

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 25(Private): Warkworth North

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **12 September 2019**.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

PC 25 - Warkworth North Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
1	1.1	Joan and Ian Civil	icivil@xtra.co.nz	Rezone the area immediately adjacent to the boundary with 141 Curran Rd as open space.	If the plan change is not declined then amend as outlined
2	2.1	Chad Ranum and Carly Ranum	chadranum@hotmail.com	Rezone the land immediately opposite 12 Viv Davie Martin Drive identified as Single House zone to Mixed Housing Suburban zone.	Accept the plan change with amendments
2	2.2	Chad Ranum and Carly Ranum	chadranum@hotmail.com	Amend Precinct Plan 1 to show a 6m width strip of indicative open space along the western boundary to the Viv Davie-Martin Drive area.	Accept the plan change with amendments
2	2.3	Chad Ranum and Carly Ranum	chadranum@hotmail.com	Remove references to the indicative road linkages to the Viv Davie-Martin Drive area, particularly at 12 Viv Davie-Martin Drive and convert these indicative roads in the plan change area to residential cul de sacs.	Accept the plan change with amendments
2	2.4	Chad Ranum and Carly Ranum	chadranum@hotmail.com	Amend I1.4 Activity Table of 10.4.1 (A2) as follows: [Subdivision or development of land including, or adjacent] to future road connections <u>indicative road connections to Sanderson Road, Albert Road, Hudson Road and adjacent land to the north</u> indicated on the Warkworth North Precinct Plan.]	Accept the plan change with amendments
2	2.5	Chad Ranum and Carly Ranum	chadranum@hotmail.com	PPC25 is supported in so far as the land identified as a Neighbourhood Centre is zoned as Local Centre	Accept the plan change with amendments
3	3.1	Robert White	robert@subseco.co.nz	Provide 6m or more buffer strip, along the boundary with the Viv Davie Martin Drive area and particularly 44 Viv Davie-Martin Drive. This could be achieved by zoning the land identified as Single House or Mixed Housing Suburban zones to either Residential- Large Lot or Open Space (with planting) or requiring restrictive covenants at subdivision stage.	Accept the plan change with amendments
3	3.2	Robert White	robert@subseco.co.nz	Remove references to the indicative road linkages to the [Viv Davie-Martin Drive] area.	Accept the plan change with amendments
3	3.3	Robert White	robert@subseco.co.nz	Delete the indicative road linkages to the [Viv Davie-Martin Drive] area from the Warkworth North Structure Plan.	Accept the plan change with amendments
3	3.4	Robert White	robert@subseco.co.nz	Rezone the land identified as a Neighbourhood Centre zone to a Local Centre zone	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
4	4.1	Maxine Hatfull	hatfull@xtra.co.nz	Accept the plan modification	Accept the plan change
5	5.1	Ma and Pa Commercial Limited Attn Pauline Preen	paulinekelly7@icloud.com	Accept the plan modification	Accept the plan change
6	6	number not in use			
7	7.1	Patricia Sullivan	paddysullivan@gmail.com	Do not provide for riparian planting of the watercourse at 27 State Highway 1.	Accept the plan change with amendments
7	7.2	Patricia Sullivan	paddysullivan@gmail.com	Accept PPC25 with amendments. Relocate the indicative Western Link Road to the eastern boundary of the property at 27 State Highway 1.	Accept the plan change with amendments
7	7.3	Patricia Sullivan	paddysullivan@gmail.com	Change the classification of the watercourse on the property at 27 State Highway from a permanent to an intermittent stream.	Accept the plan change with amendments
8	8.1	Ross Brereton	rbrereton@slingshot.co.nz	Accept PPC25 with amendments: Replace all proposed connecting roads with cul de sacs that terminate at the boundary to Viv Davie-Martin Drive area	Accept the plan change with amendments
8	8.2	Ross Brereton	rbrereton@slingshot.co.nz	Confirm the zoning of land for a Neighbourhood Centre.	Accept the plan change with amendments
8	8.3	Ross Brereton	rbrereton@slingshot.co.nz	Support PPC25 in having no industrial development along the waterways and applicant's plan to clean up the rear of existing industrial sites.	Accept the plan change with amendments
8	8.4	Ross Brereton	rbrereton@slingshot.co.nz	Support additional plantings with walk/cycleways connecting to the existing A & P showgrounds and Mansel Drive.	Accept the plan change with amendments
8	8.5	Ross Brereton	rbrereton@slingshot.co.nz	Confirm proposed housing density.	Accept the plan change with amendments
8	8.6	Ross Brereton	rbrereton@slingshot.co.nz	Confirm proposed location of Western Collector through the bottom of the valley.	Accept the plan change with amendments

