be approved by the council.</p> <p>(6) The riparian planting required by Standard I616.6.4(1) cannot form part of any environmental compensation or offset mitigation package where such mitigation is required in relation to works and/or structures within a stream.</p>	<p>FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose</p> <p>FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support</p>	Reject	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.51	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.6.8 Roads, delete (1) <i>I616.6.8. Roads</i> (1) Development and subdivision occurring adjacent to an existing road must upgrade the entire width of the road adjacent to the site where subdivision and development is to occur.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.4
36	36.52	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.8.2. Assessment Criteria, (1) Subdivision and development, delete (e) (1) Subdivision and development: ... (e) the extent to which any subdivision or development layout complies with the Auckland Transport Code of Practice or any equivalent standard that replaces it;	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support FS_22 Neil Construction Limited - support	Reject	10.6.6
36	36.53	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.8.2. Assessment Criteria, (1) Subdivision and development, delete (i) [and consequential change to (g) and (h)] (1) Subdivision and development: ... (i) whether an appropriate public funding mechanism is in place to ensure the provision of all required infrastructure.	FS_17 Cabra Developments Limited - support FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.6.6
36	36.54	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.9. Special Information requirements, amend (1) (1) Riparian planting plan An application for land modification, development and subdivision which adjoins a permanent or intermittent stream <u>identified on Whenuapai 3 Precinct Plan 1</u> must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support FS_22 Neil Construction Limited - support	Reject	10.9.2
36	36.55	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.9. Special Information requirements, amend (2) (2) Permanent and intermittent streams and wetlands All applications for land modification, development and subdivision must include a plan identifying all permanent and intermittent streams and wetlands on the application site <u>that are identified on Whenuapai 3 Precinct Plan 1.</u>	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support FS_22 Neil Construction Limited - support	Reject	10.9.2

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations

Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
36	36.56	CDL Land New Zealand Limited (CDL)	Seek amendments to I616.9. Special Information requirements, amend (3) <i>(3) Stormwater management within Whenuapai 3 coastal erosion setback yard</i> <i>All applications for development and subdivision of land within the Whenuapai 3 coastal erosion setback yard must include a plan demonstrating how stormwater management requirements will be met including:</i> <i>(a) areas where stormwater management requirements are to be met on-site and where they will be met through communal infrastructure;</i> <i>(b) the type and location of all public stormwater network assets that are proposed to be vested in council;</i> <i>(c) consideration of the interface with, and cumulative effects of, stormwater infrastructure in the precinct.</i>	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - support	Reject	10.7.1
37	37.1	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Submitter generally accepts the need for and support the proposed Plan and seeks some amendments to address specific issue of concern	FS_5 CDL Land NZ Limited - support/oppose in part	Accept in part	10.1.1
37	37.2	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek that the Terrace and Apartment Zone be applied to 38 Trig Road	FS_5 CDL Land NZ Limited - support/oppose in part FS_15 Stride Holdings Limited - support	Reject	10.4.2
37	37.3	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek that a Neighbourhood Centre be provided for adjacent to the Neighbourhood Park in place of the proposed centre of Hobsonville	FS_5 CDL Land NZ Limited - support/oppose in part FS_15 Stride Holdings Limited - support	Reject	10.4.2
37	37.4	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek that the Neighbourhood Park be removed from 38 Trig Road	FS_5 CDL Land NZ Limited - support/oppose in part	Reject	10.11.1
37	37.5	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek that the Proposed Transport Network as described in Figure 22 of the Whenuapai Structure Plan be incorporated into Whenuapai 3 Precinct Plan 2 to link the collector road between Trig Road and Hobsonville Road through the residential development block west of Trig Road.	FS_5 CDL Land NZ Limited - support/oppose in part	Reject	10.6.5
