

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
1	1.1	Yanmei Li	yanmei93@hotmail.com	Decline the plan change. Don't want noise.	Reject
2	2.1	HD Group	ravikash@hdgroup.co.nz	Decline the plan change.	Reject
2	2.2	HD Group	ravikash@hdgroup.co.nz	If approved amend boundary to include Stage 1 area ie 1596 Dairy Flat Highway	Reject
3	3.1	DairyFlat ComDev Ltd	jan@comdev.co.nz	Approve the plan change without any amendments.	Accept in part
4	4.1	Buy West Management	tbarry20@gmail.com	Approve the plan change without any amendments.	Accept in part
5	5.1	Carlton Windust	windys@xtra.co.nz	Approve the plan change without any amendments.	Accept in part
6	6.1	Loudene Marais	loudene@gmail.com	Decline the plan change.	Reject
6	6.2	Loudene Marais	loudene@gmail.com	If approved require onsite attenuation for 100yr flood event to mitigate increase in flows to Weiti stream or John Creek.	Reject
6	6.3	Loudene Marais	loudene@gmail.com	If approved require more green areas (parks).	Reject
7	7.1	Andrew Nigel Philipps Kay	anpkay@gmail.com	Include a requirement for greatly enhanced public bus services along Dairy Flat Highway to Silverdale to service the future development and alleviate congestion.	Reject
7	7.2	Andrew Nigel Philipps Kay	anpkay@gmail.com	Include a requirement to implement the proposed road and motorway interchange at the outset of development of the PPC area.	Reject
7	7.3	Andrew Nigel Philipps Kay	anpkay@gmail.com	Include a requirement to reserve a Rapid Transit Corridor along the eastern side of the PC Area (i.e. adjacent to SH1).	Reject
8	8.1	N Goument	212 Pine Valley Road Dairy Flat Auckland 0902	Decline the plan change. This rezone is unnecessary, there is already new light industrial for Dairy Flat near airport and Silverdale and Milldale etc.	Reject
9	9.1	Tim Van Ameringen	timvanam@gmail.com	Oppose but if approved provide a roundabout at the Wilks Road Dairy Flat Intersection rather than lights.	Accept in part
10	10.1	Zheming Xu	sepcoco1001@gmail.com	Approve the plan change without any amendments.	Accept in part
11	11.1	Mark Weingarth	info@planco.co.nz	If approved include 1596 Dairy Flat Highway within the plan change area.	Reject
11	11.2	Mark Weingarth	info@planco.co.nz	Reinstate the originally proposed connection to Dairy Flat Highway.	Reject
12	12.1	Robert and Linda Brown	RnIBrown@Dahliahaven.co.nz	Decline	Reject
12	12.2	Robert and Linda Brown	RnIBrown@Dahliahaven.co.nz	If approved delay development until the Wilks Road motorway on ramps are operative.	Reject
13	13.1	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Decline the Plan Change or amend as set out in the submission.	Accept in part
13	13.2	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	a. Request that the applicant work with Council to determine a pathway for how the identified transport upgrades and bulk infrastructure networks will be funded and financed.	Reject
13	13.3	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	b. Amend the precinct provisions to incorporate objectives, policies, standards and matters of discretion/assessment criteria as appropriate to provide for the integration of subdivision and development with the timely, efficient, safe and effective transport and bulk infrastructure networks. In particular, add a new policy to avoid subdivision and development unless it is coordinated with the delivery of infrastructure (including transportation, stormwater, water supply and wastewater servicing) required to provide for development within the precinct.	Accept in part
13	13.4	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	c. Amend the precinct description to reflect any consequential amendments required to address other submission points.	Accept in part

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
13	13.5	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	d. Amend IX.4.1 Activity table to ensure all subdivision and development activity that is not integrated with the provision of transport upgrades and the bulk infrastructure networks has a non-complying activity status. This must be supported by a robust objective and policy framework.	Accept
13	13.6	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	e. Amend the precinct to ensure the Applicant provides an additional special information requirement to include a Transport and Bulk Infrastructure Network Development and Subdivision Monitoring Plan.	Reject
13	13.7	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Amend Standard IX6.2 to provide a 20m riparian margin.	Reject
13	13.8	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	a. Delete Standard IX.6(1) or amend the standard to only address variations to the zone height standard with cross references to the AUP HI17 Business – Light Industry zone provisions.	Accept in part