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9	9.1	Dr Isobel Topham	isobel.topham@gmail.com	Accept PPC25 with amendments. Provide a thorough health impact assessment for the PC areas and optimise the plan to promote human health.	Accept the plan change with amendments
9	9.2	Dr Isobel Topham	isobel.topham@gmail.com	Complete the ecological assessment including the 'North Block' area	Accept the plan change with amendments
9	9.3	Dr Isobel Topham	isobel.topham@gmail.com	Relocate the town centre to the north, removing vehicle access from the centre. Pedestrian only or pedestrian prioritised design.	Accept the plan change with amendments
9	9.4	Dr Isobel Topham	isobel.topham@gmail.com	Streetscape design to include, at a minimum, a grass berm between the road and footpath, trees along the berm and dedicated cycle areas.	Accept the plan change with amendments
9	9.5	Dr Isobel Topham	isobel.topham@gmail.com	Incorporate Sustainable Development Goals [2015 United Nations] into the proposal.	Accept the plan change with amendments
9	9.6	Dr Isobel Topham	isobel.topham@gmail.com	Implement measures that move toward public and active transport on the Western Link Road and reduce the number of lanes.	Accept the plan change with amendments
10	10.1	Barry Woolsey	barry_woolsey@bnz.co.nz	Accept PPC25 with amendments. Confirm Business- Light Industry zone is not extended over the stream from Hudson Road.	Accept the plan change with amendments
10	10.2	Barry Woolsey	barry_woolsey@bnz.co.nz	Confirm Open Space- Conservation zone and proposed walkways	Accept the plan change with amendments
10	10.3	Barry Woolsey	barry_woolsey@bnz.co.nz	Establish a green belt on the applicant's western boundary to the life style blocks of Viv Davie-Martin Drive.	Accept the plan change with amendments
10	10.4	Barry Woolsey	barry_woolsey@bnz.co.nz	Provide adequate off street parking for housing.	Accept the plan change with amendments
11	11.1	Robert and Maryanne Sikora	r.sikora@xtra.co.nz	Accept PPC25 with amendments. Provide new road connections through to Viv Davie-Martin Drive on bare land and not through developed properties	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
11	11.2	Robert and Maryanne Sikora	r.sikora@xtra.co.nz	Keep together the proposed light commercial/light industrial areas and locate either north of Warkworth or south of Woodcocks Road area.	Accept the plan change with amendments
12	12.1	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend the provisions of PPC25, including proposed zoning patterns, to reflect the Warkworth Structure Plan.	Accept the plan change with amendments
12	12.2	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Zone the land between the proposed new Western Link Road and the Light Industry zoned land along Hudson Road down to Falls Road as Light Industry. Refer to Figure 0 of the submission	Accept the plan change with amendments
12	12.3	Auckland Council	phill.reid@aucklandcouncil.govt.nz	None of the following business zones are to be used in PC25 - General Business, Mixed Use or Business Park zones.	Accept the plan change with amendments
12	12.4	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Provide separation between industrial and residential areas by using arterial roads and esplanade reserves.	Accept the plan change with amendments
12	12.5	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Reflect the approach for the creation of esplanade reserves and the vesting of land for open spaces contained in the Warkworth Structure Plan.	Accept the plan change with amendments
12	12.6	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Reduce the size of the proposed neighbourhood centre to no more than 1,500m ² Gross Floor Area.	Accept the plan change with amendments
12	12.7	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Incorporate a transitional zoning approach along the PC25 boundary with the Viv Davie-Martin Drive area, providing for larger site sizes in the future as contained in the Warkworth Structure Plan [Single House with a potential increased minimum site size of between 1,500m ² and 2,500m ²]	Accept the plan change with amendments
12	12.8	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Include pedestrian connections as shown on the Warkworth Structure Plan or similar routes, with provisions stating that they will be provided by the developer.	Accept the plan change with amendments
12	12.9	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend the route alignment of the Western Link Road to that finally proposed by the Supporting Growth Alliance.	Accept the plan change with amendments

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12	12.10	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Ensure funding for all infrastructure (including the Western Link Road) is finalised and for bulk infrastructure (including arterial and collector roads) and Infrastructure Funding Agreement is completed, before any approval of PC25.	Accept the plan change with amendments
12	12.11	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Incorporate into Precinct Plan 1 an indicative road layout for the 'potential future road connections' including how connections will be made to the Viv-Davie-Martin Drive area.	Accept the plan change with amendments
12	12.12	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend PC25 to include a collector road as shown in the Warkworth Structure Plan which includes separated walking and cycling provision.	Accept the plan change with amendments
12	12.13	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Provide landscaping screening along the SH1 frontage and the motorway boundary, in the same manner as that proposed in the Warkworth Structure Plan.	Accept the plan change with amendments
12	12.14	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add new staging provisions to ensure development does not occur before the infrastructure required to service it is in place	Accept the plan change with amendments
12	12.15	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Incorporate all of the Warkworth Structure Plan Green network over PC25 area and add new provisions to ensure this is provided for.	Accept the plan change with amendments
12	12.16	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend the precinct provisions to cover all of the plan change area and the precinct provisions cover the matters set out in section 3.5.3 of the Warkworth Structure Plan including: fencing standards, interface management , separated cycle facilities, retention of mature trees/shelter belts, housing affordability, erosion and sediment controls, use of roads to increase vegetation cover and the mapping of unidentified wetlands	Accept the plan change with amendments
12	12.17	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete objective I1.2(c) and defer to the existing Auckland Unitary Plan policy framework.	Accept the plan change with amendments