37	37.6	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek the inclusion of a requirement for the provision of a walking and cycling network. This network is to utilise all publically vested assets including road reserves, stormwater reserves and public open spaces	FS_5 CDL Land NZ Limited - support/oppose in part	Reject	10.6.6
37	37.7	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek the inclusion of a requirement for an infrastructure development funding agreement to be in place before approving any zone change.	FS_5 CDL Land NZ Limited - support/oppose in part FS_10 Auckland Transport - support in part	Reject	10.5.4
37	37.8	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek that any objective, policies or explanatory passages on which the rules identified in the submission are reliant or based are deleted or amended to the extent necessary in order for council to appropriately make the amendments sought above.	FS_5 CDL Land NZ Limited - support/oppose in part FS_15 Stride Holdings Limited - support/oppose in part	Reject	10.16.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
37	37.9	Li-O Lee, Su-Chin Lin and Shu-Cheng Chen (Lee Lin and Chen)	Seek such other relief or consequential amendments as are considered appropriate or necessary to address the concerns set out in this submission.	FS_5 CDL Land NZ Limited - support/oppose in part	Reject	10.16.1
38	38.1	Verve Construction Limited	Accept the Plan Change/Variation with amendments.		Accept in part	10.1.1
38	38.2	Verve Construction Limited	Request the area covered by the draft Whenuapai Plan Change is expanded to include 41-45 Brigham Creek Road in a combination of the Residential Mixed Housing Urban and Terrace Housing and Apartment Buildings zone.	FS_13 Mark and Sherrie Dawe - support	Out of scope	10.2
38	38.3	Verve Construction Limited	Requests further information regarding transport infrastructure capacity which has determined the boundary for Plan Change 5.		Accept	10.3
38	38.4	Verve Construction Limited	Supports Plan Change 5 with the inclusion of 41-45 Brigham Creek Road.		Out of scope	10.2
39	39.1	Richard and Jane Paul	Do not support the increase in storm water discharge into Waiarohia and Wallace inlets as a result of increased impervious areas. The use of land in the plan change does not enhance the quality of water in the Upper Harbour and therefore we do not support it.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support	Accept in part	10.7.3
40	40.1	TDR Family Trust, CAR Family Trust, and KW Ridley Trust Company Limited	Decline the Plan Change/Variation, if the Plan Change/Variation is not declined, then amend it as outlined in the submission.		Reject	10.1.3
40	40.2	TDR Family Trust, CAR Family Trust, and KW Ridley Trust Company Limited	The Council should consider whether it would be more appropriate to apply Mixed Use zoning to sites not affected by the Aircraft Noise overlays. This includes 151 Brigham Creek Road, which is predominantly outside the 55dBA Aircraft Noise overlay. It would also provide a more appropriate interface to the land proposed to be rezoned as Single House.	FS_21 New Zealand Defence Force - neutral	Reject	10.4.2
41	41.1	New Zealand Defence Force	Amend the proposed plan change to include objectives, policies and methods addressing potential bird strike effects on the Whenuapai Airbase.		Reject	10.12.3
41	41.2	New Zealand Defence Force	Amend Objective I616.2 (8) by inserting: <i><u>(g) avoids or mitigates potential effects of bird strike on the Whenuapai Airbase.</u></i>		Reject	10.12.3
41	41.3	New Zealand Defence Force	Amend Objective I616.2 (11) as follows: <i>Subdivision, use and development enable the provision of a high quality and safe public open space network that integrates stormwater management, ecological, amenity, and recreation values <u>avoids or mitigates potential effects of bird strike on the Whenuapai Airbase.</u></i>		Reject	10.12.3
41	41.4	New Zealand Defence Force	Insert a new policy as follows: <i><u>Avoid or mitigate the risk of bird strike resulting from construction activity, change in habitat, and new buildings and structures affecting operations at Whenuapai Airbase by ensuring:</u></i> <i><u>- Buildings, stormwater treatment measures and landscape features are designed to avoid attracting feeding, nesting and roosting birds; and</u></i> <i><u>- Earthworks and waste are managed to minimise attraction of birds.</u></i>	FS_22 Neil Construction Limited - oppose	Reject	10.12.3

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
41	41.5	New Zealand Defence Force	Amend Standard I616.6.4 by inserting a new subclause: <i>(7) Species mix and type must be in accordance with the recommendations of the Civil Aviation Authority's Advisory Circular AC139-16 to avoid attracting feeding, nesting and roosting birds.</i>		Reject	10.12.3