13	13.9	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	b. Amend the precinct provisions to provide additional objectives, policies, matters of discretion/assessment criteria to enable the assessment of the visual mass of larger buildings within the Light Industry zone. This should include assessment of the following matters: - The utilisation of subdued, recessive colours, providing variation in materials and finish of facades (roof colours that have a maximum LRV of 40%); - Creation of variation in roof profiles with consideration given to the overall roofscape when viewed from the elevated position around the site; - Ensuring all rooftop servicing and planting are designed as an integral part of the roofscape with particular consideration given to the view from the elevated context.	Accept in part
13	13.10	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	c. Amend Standard IX.4 Activity Table to add two new activities in the Development Category - (A10) New buildings located in the Height variation Control area as shown on precinct plan xx , with a Restricted Discretionary activity status - (A11) Additions and alterations to buildings that exceed the zone building height , located with the Height Variation Control area of precinct plan xx, with a Restricted Discretionary Activity status. RD	Accept in part
13	13.11	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Update the wetland delineation assessment, across the site, without the use of the pasture exclusion method and including hydric soils and hydrology protocols.	Reject
13	13.12	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Update the ecology report to show on figures all ecological features. Provide a clear detailed and labelled precinct plan that includes all natural features. Provide a complete assessment of these features.	Reject
13	13.13	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Undertake a bat survey and provide site-specific assessment. If required, amend the precinct provisions to provide appropriate provisions to manage on site bat habitats.	Reject
13	13.14	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Undertake a survey to identify if there any areas on site that have value as herpetofauna habitats. If required, amend the precinct provisions to provide appropriate provisions to manage indigenous herpetofauna.	Reject
13	13.15	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Confirm the factors that the proposed area meets to qualify as an SNA and amend Schedule 3 Significant Ecological Areas – Terrestrial Schedule as necessary.	Accept
13	13.16	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	IX6.2 Streams and natural inland wetlands Delete IX6.2(1) (e)	Accept

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
13	13.17	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	IX6.2 Streams and natural inland wetlands Delete Standard IX6.2 (2)	Reject
13	13.18	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Amend Standard IX9 (1)(b) to include the matters to be assessed in a Monitoring and Maintenance Plan for natural wetlands.	Accept
13	13.19	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	a. Retain the indicative open space network as shown on Precinct Plan1. b. Amend Precinct Plan 1 legend as follows; Indicative Open Space zone .	Accept
13	13.20	Auckland Council	michele.perwick@aucklandcouncil.govt.nz	Apply Standard IX.6.5 Landscape buffer (Dairy Flat Highway interface) to provide protection to Development in the valley will absolutely ruinsite R10/73.	Accept in part
14	14.1	Auckland Transport	spatialplanning@at.govt.nz	Decline the Plan Change unless other matters raised are addressed.	Reject
14	14.2	Auckland Transport	spatialplanning@at.govt.nz	Request that the applicant work with Auckland Transport to determine a pathway for how the identified transport upgrades will be funded / financed.	Reject
14	14.3	Auckland Transport	spatialplanning@at.govt.nz	Request that the Applicant provides a formal peer review report of the modelling undertaken for the Milldale area. Alternatively, the AIMSUN models relied upon in the ITA should be provided to Auckland Transport for review. Request that where this information indicates alternative mitigation is required that the Applicant make any consequential amendments to infrastructure mitigation and triggers in consultation with Auckland Transport.	Reject
14	14.4	Auckland Transport	spatialplanning@at.govt.nz	Request that the Applicant compares the assumed trip generation rates against New Zealand or Australian published rates or calibrates based on locally observed data. Request that where this information indicates alternative mitigation is required that the Applicant make any consequential amendments to infrastructure mitigation and triggers in consultation with Auckland Transport.	Reject
14	14.5	Auckland Transport	spatialplanning@at.govt.nz	Request that the Applicant undertakes sensitivity testing to consider a mix of land use activities with a lower proportion of warehousing. Request that where this information indicates alternative mitigation is required that the Applicant make any consequential amendments to infrastructure mitigation and triggers in consultation with Auckland Transport.	Reject