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12	12.18	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend policy I1.3 Policies (4) as follows. Provide an indicative network of open space areas <u>including riparian margin stream protection areas</u> to protect existing ecological values, provide for areas of public open space, <u>provide for geomorphically effective stream management solutions</u> , as well as walkway and cycleway connectivity.	Accept the plan change with amendments
12	12.19	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete policy I1.3 Policies (5) and defer to the existing Auckland Unitary Plan policy framework.	Accept the plan change with amendments
12	12.20	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend policy I1.3 Policies (6) as follows: Enhance streams identified for enhancement <u>to prevent stream bank erosion from new impervious surfaces</u> using techniques such as boulder clusters; spur dikes, vanes and other rock deflectors; rock riffles; cobble or substrate; cobble floodways; root wads or large wooden debris; vegetated floodways; live siltation; erosion control blankets; living walls- <u>and install</u> culverts designed to enable fish passage	Accept the plan change with amendments
12	12.21	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete lines A3, A4 and A5 from the I1.4 Activity Table and defer to the existing Auckland Unitary Plan policy framework.	Accept the plan change with amendments
12	12.22	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete I6.2 Standards (2)	Accept the plan change with amendments
12	12.23	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete I1.6.2 Standard - Streams and replace with a standard to manage building and development within the stream protection areas	Accept the plan change with amendments
12	12.24	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend Precinct Plan 1 to show riparian margin protection areas for the intermittent streams as well as the permanent streams.	Accept the plan change with amendments

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12	12.25	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Amend Precinct Plan 1 to show 'Indicative Open Space' only for land Council agrees will become public open space (neighbourhood park, esplanade reserve, SEA conservation reserve, streamside walkways and cycleways), and to show the riparian margins of all permanent and intermittent streams as stream protection areas.	Accept the plan change with amendments
12	12.26	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete Precinct Plan 2 [Stormwater Catchment Management Plan](Drawing Nos. 402;403;404).	Accept the plan change with amendments
12	12.27	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add a new rule requiring retaining walls to be installed outside of the riparian margin.	Accept the plan change with amendments
12	12.28	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add a new rule requiring resource consent for structures within the riparian margin, including that they must have a functional or operational need to locate within the riparian margin e.g. a stormwater outfall device adjacent to a road.	Accept the plan change with amendments
12	12.29	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add a new standard relating to the suitability of the ground for infiltration that clearly refers to unstable ground to prompt future developers to make this assessment. Unstable ground would require rain-gardens to be lined.	Accept the plan change with amendments
12	12.30	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add a new objective and rule framework that ensures development is outside of the 1%AEP [Annual Exceedance Probability] flood plain including climate change in keeping with the Auckland Unitary Plan expectation that greenfield development avoid flood-related effects and the brownfield risk-based approach is not relied on for new development	Accept the plan change with amendments
12	12.31	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add a new objective and rule framework that includes a rule that the [Falls Road] bridge is upgraded by the developer prior to the establishment of new impervious surfaces.	Accept the plan change with amendments
12	12.32	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add a new objective and rule framework that requires a flood sensitivity analysis prior to any development applications that clearly shows the existing development 1%AEP [Annual Exceedance Probability] floodplain versus the maximum probable development scenario in the 1%AEP and specifically considers effects on the existing commercial development east of the river	Accept the plan change with amendments
12	12.33	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete reference to DEQR. [The submitter may wish to clarify this position]	Accept the plan change with amendments

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12	12.34	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Delete reference to flooding in the discussion preceding table 11. [The submitter may wish to clarify this position]	Accept the plan change with amendments
12	12.35	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Confirm the application of the SMAF [Stormwater Management Area Flow] overlay	Accept the plan change with amendments
12	12.36	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add new subdivision assessment criteria requiring assessment of the efficiency of stormwater deVives that are to be vested including the full life cycle cost and consideration of the amalgamation of rain gardens, or the construction of larger rain gardens.	Accept the plan change with amendments
12	12.37	Auckland Council	phill.reid@aucklandcouncil.govt.nz	Add new assessment criteria requiring specific assessment of roads at grades over 5% to enable rain gardens adjacent to the road corridor.	Accept the plan change with amendments
13	13.1	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Accept PPC25 with amendments. Rezone the land identified as Business: Light Industry zone as notified (Attachment 1) to Business: Mixed Use zone. (Attachment 2) to this submission.	Accept the plan change with amendments
13	13.2	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Re-zone the land identified as Business: Light Industry zone and Residential: Mixed Housing Suburban zone as shown on Attachment 1 to Residential: Mixed Housing Urban zone as shown on Attachment 2 to this submission.	Accept the plan change with amendments
13	13.3	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Re-zone the land identified as Residential: Single House zone as shown on Attachment 1 to Residential: Mixed Housing Suburban zone as shown on Attachment 2 to this submission.	Accept the plan change with amendments
13	13.4	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Confirm the alignment of the Warkworth western collector road and specify an access point to the submitter's land in general accordance with the plan included as Attachment 3 to this submission.	Accept the plan change with amendments
13	13.5	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Include the submitter's land [63 State Highway 1] as part of the first stage of "live zoning" within the plan change area.	Accept the plan change with amendments