41	41.6	New Zealand Defence Force	Amend assessment criteria I616.8.2(1) to include: <i>(X) The extent to which the proposal minimises risks of bird strike (by way of a bird management plan if appropriate).</i>		Reject	10.12.3
41	41.7	New Zealand Defence Force	Amend zoning so that maximum height limit does not infringe the Obstacle Limitation Surface. Alternative relief: Adopt the resolution of the Minister of Defence's High Court appeal - (Minister of Defence v Auckland Council CIV 2016-404-2314).	FS_5 CDL Land NZ Limited - oppose FS_15 Stride Holdings Limited - oppose	Accept in part	10.4.1
41	41.8	New Zealand Defence Force	Retain the Light Industry zoning adjacent to Whenuapai Airbase.	FS_4 TDR Family Trust and CAR Family Trust and KW Ridley Family Trust Company Limited - oppose FS_15 Stride Holdings Limited - support FS_22 Neil Construction Limited	Accept in part	10.4.3
41	41.9	New Zealand Defence Force	Amend the Whenuapai Engine Testing Noise Boundaries shown on Whenuapai 3 Precinct Plan 3 to align with Figure 13 of the Malcom Hunt Associates report.	FS_22 Neil Construction Limited - oppose	Accept	10.13.1
41	41.10	New Zealand Defence Force	Retain reference to Whenuapai Airbase in the Precinct Description.		Accept	10.12.1
41	41.11	New Zealand Defence Force	Amend Objective I616.2 (1) and add a new objective to recognise the importance of Whenuapai Airbase: <i>(1) Subdivision, use and development in the Whenuapai 3 Precinct is undertaken in a comprehensive and integrated way to provide for a compatible mix of residential living and employment opportunities while recognising the strategic importance of Whenuapai Airbase.</i> <i>(2) Subdivision, use and development in the Whenuapai 3 Precinct occurs in a manner that recognises the presence, ongoing operation, and strategic importance of Whenuapai Airbase.</i>		Accept in part	10.12.1
41	41.12	New Zealand Defence Force	Amend Objective I616.2 (4) as follows: <i>(4) The adverse effects, including cumulative effects, of subdivision and development on existing and future infrastructure are managed to meet the foreseeable needs of the Whenuapai 3 Precinct area and surrounding areas.</i>		Reject	10.5.1
41	41.13	New Zealand Defence Force	Amend Objective I616.2 (12) as follows: Reverse Sensitivity Effects on Whenuapai Airbase <i>(12) The lighting effects, including reverse sensitivity and safety effects, of subdivision, use and development on the operation and activities of Whenuapai Airbase are avoided as far as practicable or otherwise remedied or mitigated.</i>	FS_22 Neil Construction Limited - oppose	Accept in part	10.12.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
41	41.14	New Zealand Defence Force	Alternative relief sought in submission point 41.14, retain Objective I616.2 (12) and insert a new objective: <u>Whenuapai Airbase is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity and safety effects.</u>	FS_22 Neil Construction Limited - oppose	Reject	10.12.1
41	41.15	New Zealand Defence Force	Retain Objective I616.2 (13).		Accept	10.13.2
41	41.16	New Zealand Defence Force	Amend Policy I616.3 (5) as follows: <i>(5) Avoid, remedy or mitigate the adverse effects, including cumulative effects, of subdivision and development on the existing and future infrastructure required to support the Whenuapai 3 Precinct <u>and surrounding areas.</u></i>	FS_15 Stride Holdings Limited - support	Reject	10.5.2
41	41.17	New Zealand Defence Force	Retain provisions addressing the potential adverse effects of stormwater due to subdivision, use and development.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part	Accept in part	10.7.1
41	41.18	New Zealand Defence Force	Amend Policy I616.3 (12) so stormwater management recognise and seek to avoid and /or mitigate bird strike risk.		Reject	10.7.1
41	41.19	New Zealand Defence Force	Amend Policy I616.3 (22) to ensure it covers the range of potential adverse effects and reverse sensitivity and safety effects on Whenuapai Airbase, including: noise, lighting and glare, obstacle heights, and bird strike risk.		Reject	10.12.1
41	41.20	New Zealand Defence Force	Amend the heading above Policy I616.3 (22) as follows: Reverse Sensitivity Effects on Whenuapai Airbase		Accept	10.12.1
41	41.21	New Zealand Defence Force	Retain Policy I616.3 (23).		Accept	10.12.2
41	41.22	New Zealand Defence Force	Retain Policy I616.3 (24).		Accept	10.13.2
41	41.23	New Zealand Defence Force	Retain Policy I616.3 (25).		Accept	10.13.2
41	41.24	New Zealand Defence Force	Amend provisions to include subdivision and development standards to ensure the following effects are appropriately managed: noise, lighting and glare, obstacle heights and bird strike risk.		Reject	10.12.1
41	41.25	New Zealand Defence Force	Include standards to increase visibility of the Obstacle Limitation Surface (OLS) and to ensure that applicants within the precinct provide detailed information through the application process about the relationship between structure heights and the OLS limits, and how the OLS limits will be compiled with during construction. Adopt the resolution of the Minister of Defence's High Court appeal - Minister of Defence v Auckland Council CIV 2016-404-2314.	FS_15 Stride Holdings Limited - oppose	Accept in part	10.12.1