14	14.6	Auckland Transport	spatialplanning@at.govt.nz	Request that the Applicant clarifies whether there is a gap on Argent Lane, as indicated in Figure 19 of the ITA. If there is a gap, the Applicant should update the AIMSUN model to include the full length of Argent Lane from Wainui Road to Dairy Flat Highway. Request that where this information indicates alternative mitigation is required that the Applicant make any consequential amendments to infrastructure mitigation and triggers in consultation with Auckland Transport.	Reject
14	14.7	Auckland Transport	spatialplanning@at.govt.nz	Amend the precinct provisions to incorporate policies, standards and matters of discretion/ assessment criteria as appropriate to provide for timely, efficient, safe and effective active mode networks by: - Requiring establishment of safe active mode connections to the Hibiscus Coast Station.	Reject
14	14.8	Auckland Transport	spatialplanning@at.govt.nz	Amend the precinct provisions to incorporate policies, standards and matters of discretion/assessment criteria as appropriate to provide for timely, efficient, safe and effective active mode networks by: - Ensuring safe walking and cycling facilities are provided along the entire length of the PC frontage to Dairy Flat Highway as part of the development.	Accept in part

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
14	14.9	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.6.7.1 to the extent that: - Cumulative subdivision and/or development is considered in the amount of total land that is enabled - Thresholds identified for development are consistent with thresholds identified in the ITA, s32 report and infrastructure report.	Accept in part
14	14.10	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.6.8.1 to the extent that: - Cumulative subdivision and/or development is considered in the amount of total land that is enabled - Thresholds identified for development are consistent with thresholds identified in the ITA, s32 report and infrastructure report.	Reject
14	14.11	Auckland Transport	spatialplanning@at.govt.nz	Amend the threshold for subdivision and development tables (Table .6.8.1) to consider transport upgrades collectively in one separate table from other infrastructure upgrades.	Accept in part
14	14.12	Auckland Transport	spatialplanning@at.govt.nz	Retain Precinct description subject to any consequential amendments required to address other submission points.	Accept in part
14	14.13	Auckland Transport	spatialplanning@at.govt.nz	Retain Objective 1	Accept
14	14.14	Auckland Transport	spatialplanning@at.govt.nz	Amend Objective 3 to include the following or similar: Access to, and from <u>and within</u> the precinct occurs in a safe and effective manner that: a) mitigates significant adverse effects of traffic generation on the surrounding road network; b) encourages in a mode shift to public and active modes of transport; c) Ensures public transport can operate efficiently at all times; <u>and</u> d) <u>Provides a road network servicing access to and within the Precinct enabling connections to roads and land adjacent to the Precinct.</u>	Accept in part
14	14.15	Auckland Transport	spatialplanning@at.govt.nz	Amend Objective 8 as follows or to similar effect: The precinct is <u>subdivided and developed in a comprehensively and integrated way that achieves a high quality developed</u> -industrial environment that responds to natural site features and landform, manages the interface with surrounding land use, <u>enables supports</u> public and active transport use and respects mana whenua values.	Accept in part
14	14.16	Auckland Transport	spatialplanning@at.govt.nz	Insert a new objective as follows or similar: <u>'(x) Subdivision and development does not occur in advance of the availability of operational transport (including regional and local transport infrastructure).'</u>	Accept
14	14.17	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 1	Accept
14	14.18	Auckland Transport	spatialplanning@at.govt.nz	Amend Policy 4 as follows or similar: Recognise the importance of employment to the Silverdale / Dairy Flat / Hibiscus Coast area, <u>by providing opportunities for employment closer to where people live including the potential for positive travel patterns – associated with some people not needing to reduce the need for travel outside the area for work.</u>	Accept in part
14	14.19	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 5 (Re managing the effects of traffic generation)	Accept
14	14.20	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 6 (Re road upgrades)	Accept
14	14.21	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 9 (Re collector road location)	Accept
