

Auckland Unitary Plan

Proposed private plan change 25 Warkworth North, Warkworth

Auckland Council has accepted for processing the following proposed private plan change to the Auckland Unitary Plan (Operative in Part) from Turnstone Capital Limited. This is not a council-initiated plan change.

This proposed private plan change is a request to rezone approximately 99 hectares of Future Urban zoned land to a mix of business and residential zones. This would provide for approximately 1,000-1,200 dwellings, 13 hectares of light industrial land and a new neighbourhood centre of 3,000m².

The proposed private plan change introduces a new precinct over that part of the Warkworth North land between Falls Road and State Highway 1. The precinct proposes additional controls to provide for an integrated stormwater solution, protection of ecological values, provision of open space and future road connections and to guide development of the neighbourhood centre.

The proposed private plan change also makes the proposed plan change area subject to the Stormwater Management Area -Flow 1 controls. It also extends the Significant Ecological Area overlay to include two new areas at 220 Falls Road.

The proposal may be viewed at www.aucklandcouncil.govt.nz/unitaryplan from 16 May 2019, under "Auckland Unitary Plan modifications\Proposed plan changes" or during business hours online at any library or service centre.

If you have any questions or want more information, please phone 09 301 0101 or send an email with your contact details to unitaryplan@aucklandcouncil.govt.nz.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission to Auckland Council:

- By post to Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the online form on the Auckland Council website at www.aucklandcouncil.govt.nz/unitaryplanmodifications, or
- By email to: unitaryplan@aucklandcouncil.govt.nz ;or
- Lodging your submission in person at Auckland Council Libraries or service centres.

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at www.aucklandcouncil.govt.nz/unitaryplan or can be collected from any Library or Council office.

Submissions close on 5 July 2019.

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest:
 - any person who has an interest in the proposal greater than the general public has:
 - the local authority itself; and

- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
- in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
- in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Notification date: 16 May 2019