41	41.26	New Zealand Defence Force	Insert a new standard applying to all activities: <u>To ensure that potential reverse sensitivity effects on the adjacent RNZAF Whenuapai Base are appropriately addressed and provided for within the precinct, a no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the RNZAF Base Whenuapai.</u>	FS_5 CDL Land NZ Limited - oppose FS_7 Charles Ku - oppose FS_22 Neil Construction Limited - oppose	Reject	10.12.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
41	41.27	New Zealand Defence Force	Retain Standard I616.6.10.		Accept	10.13.2
41	41.28	New Zealand Defence Force	Amend Standard I616.6.11 Lighting to ensure that permitted activities do not adversely affect the operations of Whenuapai Airbase, this includes a requirement for shielding outdoor lighting from above.	FS_22 Neil Construction Limited - oppose	Accept in part	10.12.2
41	41.29	New Zealand Defence Force	<p>Include a standard to address potential effects of glare on the safe operation of Whenuapai Airbase. This could be the same or similar to the standard used in the Business - City Centre Zone, as follows:</p> <p><u>Buildings must be designed and built so that the reflectivity of all external surfaces does not exceed 20 per cent of white light. This means that glass and other materials with reflectivity values that exceed 20 per cent may only be used provided they are covered or screened in such a way that the external surfaces will still meet this standard.</u></p>	<p>FS_5 CDL Land NZ Limited - oppose</p> <p>FS_22 Neil Construction Limited - oppose</p>	Reject	10.12.2
41	41.30	New Zealand Defence Force	<p>Amend assessment criteria as follows to require consideration of potential glare effects on the Whenuapai Airbase:</p> <p><i>I616.8.1</i> <i>(5) Lighting <u>and glare</u> associated with development, structures, infrastructure and construction.</i></p> <p><i>I616.8.2</i> <i>(5) Lighting <u>and glare</u> associated with development, structures, infrastructure and construction:</i> <i>(a) The effects of lighting <u>and reflective surfaces</u> on the safe and efficient operation of Whenuapai Airbase, to the extent that the lighting:</i> ...</p>	FS_5 CDL Land NZ Limited - oppose	Reject	10.12.2
41	41.31	New Zealand Defence Force	Include additional matters of discretion and assessment criteria to address the effects of any works, structures or objects on the ongoing safe operation of the Whenuapai Airbase.	<p>FS_5 CDL Land NZ Limited - oppose</p> <p>FS_15 Stride Holdings Limited - oppose</p>	Reject	10.12.1
42	42.1	Auckland Transport	Accept the plan change with amendments.	FS_5 CDL Land NZ Limited - oppose	Accept in part	10.1.1
42	42.2	Auckland Transport	Supports the objective and policy framework as a whole in that it clearly requires certainty of infrastructure provision prior to subdivision and development, including mitigation of the cumulative effects of urbanisation.	<p>FS_5 CDL Land NZ Limited - oppose</p> <p>FS_17 Cabra Developments Limited - oppose</p>	Accept	10.5.1
42	42.3	Auckland Transport	Support Objectives I616.2(3) and (6) as proposed.	<p>FS_5 CDL Land NZ Limited - oppose</p> <p>FS_17 Cabra Developments Limited - oppose</p>	Accept	10.5.1
42	42.4	Auckland Transport	<p>Amend Objective I616.2(4) as follows:</p> <p><i>The adverse effects, including cumulative effects, of subdivision and development on existing and future infrastructure are managed to meet the foreseeable needs of the Whenuapai 3 Precinct area, <u>including through the provision of new and upgraded infrastructure.</u></i></p>	<p>FS_5 CDL Land NZ Limited - oppose</p> <p>FS_17 Cabra Developments Limited - oppose</p>	Reject	10.5.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
42	42.5	Auckland Transport	Amend Objective I616.2(5) as follows: <i>Subdivision and development does not occur in a way that compromises the ability to provide efficient and effective infrastructure networks for <u>within the wider-Whenuapai 3 Precinct area and with the wider network.</u></i>	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Reject	10.5.1
42	42.6	Auckland Transport	Support Policies I616.3(1), (6), (7) and (8) as proposed.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept in part	10.5.2
42	42.7	Auckland Transport	Amend Policy I616.3(4) as follows: <i>Require subdivision and development to be <u>staged</u>, managed and designed to align with the coordinate d <u>with the provision and upgrading of the transport infrastructure, including regional and local transport infrastructure.</u> network within the precinct, and with the wider transport network.</i>	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose FS_22 Neil Construction Limited - oppose	Reject	10.5.2