14	14.22	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 10 (Re local road network)	Accept
14	14.23	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 11 (Re transport network and all modes)	Accept

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
14	14.24	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 13 (Re mode shifts)	Accept
14	14.25	Auckland Transport	spatialplanning@at.govt.nz	Retain Policy 22 (Re limiting convenience retail)	Accept
14	14.26	Auckland Transport	spatialplanning@at.govt.nz	Insert a new policy as follows or similar: '(x) Require that subdivision and development in the Precinct does not occur in advance of the availability of operational transport infrastructure.'	Accept
14	14.27	Auckland Transport	spatialplanning@at.govt.nz	Table IX.4.1 Retain activity A2	Accept
14	14.28	Auckland Transport	spatialplanning@at.govt.nz	Table IX.4.1 Clarify why Activity A3 is needed to support the Silverdale West Industrial Precinct or delete in consultation with Auckland Transport.	Accept
14	14.29	Auckland Transport	spatialplanning@at.govt.nz	Table IX.4.1 Delete activity (A4) and the reference to it within the standards (see Standard 1X6.6 Road widening setback along Dairy Flat Highway).	Accept
14	14.30	Auckland Transport	spatialplanning@at.govt.nz	Table IX.4.1 Amend A5 to NC activity status	Accept
14	14.31	Auckland Transport	spatialplanning@at.govt.nz	Table IX.4.1 Amend A6 to NC activity status	Accept
14	14.32	Auckland Transport	spatialplanning@at.govt.nz	Delete Standard IX.6. (2)(a) re E27.6.2 Trip generation not applying.	Accept
14	14.33	Auckland Transport	spatialplanning@at.govt.nz	Delete Standard 1X6.6 re road widening along Dairy Flat Highway.	Accept
14	14.34	Auckland Transport	spatialplanning@at.govt.nz	Amend Standard 1X6.7 to include the following or similar: Purpose: - Mitigate Manage the adverse effects of traffic generation on the surrounding regional and local road network by providing through the identification of transport upgrades needed to support development within the precinct and the wider area.	Accept in part
14	14.35	Auckland Transport	spatialplanning@at.govt.nz	Amend Row(a) in Column 2 of Table IX.6.7.1 to include the following or similar: - Argent Lane completion from John Fair Drive Dairy Flat Highway to Wainui Road <u>with roundabout at Argent Lane / Wainui Road intersection</u> - <u>SH1 shoulder bus lanes from SH18 to Oteha Valley Road.</u>	Reject
14	14.36	Auckland Transport	spatialplanning@at.govt.nz	Amend Row(b) in Column 2 of Table IX.6.7.1 to include the following or similar: - Upgrade to Dairy Flat Highway / Pine Valley Intersection to include a second right turn short bay from the east (approximately 135m) and formal pedestrian crossings, and advance cycle boxes, <u>and bus stops</u> Make consequential amendments to IX.11.3 Appendix 3: Transport Infrastructure Upgrades.	Accept in part
14	14.37	Auckland Transport	spatialplanning@at.govt.nz	Amend IX6.8 as follows or similar: Purpose: - Manage Mitigate the adverse effects of traffic generation on the surrounding regional and local road network through the identification <u>provision</u> of transport upgrades specifically needed to support development within the precinct.	Reject

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
14	14.38	Auckland Transport	spatialplanning@at.govt.nz	Amend IX6.8 (3) as follows or similar: 3) For the purpose of this standard: (a) The enablement ... (b) Any subdivision for Collector and / or Local Roads within Stage 1 must make provision for the extension of the roading network to adjoining Stage 2 property boundaries. For clarity, these can be 'paper roads', and do not need to be constructed to the shared property boundary as part of Stage 1 development works;	Reject
14	14.39	Auckland Transport	spatialplanning@at.govt.nz	Amend Row (a) in Column 2 of Table IX.6.8.1 as follows or similar: - First signalised - Provision of a bi-directional cycle lane and footpaths along the southern edge of Dairy Flat Highway extending between Pine Valley Road and the first signalised intersection connecting the precinct to Dairy Flat - Upgrade of the Dairy Flat Highway Precinct Road to an urban arterial road standard (as provided in Appendix 2: Road function and design elements table – External roads to the Precinct) including kerb, footpath, berms, a separated bi-directional cycle facility, bus stops (paired) and pedestrian connections the full length of the precinct frontage from the Silverdale interchange to the southern boundary of the Precinct.	Reject
14	14.40	Auckland Transport	spatialplanning@at.govt.nz	Amend IX6.9 Road Design to include the following or similar: <u>2) Any new or upgraded roads provided as part of the subdivision and development meet functional and design requirements relating to safety, accommodating required vehicle movements, accommodating necessary infrastructure and roading elements & providing for future upgrade of interim designs to ultimate standard where applicable.</u>	Reject