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13	13.6	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Provide for the land use zones requested above to shift slightly northwards as may be required to abut the final / finished designation boundaries, or the carriageway of the NZTA Ara Tuhono Puhoi to Warkworth highway.	Accept the plan change with amendments
13	13.7	Middle Hill Ltd as Trustee for Tyne Trust	harrison@mhg.co.nz	Adoption of a comprehensive infrastructure funding an access agreement is required before development is allowed to occur in the plan change area.	Accept the plan change with amendments
14	14 .1	Goatley Holdings Limited	pamelas@barker.co.nz	Opposes the Business-Light Industry Zone in PPC25	Accept the plan change with amendments
14	14.2	Goatley Holdings Limited	pamelas@barker.co.nz	Supports the applicant's submission seeking a Local Centre zone and not a Neighbourhood Centre zone	Accept the plan change with amendments
14	14.3	Goatley Holdings Limited	pamelas@barker.co.nz	Supports the mix of residential zoning (Mixed Housing Urban, Mixed Housing Suburban and Single House).	Accept the plan change with amendments
14	14.4	Goatley Holdings Limited	pamelas@barker.co.nz	Supports the indicative road [Western Link Road]	Accept the plan change with amendments
15	15.1	Warkworth Properties (2010) Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Supports PPC25 in so far as the land identified on Annexure A to this submission be altered from a mix of Light Industry and Mixed Housing – Urban to Mixed Housing - Urban. Alternatively that the proposed zoning of the part of the Site subject to the Plan Change be altered from a mix of Light Industry and Mixed Housing – Urban to Mixed Housing - Urban, as shown in Annexure B to this submission.	Accept the plan change with amendments
15	15.2	Warkworth Properties (2010) Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Supports PPC25 in so as the precinct is amended to include a control which fixes the location of the WLR [Western Link Road] within 100m of its intersections with SH1 to the north-east and Falls Road to the south-west, and which aligns with the indicative location of the WLR identified in Precinct Plan 1.	Accept the plan change with amendments
15	15.3	Warkworth Properties (2010) Limited	dallan@ellisgould.co.nz; adevine@ellisgould.co.nz	Supports PPC25 in so far as an assesment of the potential flooding risk for the site (north western corner of the Hudson Road SH1 intersection, legally described as Section 4 Survey Office Plan 476652) be undertaken and that to the extent necessary, provisions are incorporated into the plan change to ensure there will be no increase in flooding risk for the site as a result of the proposed rezoning .	Accept the plan change with amendments

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16	16.1	Auckland Transport	katherine.dorofaeff@at.govt.nz	<p>Decline PPC25, unless all of the following are addressed:</p> <ul style="list-style-type: none"> • sufficient additional information (including traffic modelling) is provided, as outlined in this submission, to assess transport effects • the plan change is amended to: <ul style="list-style-type: none"> - avoid, remedy or mitigate transport effects - ensure that subdivision and development will be co-ordinated with the delivery of transport infrastructure and services including connections to the wider network - address all matters raised this submission • certainty is provided about how the plan change will ensure that the transport infrastructure and services required to support the rezoning, including the Western Link Road, will be provided. • it is demonstrated that the lesser amount of Business zoned land, when compared with the zoning proposed in the Warkworth Structure Plan, will not have an adverse effect on the ability of the wider Warkworth area to be self-sufficient for employment. 	If the plan change is not declined then amend as outlined
16	16.2	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the Precinct to include the land south of Falls Road which is proposed to be rezoned Residential - Single House	If the plan change is not declined then amend as outlined
16	16.3	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan provisions to require upgrading of Falls Road to an urban road standard in conjunction with subdivision and development.	If the plan change is not declined then amend as outlined
16	16.4	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the Precinct to include the land at 9 and 11 Sanderson Road, and at 76, 78 and 86 Hudson Road which is proposed to be rezoned to Business - Light Industry.	If the plan change is not declined then amend as outlined
16	16.5	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct to require upgrading of Sanderson Road to an urban road standard in conjunction with subdivision and development.	If the plan change is not declined then amend as outlined

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16	16.6	Auckland Transport	katherine.dorofaeff@at.govt.nz	<p>Add the following new precinct objectives :</p> <p><u>1. A safe and integrated transport system is established within the precinct including strategic road connections, a choice of travel modes, and measures which facilitate walking, cycling and use of public transport.</u></p> <p><u>2. Subdivision and development is co-ordinated with the delivery of the transport infrastructure and services required to provide for development within the precinct and connect it to the wider transport network.</u></p> <p><u>3 Subdivision and development within the precinct occurs in a manner which avoids, remedies or mitigates adverse effects on the safe and efficient operation of transport infrastructure and services.</u></p> <p><u>4. Subdivision and development recognises, protects and supports strategic transport connections through the precinct which support growth in the wider Warkworth area.</u></p>	If the plan change is not declined then amend as outlined
16	16.7	Auckland Transport	katherine.dorofaeff@at.govt.nz	<p>Add the following new precinct policies:</p> <p><u>1. Require subdivision and development to be staged to align with the provision of transport infrastructure and services identified in the precinct plan.</u></p> <p><u>2. Require subdivision and development to provide transport connections within and beyond the precinct</u></p> <p><u>3. Restrict direct vehicle access onto the Western Link Road and across any cycling facility (including any shared use path) to support the safe and efficient operation of the transport network for walking, cycling and public transport.</u></p> <p><u>4 Recognise and protect the route for the proposed Western Link Road within the precinct as a future strategic transport route connecting with State Highway 1 to the north and with the Mansell Drive /Falls Road intersection to the south.</u></p> <p><u>5. Require the Western Link Road to be constructed to an interim standard to service subdivision and development within the precinct with provision made for upgrading to provide a strategic transport connection.'</u></p>	If the plan change is not declined then amend as outlined
16	16.8	Auckland Transport	katherine.dorofaeff@at.govt.nz	Delete Precinct Objective 11.2(1){a) and Policy 11 . 3(3).	If the plan change is not declined then amend as outlined