42	42.8	Auckland Transport	Amend Policy I616.3(5) as follows: <i><u>Require subdivision and development to avoid, remedy or mitigate the adverse effects, including cumulative effects, of subdivision and development on the existing and future infrastructure required to support the Whenuapai 3 Precinct, including through the provision of new and upgraded infrastructure.</u> required to support the Whenuapai 3 Precinct.</i>	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Reject	10.5.2
42	42.9	Auckland Transport	Amend Table I616.6.2.1 to remove references to projects which fall within the sole responsibility of the relevant developers.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose FS_22 Neil Construction Limited - oppose/support	Accept	10.5.3
42	42.10	Auckland Transport	Amend the wording of Standard I616.6.2 to reflect the relief sought in submission point 42.9.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept	10.5.3
42	42.11	Auckland Transport	Support Standard I616.6.8.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose FS_22 Neil Construction Limited - oppose/support	Accept	10.6.4

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
42	42.12	Auckland Transport	Amend Standard I616.6.8(2) to require developments along a proposed new arterial alignment to provide a full arterial road reserve width, even if the developer only intends to form a collector road standard in the interim.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept	10.6.4
42	42.13	Auckland Transport	Amend Standard I616.6.3(3) Stormwater Management to remove references to roads.	FS_5 CDL Land NZ Limited - oppose FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_17 Cabra Developments Limited - oppose	Reject	10.7.1
42	42.14	Auckland Transport	Supports Matters of discretion I616.8.1(1) and Assessment criteria I616.8.2(1).	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept	10.1.2
42	42.15	Auckland Transport	Amend assessment criterion I616.8.2(1)(i) as follows: <i>(i) whether an appropriate public funding mechanism is in place to ensure the provision of all required infrastructure.</i>	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept	10.6.6
42	42.16	Auckland Transport	Supports the inclusion of Whenuapai 3 Precinct Plan 2, particularly the use of indicative arterial and collector roads to denote the required road network at this level to be provided through subdivision and development.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept in part	10.6.5
42	42.17	Auckland Transport	Amend Whenuapai 3 Precinct Plan 2 to include indicative locations for future rapid transit stations.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose FS_22 Neil Construction Limited - oppose/support	Reject	10.6.5
42	42.18	Auckland Transport	Supports any consequential amendments to Whenuapai 3 Precinct Plan 2 to give effect to other changes sought for the precinct.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept in part	10.16.1
42	42.19	Auckland Transport	Generally supports the proposed zoning for the PPC5 area.	FS_5 CDL Land NZ Limited - oppose FS_17 Cabra Developments Limited - oppose	Accept in part	10.4.3
43	43.1	Trig Road Investments Limited	Accept the plan change with amendments.		Accept in part	10.1.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
43	43.2	Trig Road Investments Limited	Generally supports the proposed zoning.		Accept in part	10.4.3
43	43.3	Trig Road Investments Limited	Amend the plan change area to include 84, 86, 88, and 90 Trig Road and rezone the properties as Light Industry.	FS_13 Mark and Sherrie Dawe - support	Out of scope	10.2
44	44.1	Lichun Gao	Accept the plan change with amendments.		Accept in part	10.1.1
44	44.2	Lichun Gao	Generally supports the proposed zoning.		Accept in part	10.4.3
44	44.3	Lichun Gao	Amend the plan change area to include 84, 86, 88, and 90 Trig Road and rezone the properties as Light Industry.	FS_13 Mark and Sherrie Dawe - support	Out of scope	10.2
45	45.1	Paul and Kaaren Batchelor	Support the plan change with amendments.		Accept in part	10.1.1
45	45.2	Paul and Kaaren Batchelor	Amend to the plan change to bring forward upgrades to Kauri Road and Puriri Road, specifically the provision of footpath and cycleway.	FS_1 Dayna Swanberg - support	Reject	10.6.6
46	46.1	Neil Construction Limited	Support in principle proposals for restoration of natural streams, although it is considered that some of the areas of identified stream network are actually modified farm drainage systems.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part	Accept in part	10.9.2
46	46.2	Neil Construction Limited	Confirm the plan change to the extent that it enables urbanisation of land within its boundaries.		Accept	10.1.2
46	46.3	Neil Construction Limited	Amend Whenuapai 3 Precinct Plan 3 by deleting the engine testing noise boundaries from 2-10 Kauri Road and 150-152 Brigham Creek Road.	FS_21 New Zealand Defence Force - oppose	Reject	10.13.1