14	14.41	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.8.1. Matters of discretion (1) to include the following or similar: <u>(X) The design and efficiency of stormwater infrastructure and devices (including communal devices) including where relevant, integration of devices with the road corridor and surrounding environment.</u>	Accept
14	14.42	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.8.1 Matters of discretion (8) to include the following or similar: <u>(8) Subdivision or development that does not comply with IX.6.9(1) Road design and upgrade of existing rural roads:</u>	Accept
14	14.43	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.8.2. Assessment criteria (1) as follows or similar: (a) ... <u>(i) Landowner patterns and the presence of natural features, natural hazards or contours other constraints and how these this impacts the placement of roads;...</u> (iii) The constructability of roads and the ability for it to be <u>connected beyond any property boundary delivered.</u> (c) Whether roads <u>and pedestrian and cycle paths</u> are aligned to provide visual and physical connections to open spaces, including along the stream network, where the site conditions allow.	Accept in part
14	14.44	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.9 Special information requirements to include the following or similar: <u>IX.9.X Transport Design Report</u> <u>(X) Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents. In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.</u>	Reject

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
14	14.45	Auckland Transport	spatialplanning@at.govt.nz	IX.9 Special Information requirements The Applicant provides an additional special information requirement to include monitoring of transport outcomes from development in accordance with the ITA.	Reject
14	14.46	Auckland Transport	spatialplanning@at.govt.nz	IX.10.1 Silverdale West Industrial Precinct: Precinct plan 1 Amend the precinct plan to: - Show an indicative internal roading network for the Stage 2 area with collector roads - Show the integration of key connections required by local networks adjoining the edge of the precinct into the surrounding environment. - Identify collector road intersections with Dairy Flat Highway as key intersections where a transport design report is required - Identify the strategic cycle connection.	Accept in part
14	14.47	Auckland Transport	spatialplanning@at.govt.nz	Amend Appendix 1 Road function and design elements table, to the updated table provided in Attachment 2.	Accept in part
14	14.48	Auckland Transport	spatialplanning@at.govt.nz	Amend Appendix 2 Road function and design elements table – External roads to the Precinct, to the updated table provided in Attachment 3.	Accept in part
14	14.49	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.11.3 Appendix 3: Transport Infrastructure Upgrades – Upgrade 2 to include provision of an East-West pedestrian crossing and footpath across Pine Valley Road. The modelling may need to be updated as a result. Make consequential amendments to Table IX.6.7.1(b) of the precinct provisions.	Accept in part
15	15.1	YJS Holding Limited	hamish@mhg.co.nz	Provide a direct connection of a collector road from the property to Dairy Flat Highway, which further connects to the overall plan change area.	Reject
15	15.2	YJS Holding Limited	hamish@mhg.co.nz	That the proposed roading layout and service connections are coordinated across the whole PC area and that all roads must be built up to the property boundaries at levels which provide for compatible and continuous development.	Accept
15	15.3	YJS Holding Limited	hamish@mhg.co.nz	The plan change area should be subject to a detailed overall structure plan for the overall benefit of the region and area, not just the applicant.	Reject
15	15.4	YJS Holding Limited	hamish@mhg.co.nz	The proposed 30m height limit is further extended into the property with similar road setbacks as proposed for other sites in the plan change.	Reject
15	15.5	YJS Holding Limited	hamish@mhg.co.nz	That an infrastructure funding arrangement is put in place that is fair for all land owners.	Reject
15	15.6	YJS Holding Limited	hamish@mhg.co.nz	Reduce the proposed open space area indicated on the property to a 20m wide esplanade “strip”.	Reject
16	16.1	Mammoth Ventures Limited and DP Boocock No 2 Trustee Limited	burnette@thepc.co.nz	Identify the Subject Land as ‘Potential Office Hub’ on a precinct plan in IX.10.	Reject
16	16.2	Mammoth Ventures Limited and DP Boocock No 2 Trustee Limited	burnette@thepc.co.nz	Add to the Table IX.4.1 Activity table Rule “(A8) Construction and use of offices greater than 100m2 gross floor area within the area identified as ‘Potential Office Hub’ on the Precinct Plan IX.10.X with Activity status RD.	Reject
