
From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 2:01 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Roger Lewis Williams
Attachments: PPC 25 Stubbs Farm Submission 4-7-19.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Roger Lewis Williams

Organisation name: Forest and Bird Warkworth Area

Agent's full name:

Email address: ropeworth@gmail.com

Contact phone number: 09 4259127

Postal address:
65 Alnwick Street

Warkworth 0910

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

PPC 25 has better environmental outcomes for the stream and its immediate environment. It also allows for better development of Walkways and Cycleways than the Warkworth Structure Plan (as adopted).

Property address: Warkworth North

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

PPC 25 has better environmental outcomes for the stream and its immediate environment. It also allows for better development of Walkways and Cycleways than the Warkworth Structure Plan (as adopted).

25.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 5 July 2019

Supporting documents
PPC 25 Stubbs Farm Submission 4-7-19.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Forest & Bird Warkworth Area submission on Private Plan Change 25 Stubbs Farm Warkworth July 2019.

Submitter

This submission is made by the local Warkworth Area branch of the Royal Forest and Bird Protection Society of New Zealand (Forest & Bird). The Society have a large national membership and has campaigned for over 80 years for the protection of native species, ecosystems and landforms. The Warkworth Area branch covers the area from Puhoi to Maungaturoto and has a membership of over 200.

We are concerned with the protection and enhancement of the environment. We are involved in practical work and also in making submissions on Resource Management Plans and Policy Statements and resource consent applications.

Overall Comment

The submission has been well prepared and we support the PPC 25 Structure Plan proposed.

Environmental submission.

It is noted that the Warkworth Structure Plan has industrial areas on both sides of the stream leading to the Mahurangi River whereas the PPC 25 has industrial development on one side only.

PPC 25 has better environmental outcomes for the stream and its immediate environment. It also allows for better development of Walkways and Cycleways than the Warkworth Structure Plan (as adopted).

Forest and Bird Warkworth Area wishes to speak at the hearings.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 2:31 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Aaron Rodgers
Attachments: PPC Submission.pdf; Submission - Photos.pdf; Submission - Maps.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Aaron Rodgers

Organisation name:

Agent's full name:

Email address: aaronrodgers29@hotmail.com

Contact phone number: 021428251

Postal address:
62c Viv Davie-Martin Drive
Warkworth
Auckland 0984

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

Property address: 220 Falls Rd & 63 State Highway 1, Warkworth, 0984

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Explained in attached documentation.

26.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Explained in attached documentation.

Submission date: 5 July 2019

Supporting documents
PPC Submission.pdf
Submission - Photos.pdf
Submission - Maps.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

This submission has two parts; the first is to request an amendment to a small geographic area of the Proposed Private Plan Change (PPC25) Residential – Mixed Housing Suburban Zone, the second is to provide support for the proposed Business and Open Space zones.

RESIDENTIAL – MIXED HOUSING SUBURBAN ZONE

Background

PPC25 provides for the rezoning of the western area of Stubbs Farm and Civil Property into Residential – Mixed Housing Suburban Zone. A small area of this zone in the extreme western corner (shown on the attached documentation “Submission – Maps”) lies in a geographically “isolated” valley separate from the rest of Stubbs Farm. This valley lies on a northwest – southeast axis with the top of the valley to the southeast end, flowing down to the northwest. A ridge-line that runs down from the top of the northern ridge, to the southwest encloses much of the valley in a natural bowl shape. The valley is a few hundred meters in width at its widest and “points” directly to The Dome and Dome Valley. This valley is geographically “isolated” from the rest of Warkworth (including the rest of the Viv Davie-Martin Drive area and remaining area of Stubbs Farm and Civil Property) due to its topography.

Prior to the Unitary Plan change, the southern side of this valley was zoned Countryside Living, the northern side was zoned Rural. There are only three houses (62a, 62b and 62c Viv Davie-Martin Drive) on the southern side of the valley, which are all part of the Falls Road Subdivision Body Corp (annotated as the Viv Davie-Martin Drive Area in the Warkworth Structure Plan June 2019). The northern side of the valley is farmland and is made up of Stubbs Farm and Civil Property. Under the Unitary Plan change this whole valley area has been rezoned Future Urban.

Under the recent Warkworth Structure Plan it is proposed that the entire valley be future zoned as Residential – Single House Zone; however *“the structure plan adds an “Area for potential increase to minimum site size” overlay to the Viv Davie-Martin Drive area. This could increase the minimum lot size from the standard 600m² to somewhere between 1,500m² – 2,500m² (exact size to be determined at the plan change stage).”*¹

This Viv Davie-Martin area “overlay” was introduced subsequent to the Warkworth Draft Structure Plan after submissions were made by local residents. The Draft Structure Plan had proposed 600m² Residential – Single House Zone for this area. The desire by many residents to keep this area lower density was taken into account by the council.