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16	16.9	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend precinct Table I0.4.1 Activity Table line (A1) to use more precise wording in (A1) to clarify what is meant by 'subdivision or development adjacent to the Western Link Road' and specify a non-complying activity status for proposals that do not meet rules requiring subdivision and development to provide the 'future road connections'.	If the plan change is not declined then amend as outlined
16	16.10	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend precinct Table I0.4.1 Activity Table, line (A2) to use more precise wording to clarify what is meant by: 'subdivision of land including, or adjacent to 'future road connections' ' and specify a non-complying activity status for proposals that do not meet rules requiring subdivision and development to provide the 'future road connections'.	If the plan change is not declined then amend as outlined
16	16.11	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend or replace the activity descriptions for lines (A6) and (A7) in Table I0.4.1 Activity table with wording that is clear and precise so that plan users can easily determine the activity status of subdivision or development within the Neighbourhood Centre zone.	If the plan change is not declined then amend as outlined
16	16.12	Auckland Transport	katherine.dorofaeff@at.govt.nz	Delete Rule I1.5 Notification (2)(a) which requires infringements of Standard 11. 6. 1 Western Link Road to be considered without public or limited notification or the need to obtain written approval from affected parties.	If the plan change is not declined then amend as outlined
16	16.13	Auckland Transport	katherine.dorofaeff@at.govt.nz	Delete the purpose statement at I1.6.1 Standards - Western Link Road and replace it with the following: <u>'To provide for the transport needs of the precinct while allowing for the indicative Western Link Road to be upgraded to form part of a network serving the wider Warkworth area.'</u>	If the plan change is not declined then amend as outlined
16	16.14	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the rule (11.6.1 Standards - Western Link Road) to require the developer, as part of consent for subdivision or development, to construct the road to an interim standard as a collector road, with appropriate design and additional land set aside to enable future upgrading to an arterial standard and apply a non-complying status to subdivision and development which does not meet the proposed new standard which sets construction and vesting requirements for the Western Link Road.	If the plan change is not declined then amend as outlined

PC 25 - Warkworth North Summary of Decisions Requested					
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16	16.15	Auckland Transport	katherine.dorofaeff@at.govt.nz	<p>Amend rule 11.6.3 to read:</p> <p>'11.6.3. Standards for <u>pedestrian connections to the</u> Neighbourhood Centre</p> <p>'Purpose:</p> <ul style="list-style-type: none"> •To achieve a versatile, accessible and high-quality <u>pedestrian connection to the</u> Neighbourhood Centre that provides positively for the needs to of the local community. <p>(1) A pedestrian connection shall be provided <u>between the Neighbourhood Centre and Hudson Road to the eastern side of the Mahurangi river tributary</u> as indicated on the Precinct Plan 1.</p> <p>(2) Pedestrian connections shall be provided to the adjoining indicative open space areas.'</p> <p>Apply a non-complying status to subdivision and development which does not meet the standard for pedestrian connections to the Neighbourhood Centre.</p>	If the plan change is not declined then amend as outlined
16	16.16	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan to include rules for subdivision and development which restrict vehicle crossings from directly accessing the Western Link Road and apply a non-complying status to subdivision or development which proposes direct vehicle access to the Western Link Road.	If the plan change is not declined then amend as outlined
16	16.17	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the plan change to include rules which prevent vehicle crossings and roads (other than the Western Link Road) from directly accessing State Highway 1 at the northern end of the plan change area.	If the plan change is not declined then amend as outlined
16	16.18	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan to identify indicative locations for collector roads and to add provisions, including rules, to require the construction of collector roads with appropriate cycle facilities and vehicle access controls as part of subdivision and development.	If the plan change is not declined then amend as outlined
16	16.19	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan to address options for locating the proposed interim northern bus station / park and ride within the northern part of the plan change area.	If the plan change is not declined then amend as outlined
16	16.20	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan to add provisions, including rules, which discourage or restrict creation of cul-de-sacs.	If the plan change is not declined then amend as outlined

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
16	16.21	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend I1.8 Assessment - restricted discretionary activities to provide for more robust and comprehensive assessment of subdivision and development proposals against transport outcomes.	If the plan change is not declined then amend as outlined
16	16.22	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend Precinct Plan 2 to clarify the stormwater management information as it relates to roads, particularly those roads which are not identified elsewhere in the plan change. Remove any detail which is not required or which may be misleading.	If the plan change is not declined then amend as outlined
16	16.23	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend Precinct Plan 3 by deleting the tree pit example, the stormwater device information, and the indicative cross-section of the proposed local roads.	If the plan change is not declined then amend as outlined
16	16.24	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend Precinct Plan 3 by deleting the indicative cross section of the proposed Western Link Road and replacing it with text in the precinct plan rules identifying the likely width of the road and the components it needs to contain.	If the plan change is not declined then amend as outlined
16	16.25	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan to require the upgrading of the Mansell Drive / Falls Road intersection, including signalisation (or other appropriate intersection control), as part of subdivision and development.	If the plan change is not declined then amend as outlined
16	16.26	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend the precinct plan to include provisions to ensure that subdivision and development is integrated with the delivery of the transport infrastructure and services. Provisions may include triggers or staging, or clear assessment and consenting processes, aligned to related objectives and policies.	If the plan change is not declined then amend as outlined
16	16.27	Auckland Transport	katherine.dorofaeff@at.govt.nz	Amend assessment criteria and special information requirements to ensure that the impact of heavy construction vehicles on roads is properly assessed and considered.	If the plan change is not declined then amend as outlined
17	17.1	Warwick and Hueline Massey	masseyw930@gmail.com	Accept PPC25 with amendments. Show the Western Link Road as fully extended through the site and completed before development begins	Accept the plan change with amendments
17	17.2	Warwick and Hueline Massey	masseyw930@gmail.com	Supports the proposal for the river verges along eastern boundary of the site and no industrial development.	Accept the plan change with amendments