16	16.3	Mammoth Ventures Limited and DP Boocock No 2 Trustee Limited	burnette@thepc.co.nz	Add transportation and urban design matters of discretion and assessment criteria in IX.8.	Reject
17	17.1	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Retain objectives seeking to: - align infrastructure provision with development. - provide safe and efficient access. - support public and active transport use.	Accept

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
17	17.2	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Retain policies seeking to: - align infrastructure provision with development. - provide safe and efficient access. - support public and active transport use.	Accept
17	17.3	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Retain IX.4.1(A1) restriction on footprint of food and beverage premises.	Accept
17	17.4	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Retain IX.4.1(A2) non complying activity status for Rule re access to Dairy Flat Highway.	Accept
17	17.5	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Retain IX.4.1(A5) regarding development occurring outside of the staging and ahead of necessary infrastructure upgrades.	Accept
17	17.6	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Amend IX.6.4 Landscape Buffer State Highway interface to: - re-aligning the landscape buffer and/ or building setback to apply from the proposed designation (NOR4) boundary along SH1; or - retain the area as a yard setback, rather than landscape buffer that aligns with the designation boundary;	Accept
17	17.7	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	IX.6.7 Retain prerequisite transport infrastructure upgrades.	Accept in part
17	17.8	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Add a new provision requiring a safe connection for pedestrians and cyclists across SH1 as a stage 1 prerequisite infrastructure upgrade (IX.6.7.1(a)). Add a new provision requiring a safe connection for pedestrians and cyclists across SH1 in any upgrades to Silverdale Interchange (Table IX.6.7.1(d)).	Reject
17	17.9	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Retain the note below Table IX6.7.1 indicating alternative forms of upgrade to the Silverdale Interchange that achieves the same standard is available.	Accept
17	17.10	NZ Transport Agency Waka Kotahi	perri.unthank@nzta.govt.nz	Add provisions within the precinct requiring a financial contribution to fund the identified State Highway transport infrastructure projects that support development in Silverdale West Industrial Plan Change Area.	Reject
18	18.1	Seven Oaks Securities Ltd	tbinney@gmail.com	Include the rest of the land in Stage 1 in the Silverdale West Industrial structure plan.	Reject
18	18.2	Seven Oaks Securities Ltd	tbinney@gmail.com	How will other properties link into the infrastucture for the plan change area.	Reject
19	19.1	Watercare Services Limited	planchanges@water.co.nz	Decline the plan change. In the event that PC103 is approved, amend as requested.	Accept in part
19	19.2	Watercare Services Limited	planchanges@water.co.nz	Precinct Purpose Amend Para 3 second sentence as follows: Light industrial land use and subdivision activities are largely enabled through the underlying zoning, however the delivery of these within the precinct is <u>needs to be</u> closely aligned with the delivery of transport, <u>water supply, wastewater</u> and other infrastructure upgrades needed to support the development of the precinct.	Accept
19	19.3	Watercare Services Limited	planchanges@water.co.nz	Precinct Purpose Amend Implemenation second para as follows: <u>Subdivision and development is restricted until the land within the Silverdale West Precinct is able to be connected to functioning bulk water supply and bulk wastewater infrastructure with sufficient capacity to service subdivision and development in the Precinct area, except where an interim solution and associated decommissioning for water and/or wastewater servicing is proposed.</u>	Accept

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
19	19.4	Watercare Services Limited	planchanges@water.co.nz	Add a new objective 4A as follows: <u>Subdivision and development does not occur in advance of the availability and capacity of bulk water supply and bulk wastewater infrastructure, except where an interim solution and associated decommissioning for water and/or wastewater servicing is proposed.</u>	Accept
19	19.5	Watercare Services Limited	planchanges@water.co.nz	Delete Policy 8 and replace with a new policy as follows: (8) Avoid subdivision and development prior to water and wastewater infrastructure capacity being available. <u>(8) Avoid subdivision and development that is in advance of the provision of functioning bulk water supply and bulk wastewater infrastructure with sufficient capacity to service subdivision and development within the Precinct area, except where an interim solution and associated decommissioning for water and/or wastewater self-servicing is proposed.</u>	Accept