46	46.4	Neil Construction Limited	Amend the zoning of 2-10 Kauri Road and 150-152 Brigham Creek Road from Single House and Light Industry to Mixed Housing Urban.	FS_21 New Zealand Defence Force - oppose in part	Accept in part	10.4.2
46	46.5	Neil Construction Limited	Support and confirm the location of indicative open space on Kauri Road as identified on Whenuapai 3 Precinct Plan 1.		Accept	10.11.1
46	46.6	Neil Construction Limited	Amend Whenuapai 3 Precinct Plan 1 to reclassify the stream on 150-152 Brigham Creek Road from 'permanent' to 'intermittent'.		Reject	10.9.2
46	46.7	Neil Construction Limited	Amend the plan change area to include the north-western parts of Whenuapai (refer to Figure 3 on p.8 of the submission).	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_21 New Zealand Defence Force - neutral	Out of scope	10.2
46	46.8	Neil Construction Limited	Delete Objective I616.2(13).		Reject	10.13.2
46	46.9	Neil Construction Limited	Amend Whenuapai 3 Precinct Plan 2 by deleting collector roads within Area 1B.	FS_10 Auckland Transport - oppose	Reject	10.6.5
46	46.10	Neil Construction Limited	Amend Whenuapai 3 Precinct Plan 2 by deleting the proposed indicative collector road between Sinton Road and Kauri Road.	FS_10 Auckland Transport - oppose	Reject	10.6.5
46	46.11	Neil Construction Limited	Amend Standard I616.6.8(1) to clarify that where roads are required to be upgraded, the upgrading works are required only within that part of the road reserve extending from the developer's property boundary to the opposite carriageway kerb.	FS_10 Auckland Transport - support	Accept	10.6.4
46	46.12	Neil Construction Limited	Clarify provisions to confirm that transport upgrades occur concurrently with development occurring (rather than prior to its commencement), and that cost sharing occurs across each of the identified development areas shown on Whenuapai 3 Precinct Plan 2 to which the upgrades relate.		Accept in part	10.5.3
46	46.13	Neil Construction Limited	Amend Objective I616.2(3) as follows: <i>Subdivision and development does not occur in advance of the availability of transport infrastructure that is required to support the subdivision being proposed, including regional and local transport infrastructure.</i>	FS_10 Auckland Transport - oppose	Reject	10.5.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
46	46.14	Neil Construction Limited	Amend Objective I616.2(6) as follows: <i>Subdivision and development implements (or provides for) the transport network connections and elements in the applicable development area as shown on Whenuapai 3 Precinct Plan 2 and takes into account the regional and local transport network.</i>		Reject	10.6.1
46	46.15	Neil Construction Limited	Amend Policy I616.2(4) as follows: <i>Require subdivision and development to be managed and designed to align with the coordinated provision and upgrading of the transport infrastructure network within the precinct, and with the wider transport network.</i>		Reject	10.5.2
46	46.16	Neil Construction Limited	Amend Policy I616.2(6) as follows: <i>Require the provision of infrastructure to be proportionally shared across the development areas in the precinct.</i>		Reject	10.5.2
46	46.17	Neil Construction Limited	Amend Table I616.6.2.1 to impose obligation for development in Areas 1C and 1E to contribute equally to new and upgraded intersections on Brigham Creek Road.		Accept in part	10.5.3
46	46.18	Neil Construction Limited	Consequential changes to give effect to the relief sought in this submission.		Accept in part	10.16.1
47	47.1	Maraetai Land Development Limited	Support in principle proposals for restoration of natural streams, although it is considered that some of the areas of identified stream network are actually modified farm drainage systems.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part	Accept in part	10.9.2
47	47.2	Maraetai Land Development Limited	Confirm the plan change to the extent that it enables urbanisation of land within its boundaries.		Accept	10.1.2
47	47.3	Maraetai Land Development Limited	Delete the engine testing noise boundaries from 12-18 Kauri Road and 34 Kauri Road.	FS_21 New Zealand Defence Force - oppose	Reject	10.13.1
47	47.4	Maraetai Land Development Limited	Amend the zoning of 12-18 Kauri Road and 34 Kauri Road from Single House and Light Industry to Mixed Housing Urban.	FS_21 New Zealand Defence Force - oppose in part	Accept in part	10.4.2
47	47.5	Maraetai Land Development Limited	Support and confirm the location of indicative open space on Kauri Road as identified on Whenuapai 3 Precinct Plan 1.		Accept	10.11.1
47	47.6	Maraetai Land Development Limited	Amend Whenuapai 3 Precinct Plan 1 to reclassify the stream on the 34 Kauri Road from 'permanent' to 'intermittent'.		Reject	10.9.2
47	47.7	Maraetai Land Development Limited	Amend the plan change area to include the north-western parts of Whenuapai (refer to Figure 3 on p.8 of the submission).	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose FS_21 New Zealand Defence Force - neutral	Out of scope	10.2