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18	18.1	Z Energy Limited	markl@4sight.co.nz	Accept PPC25 with amendments provided that any wastewater solution is appropriately designed to accommodate the potential commercial wastewater loadings that can be generated from the business zoned site at 1 Hudson Road, including Z Warkworth.	Accept the plan change with amendments
19	19.1	Summerset Villages (Warkworth) Limited	andrew@scottwilkinson.co.nz	Confirm the location of Residential – Single House and Residential – Mixed Housing Suburban zones as identified on Attachment 1 to this submission and as identified in the PPC 25 maps	
19	19.2	Summerset Villages (Warkworth) Limited	andrew@scottwilkinson.co.nz	Relocate the proposed wastewater pumping station (WWPS – Location 1) and dry basin (Device A)identified on land to the north of the Summerset Falls Village away from the submitters property [31 Mansel Drive] and contained wholly within the applicant's land.	
19	19.3	Summerset Villages (Warkworth) Limited	andrew@scottwilkinson.co.nz	Consideration be given to the cumulative and increased traffic effects and potential mitigation measures and their limitations on Mansell Drive as a result of the development of the Western Link Road; any connections to Mansell Drive required under PPC25 and development of the Western Link Road; and arising from the development of the wider Warkworth Structure Plan area.	
20	20.1	Atlas Concrete Limited	kaaren.rosser@hainesplanning.co.nz	Decline the PPC25 or replace the proposed PPC25 zoning pattern to align with the proposed land patterns shown in the Council's adopted Warkworth Structure Plan, particularly as it relates to land proximate to the Atlas landholding at 24 and 26 Hudson Road.	Opposes plan change
21	21.1	David Oliver	warkwortholivers@gmail.com	Convert the indicative roads marked [precinct plan 1] to enter the Viv Davie-Martin Drive area to cul de sacs on the applicant's land and remove references to future roads.	Accept the plan change with amendments
21	21.2	David Oliver	warkwortholivers@gmail.com	Support the public use areas including food areas, bush and river walks, outdoor cinema and playgrounds.	Accept the plan change with amendments
22	22.1	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Accept PPC25 with amendments. Update PPC25 maps to clearly reflect the extent of the PPC area.	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
22	22.2	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend the precinct plan to identify the Vehicle Access Restriction along State Highway 1 as shown in Figure 1 to this submission.	Accept the plan change with amendments
22	22.3	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend the precinct provisions to consistently reference the new road alignment as the 'Western Link Road'.	Accept the plan change with amendments
22	22.4	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend the precinct plans to indicate some flexibility as to the approximate location of the connections of the proposed Western Link Road to Great North Road/SH1 and Falls Road through the use of new notations (such as circles at intersections).	Accept the plan change with amendments
22	22.5	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Provide a revised Integrated Transport Assessment with the methodology/content being developed and agreed with both the NZ Transport Agency and AT to ensure that effects on the transport system are appropriately managed and mitigated, as detailed in the submission.	Accept the plan change with amendments
22	22.6	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend Objective I1.2(1) as follows: a. providing key road connections securing the Western Link Road an east west link to connect with the Mansell Drive extension and Great North Road/SH1.	Accept the plan change with amendments
22	22.7	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Confirm Objective I1.2(1)(f) as follows: f. Providing a balance of employment land and places for people to live with a choice of living types and environments.	Accept the plan change with amendments
22	22.8	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend Objective I1.2 (3) as follows: Provide an indicative route for the Western Link Road to secure this option should it be required.	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
22	22.9	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend activity table I1.4 (line A1) as follows: Subdivision or development in the Warkworth North Precinct in accordance with Standard I1.6.1 adjacent to the indicative Western Link Road, unless an alternative road alignment has been approved by resource consent and is constructed, or being constructed.	Accept the plan change with amendments
22	22.10	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Add a new non-complying activity within Warkworth North Precinct and Sub Precinct A to Activity Table I4.1 as follows: <u>(A1A) Subdivision or development in the Warkworth North Precinct not meeting Standard I1.6.1</u>	Accept the plan change with amendments
22	22.11	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend Activity Table I4.1 (Line A2) as follows: (A2) Subdivision or development of land with access including, or adjacent to 'future road connections' indicated on the Warkworth North Precinct Plan <u>Precinct plan 2 – Warkworth North Stormwater Catchment Management Plans.</u>	Accept the plan change with amendments
22	22.12	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend Rule I1.5 Notification as follows: (a) Standard I1.6.1 Western Link Road	Accept the plan change with amendments
22	22.13	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Delete I1.5(1) Notification	Accept the plan change with amendments
22	22.14	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend standard I1.6.1 Standard - Western Link Road as follows: Purpose: • To provide road connectivity <u>by providing for the Western Link Road within the Warkworth North Precinct.</u> That will assist in securing an East West link for Warkworth.	Accept the plan change with amendments
22	22.15	NZ Transport Agency	Evan.Keating@nzta.govt.nz	Amend I1.8.1(1) Matters of discretion as follows: (1) Transport Reading infrastructure: (a) Safe, efficient Practical and effective connectivity to adjacent land; and (b) Appropriateness of design construction standard to fulfil the transport <u>network purpose function of the road;</u> and (c) <u>Provision for active transport modes.</u>	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
22	22.16	NZ Transport Agency	Evan.Keating@nzta.govt.nz	<p>Amend I1.8.2(1) Assessment criteria as follows:</p> <p>(1) assessment criteria for <u>transport Reading</u> infrastructure;</p> <p>(a) A <u>transport road</u> network shall be developed that responds to the transportation needs of Warkworth North and the wider area now and into the future which may includes the <u>Western Link Road</u>. preferred Western Link collector route.</p> <p>(a b) The extent to which <u>transport reading</u> connections are provided in accordance with <u>Precinct plan 2 – Warkworth North Stormwater Catchment Management Plans</u> and to adjacent land areas as indicated on Precinct plan 1 – Warkworth North Precinct.</p> <p>(c) <u>the provision of connected active transport modes.</u></p>	Accept the plan change with amendments
23	23.1	Turnstone Capital Limited	burnetteO@barker.co.nz	<p>Replace the proposed land zones as notified and zone the land as shown in Attachment A to the submission as follows:</p> <ul style="list-style-type: none"> - Delete the Light Industry zone, except for the two existing sites to the south of Sanderson Road, and zone the remaining land as Business - General Business (an extension of the existing live zoning) and Business - Mixed Use zones - Delete the Business - Neighbourhood Centre zone (3,000m²) and zone the land as Residential - Mixed Housing Urban - Delete part of the Residential - Mixed Housing Urban zone and zone the land as Business - Local Centre (5.7ha) and Open Space - Informal Recreation - Delete the Residential - Mixed Housing Suburban zone, along the Falls Road frontage, east of the stream, and zone the land as Business - Mixed Use - Delete the Residential- Single House zone in the north -west and zone the land as Residential - Mixed Housing Suburban - Delete the Residential - Mixed Housing Suburban zone in the north-east and south-east (in the vicinity of existing industrial sites on Hudson Road and Sanderson Road) and zone the land as Residential - Mixed Housing Urban - Change the zone boundaries of the Residential - Mixed Housing Suburban and Residential - Mixed Housing Urban - Confirm the Residential - Single House zone, south of Falls Road 	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
23	23.2	Turnstone Capital Limited	burnetteO@barker.co.nz	Amend precinct plan 1 by deleting one of the indicative road connections through to Viv- Davie-Martin Drive as shown in Attachment G to this submission.	Accept the plan change with amendments
23	23.3	Turnstone Capital Limited	burnetteO@barker.co.nz	Amend the Warkworth North Precinct Plan provisions including maps, as shown in Attachment G of the submission [Note: no changes are specifically identified in Attachment G.]	Accept the plan change with amendments
24	24.1	Warkworth Area Liaison Group	ropeworth@gmail.com	Accept PPC25 with amendments. Design the Western Link Road to include provision for public transport.	Accept the plan change with amendments
24	24.2	Warkworth Area Liaison Group	ropeworth@gmail.com	Amend the Integrated Transport Management Plan to correct errors and omissions.	Accept the plan change with amendments
24	24.3	Warkworth Area Liaison Group	ropeworth@gmail.com	Amend the traffic predictions to bring them into line with the staging of future developments in Warkworth.	Accept the plan change with amendments
24	24.4	Warkworth Area Liaison Group	ropeworth@gmail.com	Development of the PPC area should not proceed until the Western Link Road is completed, preferably as a 4-lane road.	Accept the plan change with amendments
24	24.5	Warkworth Area Liaison Group	ropeworth@gmail.com	Confirm the [residential] zoning of land adjacent to the Mahurangi River, to the west of existing industrial land on Hudson Road.	Accept the plan change with amendments
24	24.6	Warkworth Area Liaison Group	ropeworth@gmail.com	Confirm the proposed walkways and cycleways.	Accept the plan change with amendments
25	25.1	Forest and Bird Warkworth Area	ropeworth@gmail.com	Accept PPC25 particularly in respect of the [residential] zoning of land adjacent to the Mahurangi River, to the west of existing industrial land on Hudson Road.	Accept the plan change with amendments