19	19.6	Watercare Services Limited	planchanges@water.co.nz	Amend ActivityTable Activity (A8) as follows: Development not complying with standard IX.6.11(1). Wastewater Connections. <u>Use and development that does not comply with Standard IX6.11 Bulk Water Supply and Wastewater Infrastructure.</u>	Accept in part
19	19.7	Watercare Services Limited	planchanges@water.co.nz	Amend ActivityTable Activity (A9) as follows: Subdivision not complying with standard IX.6.11(2). Wastewater Connections. <u>Subdivision that does not comply with Standard IX6.11 Bulk Water Supply and Wastewater Infrastructure.</u>	Accept in part
19	19.8	Watercare Services Limited	planchanges@water.co.nz	Amend IX.5 Notification as follows: (1) Except as provided for by IX(1A), Any application for resource consent for an activity listed in Table IX.4.1 Activity will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991. <u>(1A) Any application for resource consent that infringes the following standard will be considered without public or limited notification to any person other than Watercare or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:</u> <u>(a) Standard IX6.11 Bulk Water Supply and Wastewater Infrastructure.</u>	Reject
19	19.9	Watercare Services Limited	planchanges@water.co.nz	Amend Standards IX.6 (3) and (4) by amending the reference to IX.6.10 to IX6.11.	Accept
19	19.10	Watercare Services Limited	planchanges@water.co.nz	Amend Table IX.6.8.1 (a) column 3 by deleting: Wastewater Pump Station servicing the Silverdale West Industrial Precinct – Stage 1, meeting the relevant requirements of Watercare Services Limited (or replacement organisation)	Accept
19	19.11	Watercare Services Limited	planchanges@water.co.nz	Amend Table IX.6.8.1 (b) column 3 by deleting: Wastewater Pump Station servicing the Silverdale West Industrial Precinct – Stage 1, meeting the relevant requirements of Watercare Services Limited (or replacement organisation)	Accept
19	19.12	Watercare Services Limited	planchanges@water.co.nz	Amend Table IX.6.8.1 (c) column 3 by deleting: Upgrade to Silverdale West Wastewater Pump Station to serve both the Silverdale West Industrial Precinct – Stages 1 and 2, meeting the relevant requirements of Watercare Services Limited (or replacement organisation)	Accept

Plan Change 103 (Private): Silverdale West Industrial Area					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested	Decision
19	19.13	Watercare Services Limited	planchanges@water.co.nz	Amend Standard IX6.11 as follows: Wastewater connections Bulk Water Supply and Wastewater Infrastructure Purpose: To ensure efficient delivery of wastewater infrastructure including treatment. (1) Prior to occupation, all buildings shall be connected to a functioning public wastewater network capable of servicing development intended on the lots. (2) Prior to the issue of a certificate pursuant s224(c) for subdivision, all lots shall be connected to a functioning public wastewater network capable of servicing development intended on the lots. Purpose: • To ensure subdivision and development within the Precinct is adequately serviced with bulk water and wastewater infrastructure. (1) Bulk water supply and wastewater infrastructure with sufficient capacity for servicing the proposed development must be completed, commissioned and functioning: a. in the case of subdivision, prior to issuing of a certificate of title pursuant to 224(c); b. in the case of land use only, prior to construction of any buildings for activities that would require water and/or wastewater servicing.	Accept in part
19	19.14	Watercare Services Limited	planchanges@water.co.nz	Amend IX.9 Special information requirements as follows: (6) Water and Wastewater Servicing Plan (a) Within the application for the first stage of subdivision or development of any site existing at [date of plan change approval] within the Precinct the applicant must provide a Water and Wastewater Servicing Plan for the Precinct Area. The Water and Wastewater Servicing Plan must: i. Identify the location, size and capacity of the proposed water supply and wastewater network within the Precinct. ii. Identify the timing, location, size and capacity of the key water and wastewater infrastructure dependencies located outside of the Precinct Area but are necessary to service the Precinct. (7) Water Supply and Wastewater Infrastructure Capacity Assessment (a) All applications for subdivision or development must be accompanied by a Water Supply and Wastewater Infrastructure Capacity Assessment. The applicant is required to produce a water supply and wastewater infrastructure capacity assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network, including the Army Bay WWTP, to service the proposed development or lots.	Reject
20	20.1	Hanna Katrina taylor moller	hannataylor@gmail.com	Decline the plan change. Development in the valley will absolutely ruin it.	Reject