47	47.8	Maraetai Land Development Limited	Delete Objective I616.2(13).		Reject	10.13.2
47	47.9	Maraetai Land Development Limited	Amend Whenuapai 3 Precinct Plan 2 by deleting collector roads within Area 1B.	FS_10 Auckland Transport - oppose	Reject	10.6.5
47	47.10	Maraetai Land Development Limited	Amend Whenuapai 3 Precinct Plan 2 by deleting the proposed indicative collector road between Sinton Road and Kauri Road.	FS_10 Auckland Transport - oppose	Reject	10.6.5
47	47.11	Maraetai Land Development Limited	Amend Standard I616.6.8(1) to clarify that where roads are required to be upgraded, the upgrading works are required only within that part of the road reserve extending from the developer's property boundary to the opposite carriageway kerb.	FS_10 Auckland Transport - support	Accept	10.6.4

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
47	47.12	Maraetai Land Development Limited	Clarify provisions to confirm that transport upgrades occur concurrently with development occurring (rather than prior to its commencement), and that cost sharing occurs across each of the identified development areas shown on Whenuapai 3 Precinct Plan 2 to which the upgrades relate.		Accept in part	10.5.3
47	47.13	Maraetai Land Development Limited	Amend Objective I616.2(3) as follows: <i>Subdivision and development does not occur in advance of the availability of transport infrastructure that is required to support the subdivision being proposed, including regional and local transport infrastructure.</i>	FS_10 Auckland Transport - oppose	Reject	10.5.1
47	47.14	Maraetai Land Development Limited	Amend Objective I616.2(6) as follows: <i>Subdivision and development implements (or provides for) the transport network connections and elements in the applicable development area as shown on Whenuapai 3 Precinct Plan 2 and takes into account the regional and local transport network.</i>		Reject	10.6.1
47	47.15	Maraetai Land Development Limited	Amend Policy I616.2(4) as follows: <i>Require subdivision and development to be managed and designed to align with the coordinated provision and upgrading of the transport infrastructure network within the precinct, and with the wider transport network.</i>		Reject	10.5.2
47	47.16	Maraetai Land Development Limited	Amend Policy I616.2(6) as follows: <i>Require the provision of infrastructure to be proportionally shared across the development areas in the precinct.</i>		Reject	10.5.2
47	47.17	Maraetai Land Development Limited	Amend Table I616.6.2.1 to impose obligation for development in Areas 1C and 1E to contribute equally to new and upgraded intersections on Brigham Creek Road.		Accept in part	10.5.3
47	47.18	Maraetai Land Development Limited	Consequential changes to give effect to the relief sought in this submission.		Accept in part	10.16.1
48	48.1	Yuewen Zhang and Yue Liu	Support in principle proposals for restoration of natural streams, although it is considered that some of the areas of identified stream network have not been correctly classified.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - support in part	Accept in part	10.9.2
48	48.2	Yuewen Zhang and Yue Liu	Confirm the plan change to the extent that it enables urbanisation of land within its boundaries.		Accept	10.1.2
48	48.3	Yuewen Zhang and Yue Liu	Support the proposed zoning of 10 Clarks Lane and 14 Clarks Lane as Terrace Housing and Apartment Buildings Zone.		Accept in part	10.4.2
48	48.4	Yuewen Zhang and Yue Liu	Support and confirm the location of indicative open space on Clarks Lane as identified on Whenuapai 3 Precinct Plan 1.		Accept	10.11.1
48	48.5	Yuewen Zhang and Yue Liu	Delete the intermittent stream adjacent to the northern boundary of 14 Clarks Lane, and the part of the permanent stream the falls within the artificial pond on the site.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.9.2
48	48.6	Yuewen Zhang and Yue Liu	Amend Whenuapai 3 Precinct Plan 3 by deleting the 57dB Ldn aircraft engine testing noise boundary located on 14 Clarks Lane and 15 Clarks Lane.	FS_21 New Zealand Defence Force - oppose in part	Accept	10.13.1
48	48.7	Yuewen Zhang and Yue Liu	Delete Objective I616.2(13).		Reject	10.13.2
48	48.8	Yuewen Zhang and Yue Liu	Amend Whenuapai 3 Precinct Plan 2 by deleting the length of 'proposed upgrade of existing collector road' adjoining the eastern boundaries of the sites at 3-9 Clarks Lane.	FS_10 Auckland Transport - support in part FS_17 Cabra Developments Limited - support	Accept	10.6.5

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
48	48.9	Yuewen Zhang and Yue Liu	Amend Whenuapai 3 Precinct Plan 2 by deleting the three cul-de-sac sections of 'indicative collector road' extending to the north of Clarks Lane and Ockleston Landing.	FS_17 Cabra Developments Limited - support	Accept	10.6.5