**PC 25 - Warkworth North
Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
26	26.1	Aaron Rodgers	aaronrodgers29@hotmail.com	<p>Accept PPC25 with amendments.</p> <p>Three options are proposed.</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m².</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	Accept the plan change with amendments
26	26.2	Aaron Rodgers	aaronrodgers29@hotmail.com	<p>Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].</p>	Accept the plan change with amendments
27	27.1	Allison and Steve Haycock	steve@stevhaycockconstruction.co.nz	<p>Accept PPC25 and in particular confirm the [residential] zoning of land adjacent to the Mahurangi River, to the west of existing industrial land on Hudson Road, the proposed housing mix and design of the community areas and local centre</p>	Accept the plan change with amendments
27	27.2	Allison and Steve Haycock	steve@stevhaycockconstruction.co.nz	<p>Construct the main access road [Western Link Road] as soon as possible</p>	Accept the plan change with amendments
27	27.3	Allison and Steve Haycock	steve@stevhaycockconstruction.co.nz	<p>Coordinate development with a good public transport system.</p>	Accept the plan change with amendments
28	28	number not in use			
29	29.1	Manuhiri Kaitiaki Charitable Trust	p.tuinder@ngatimanuhiri.iwi.nz	<p>Accept PPC25 with amendments. Council gives close consideration to the recommendations of the Cultural Values Assessment assessment provided by Ngati Manuhiri and that full engagement and opportunities to achieve mana whenua values are integrated into the plan change provisions.</p>	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
29	29.2	Manuhiri Kaitiaki Charitable Trust	p.tuinder@ngatimanuhiri.iwi.nz	Incorporate principles of minimal land disturbance, the protection and enhancement of native vegetation, streams and habitat areas, into the plan change, resulting in a net increase in biodiversity and water health outcomes.	Accept the plan change with amendments
29	29.3	Manuhiri Kaitiaki Charitable Trust	p.tuinder@ngatimanuhiri.iwi.nz	Ensure Ngati Manuhiri are fully engaged with the development process including appropriate cultural monitoring and the integration of cultural elements into the design of the development.	Accept the plan change with amendments
30	30.1	Diana Mei	stevendianaliang@hotmail.com	<p>Accept PPC25 with amendments. Three options are proposed:</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m².</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	
30	30.2	Diana Mei	stevendianaliang@hotmail.com	Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].	Accept the plan change with amendments
31	31.1	Watercare Services Limited	ilze.gotelli@water.co.nz; lindsay.wilson@water.co.nz	Wastewater disposal from the plan change area must be connected to the public wastewater disposal and collection system (North East wastewater Scheme)	Accept the plan change with amendments
31	31.2	Watercare Services Limited	ilze.gotelli@water.co.nz; lindsay.wilson@water.co.nz	The applicant will at its cost, design and construct: i. any wastewater infrastructure required to enable the connection of Stage 1 of the proposal to the public wastewater disposal and collection system. ii.any local network water supply infrastructure to service the plan change area, in general accordance with Watercare's Warkworth Water Supply Blueprint.	Accept the plan change with amendments