The boundary of this “overlay” runs down the middle of the valley between Stubbs Farm/Civil Property and the Viv Davie-Martin Drive Area residents (62a, 62b, 62c Viv Davie-Martin Drive) and positioned during the adoption of the Structure Plan. The Minutes² of the Planning Committee held on the 04 June 2019, reads the following: *“The final structure plan has shown the zone boundaries in a more general way than in the draft plan. This is because the structure plan zonings are high-level and indicative only and are likely to be refined through a later (more detailed) plan change process.”* This boundary line takes no account of geographic or topographical considerations.

¹ Warkworth Structure Plan June 2019, Ch 3.3.2.2 Pg 29

² http://infocouncil.aucklandcouncil.govt.nz/Open/2019/06/PLA_20190604_AGN_6745_AT.PDF , Item 9 Adoption of Warkworth Structure Plan, Pg 82, Ch.20

Affected Properties

As PPC25 is the first stage of this valley to go through the plan change process, the outcome of this proposal will determine and limit the options available to the existing owners of the southern side of the valley (62a, 62b and 62c Viv Davie-Martin Drive). The outcome of PPC25 will directly affect the lifestyle of the existing residents and decide property values.

Two of the existing properties (62b and 62c Viv Davie-Martin) were designed and built to enjoy uninterrupted expansive rural views across the valley. Development of the northern side of the valley creates visual concerns and privacy issues for these properties, and due to the nature of the slope of the valley sides and positioning of existing houses there is little room for mitigating these effects (by planting trees, building bunds etc). Due to the shape and size of this bowl shaped valley, the path direction of the sound waves created by an urban setting will project directly across the valley onto the existing houses and probably reverberate and echo within the bowl, with little chance of attenuation or dispersion³.

Regardless of whether the Structure Plan recommendations (600m² northern side, 1500-2500m² southern side) or PPC25 is implemented, all the residents living in this future developed valley will share the same urban environment and all will be affected by the visual and noise affects of the urbanisation regardless of different property sizes on either side. The larger property sizes on the southern side will not have much higher value, given the attraction of living in a low density environment will not exist. Indeed, enforcing a lower density zone on the southern side will be pointless, and only serve to reduce the amount of housing available for Auckland growth.

It is for these reasons that this valley should be zoned the same, to provide a homogenous urban environment where all residents share the same affects of urbanisation, noise and visual outlook. And all properties within this area will enjoy the same property value effects of whatever the final zoning shall be.

Option 1

26.1

The first and preferred option is for PPC25 to be amended to allow the proposed area within this valley to be rezoned Residential – Single House Zone with a MINIMUM size of 1500m². This would result in approx 40⁴ properties on the northern side of the hill versus 150 under the PPC25 Residential – Mixed Housing Suburban Zone proposal.

These properties, lying within a homogenous and naturally contained low density environment and adjacent to the low density Viv Davie-Martin Drive area, would be worth a lot more than the 400m² properties and attract more investment from wealthier investors, possibly resulting in better quality and perhaps bespoke housing. More importantly, this lower building density environment would

³ No professional advice has been sought to confirm this statement, just an observation made based on having lived in this valley. It is my opinion that the company seeking the PPC25 should have undertaken professional acoustic testing to determine the effects of urban noise in this valley.

⁴ The following link provides a concept drawing depicting a layout of Stubbs Farm, in particular it shows about 60 dwellings placed on 600m² lots in the valley. An extrapolation of this onto the proposed Residential – Mixed Housing Suburban Zone of 400m² would result in approx 100 dwellings. Further extrapolation to include the portion of Civil Property in the valley results in approx 150 dwellings. Similarly, the same logic applied to 1500m² sections results in 40 dwellings.

provide for increased planting areas which would result in better privacy, more sound absorption and a nicer visual outlook.

26.1

This situation will allow for the easy future plan change of the southern side of the valley, keeping in line with the intention of the “overlay” in the Structure Plan and allowing the entire valley to be a single homogenous low density area.

Option 2

26.1

The second option recognises that Option 1 may not be practicable or indeed possible, but essentially achieves the aim of Option 1. An amendment to PPC25 is requested that recognises the unique localised environment of the valley and seeks to limit the amount of houses and properties to a minimum. This may be achieved by creating more green spaces and small pockets of higher density areas. The final objective is to limit the number of dwellings to around 40, provide for more tree planting to somewhat mitigate the noise and visual effects of the development, and allow for a homogenous urban environment when the southern side of the hill is eventually rezoned.