48	48.10	Yuewen Zhang and Yue Liu	Amend Whenuapai 3 Precinct Plan 2 by deleting the proposed indicative collector roads shown between Sinton Road and Kauri Road, and between Sinton Road and Sinton Road East.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support	Reject	10.6.5
48	48.11	Yuewen Zhang and Yue Liu	Amend Whenuapai 3 Precinct Plan 2 by including a direct link from Sinton Road to Brigham Creek Road.	FS_9 New Zealand Transport Agency - oppose FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support	Reject	10.6.5
48	48.12	Yuewen Zhang and Yue Liu	Amend Standard I616.6.8(1) to clarify that where roads are required to be upgraded, the upgrading works are required only within that part of the road reserve extending from the developer's property boundary to the opposite carriageway kerb.	FS_10 Auckland Transport - support FS_17 Cabra Developments Limited - support	Accept	10.6.4
48	48.13	Yuewen Zhang and Yue Liu	Clarify provisions to confirm that transport upgrades occur concurrently with development occurring (rather than prior to its commencement), and that cost sharing occurs across each of the identified development areas shown on Whenuapai 3 Precinct Plan 2 to which the upgrades relate.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support	Accept in part	10.5.3
48	48.14	Yuewen Zhang and Yue Liu	Amend Objective I616.2(3) as follows: <i>Subdivision and development does not occur in advance of the availability of transport infrastructure that is required to support the subdivision being proposed, including regional and local transport infrastructure.</i>	FS_17 Cabra Developments Limited - support	Reject	10.5.1
48	48.15	Yuewen Zhang and Yue Liu	Amend Objective I616.2(6) as follows: <i>Subdivision and development implements (or provides for) the transport network connections and elements in the applicable development area as shown on Whenuapai 3 Precinct Plan 2 and takes into account the regional and local transport network.</i>	FS_17 Cabra Developments Limited - support	Reject	10.6.1
48	48.16	Yuewen Zhang and Yue Liu	Amend Policy I616.2(4) as follows: <i>Require subdivision and development to be managed and designed to align with the coordinated provision and upgrading of the transport infrastructure network within the precinct, and with the wider transport network.</i>		Reject	10.5.2
48	48.17	Yuewen Zhang and Yue Liu	Amend Policy I616.2(6) as follows: <i>Require the provision of infrastructure to be proportionally shared across the development areas in the precinct.</i>	FS_17 Cabra Developments Limited - support	Reject	10.5.2
48	48.18	Yuewen Zhang and Yue Liu	Amend Table I616.6.2.1 by deleting the three items of local transport infrastructure required for Area 1D.	FS_10 Auckland Transport - oppose FS_17 Cabra Developments Limited - support	Accept	10.5.3
48	48.19	Yuewen Zhang and Yue Liu	Amend Whenuapai 3 Precinct Plan 3 by deleting the two small areas of 57 db Ldn boundary.	FS_21 New Zealand Defence Force - oppose in part	Accept	10.13.1

Appendix 7: PPC5 - Summary of Decisions Requested, Further Submissions and Hearing Report Recommendations						
Submission Number	Submission Point	Submitter Name	Summary	Further Submissions	Reporting Team Recommendation	Section of the Hearing Report
48	48.20	Yuewen Zhang and Yue Liu	Consequential changes to give effect to the relief sought in this submission.		Accept in part	10.16.1
49	49.1	Feng Tan	Extend the plan change area to include 2 Riverlea Road and surrounding properties.		Out of scope	10.2
50	50.1	Lu Hui Feng	Accept the plan change.		Accept in part	10.1.1
51	51.1	Nga Maunga Whakahii o Kaipara Whenua Hoko Holdings	Support the plan change with amendments.		Accept in part	10.1.1
51	51.2	Nga Maunga Whakahii o Kaipara Whenua Hoko Holdings	Seeks rezoning of sites zoned Single House to Mixed Housing Urban.		Reject	10.4.1
51	51.3	Nga Maunga Whakahii o Kaipara Whenua Hoko Holdings	Amend provisions after reviewing the proposed road alignments, classifications, requirements and links to development potential. The responsibility for providing (and protecting) future roads should be reviewed and the provisions amended or replaced accordingly.	FS_20 Li-O Lee, Su-Chin Lin and Shu-Cheng Chen - oppose	Reject	10.5.4
51	51.4	Nga Maunga Whakahii o Kaipara Whenua Hoko Holdings	Seeks a review of the reverse sensitivity provisions, in particular the acoustic protection contours, to ensure they are necessary and appropriate and recognise the need to provide for both the NZDF activities and community needs.		Reject	10.13.3
51	51.5	Nga Maunga Whakahii o Kaipara Whenua Hoko Holdings	Seeks that the coastal setback provisions are reviewed and reduced to allow buildings within that setback in certain cases.	FS_6 Royal Forest and Bird Protection Society of New Zealand Inc - oppose	Reject	10.8.1
51	51.6	Nga Maunga Whakahii o Kaipara Whenua Hoko Holdings	Review plan change to provide greater focus on the effects of development and the need to provide increased housing in the area, and amended or replaced as appropriate.		Reject	10.16.3