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31	31.3	Watercare Services Limited	ilize.gotelli@water.co.nz; lindsay.wilson@water.co.nz	Approval from Watercare must be obtained by the applicant for the connection point to the local network to service Stage 1 of the proposal.	Accept the plan change with amendments
32	32.1	Terri Walkington	aaronrodgers29@hotmail.com	<p>Accept PPC25 with amendments.</p> <p>Three options are proposed.</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m².</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	Accept the plan change with amendments
32	32.2	Terri Walkington	aaronrodgers29@hotmail.com	Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].	Accept the plan change with amendments
33	33.1	Lily Anne Rodgers	aaronrodgers29@hotmail.com	<p>Accept PPC25 with amendments.</p> <p>Three options are proposed.</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m².</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
33	33.2	Lily Anne Rodgers	aaronrodgers29@hotmail.com	Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].	Accept the plan change with amendments
34	34.1	Macy Anne Rodgers	aaronrodgers29@hotmail.com	<p>Accept PPC25 with amendments.</p> <p>Three options are proposed.</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m².</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	Accept the plan change with amendments
34	34.2	Macy Anne Rodgers	aaronrodgers29@hotmail.com	Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].	Accept the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
35	35.1	Ngahine Rodgers	ngahine1@hotmail.com	<p>Accept PPC25 with amendments.</p> <p>Three options are proposed.</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m2.</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	Accept the plan change with amendments
35	35.2	Ngahine Rodgers	ngahine1@hotmail.com	<p>Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].</p>	Accept the plan change with amendments
36	36.1	Steven Liang	Inj.steven@gmail.com	<p>Accept PPC25 with amendments.</p> <p>Three options are proposed.</p> <p>Option 1: Rezone land in the top western corner of the plan change area identified as Residential - Mixed Housing Suburban zone to Residential - Single House Zone (as shown on the maps attached to this submission) and require a minimum lot size of 1,500m2.</p> <p>Option 2, limit the number of houses and properties permitted in the northern side of the valley to 40 and provide more green spaces and small pockets of higher density area.</p> <p>Option 3 if the northern side of the valley is zoned Residential- Mixed Housing Suburban, the same zoning should apply to the southern side of the valley. [the submitter may wish to clarify the location of these areas].</p>	Accept the plan change with amendments

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Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary	Theme
36	36.2	Steven Liang	Inj.steven@gmail.com	Confirm the zoning of land along the eastern and northern side of the Stubbs Farm area, particularly the Business -Mixed Use and Business- Local Centre and Residential Mixed Housing Suburban zones [as sought in the applicant's submission].	Accept the plan change with amendments
37	37.1	Mahurangi Action Incorporated	secretary@mahurangi.org.nz	Do not fundamentally alter the direction of the Warkworth Structure Plan without robust evidence demonstrating an overall better local and regional outcome is achieved.	