Option 3

26.1

It is recognised that the first two requests may not be approved, so the third option helps us achieve the aim of homogenous urbanisation. Due to the reasons given previously, it is essential that the final result for this valley be an urban area of equal zoning. Should PPC25 be approved, and the northern side of this valley be rezoned Residential – Mixed Housing Suburban Zone then it will be my intention to request the same zoning for the southern side of the valley during the council Plan Change. This valley is geographically isolated from the remainder of the Viv Davie-Martin Drive area and the undesirable effects of increased urban density (noise, visual effects, privacy) will not affect the other Viv Davie-Martin Drive area residents and should not attract too much objection. However, the increased vehicle traffic on Viv Davie-Martin Drive created by an increased population will be an issue for some residents, and I too would be unhappy with this situation if I were affected by it. This Option is for PPC25 to provide access to the road services that will be installed on the northern side so that there is an alternative pathway out of the valley for the southern properties. Likewise, the ability to access and connect to other services (wastewater, water supply, power, communications etc) is requested so that the future plan change for the southern side of the valley may be implemented without interrupting the lifestyle of the remainder, or attract objection of the Viv Davie-Martin area.

Further Comment

On Monday 1 July 2019 I had an onsite meeting between Burnette O’Connor of B&A Urban and Environmental, Jamie Peters of Turnstone Capital, and the owner of 62B Viv Davie-Martin Drive. This was a productive and amicable meeting, and Jamie commented that – despite the outcome – he would work with us to help mitigate some effects and retain some of the attraction of the area. A comment was made by Jamie that he believed Turnstone Capital had conducted a transparent and inclusive process, and made further comment that we had left our concerns quite late. I explained to him that I had previously spoken to Burnette but had come to conclusion that there was no reason to have an opinion until the council had finished the Structure Plan process and we knew the outcome for our area. He seemed content with this explanation.

In addition, I would like to point out that the properties (62a, 62b and 62c) were not listed as Affected Properties as part of the PPM25 process. I only just discovered this, and it will further

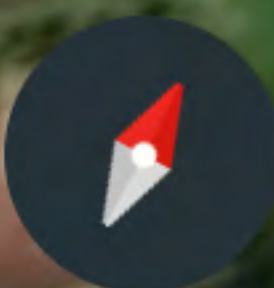
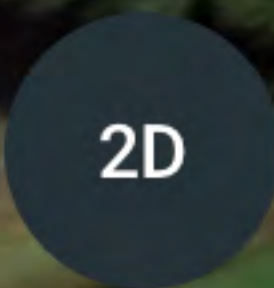
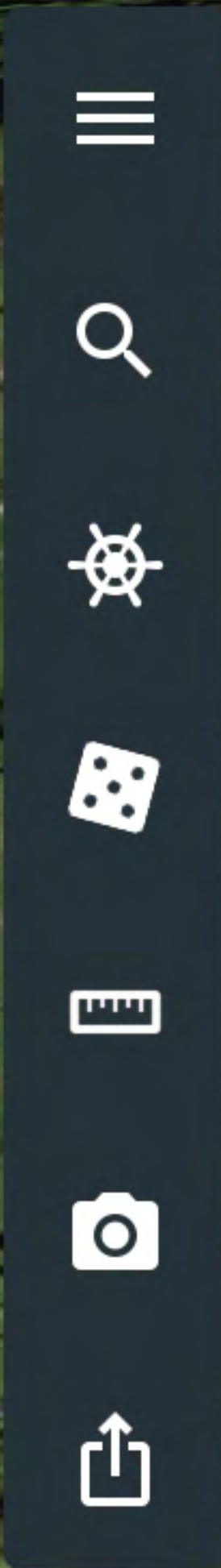
explain our lack of involvement and information to date. I would argue that we are among the most affected by this plan change and cannot understand why we were not included.

PROPOSED BUSINESS AND OPEN SPACE ZONE

26.2

Although I think the Council conducted a transparent and inclusive Structure Plan process (I attended the workshops and had many opportunities to make submissions), I think the proposed areas of the PPC25 along the eastern and northern area of Stubbs Farm are a better use of land and infrastructure for Warkworth. In particular, the proposed Business – Mixed Use Zones and Business – Local Centre Zone will provide more work opportunities for local residents outside of the existing town centre, and allow a more distributed and even spread of employment. The idea of containing the business areas to the existing town centre is romantic, but not practicable. An area close to the motorway makes more sense.

In addition, should these areas be approved, then it makes sense that the surrounding catchment be a higher density. I support the PPC25 proposal for the rezoning of Residential – Mixed Housing Urban Zone as indicated on the Proposed Zoning Map.



62A



Google

Area: 88862 Meters² | 956502 Feet² | 21.96 Acres | 0.034 Miles² | 0.089 Km²

#26

Perimeter: 1297 Meters | 4255 Feet | 0.806 Miles | 1.297 Km

PPC25 Area for Amendment

Map **Satellite**



Area: 149648 Meters² | 1610795 Feet² | 36.98 Acres | 0.058 Miles² | 0.150 Km²
Perimeter: 1599 Meters | 5247 Feet | 0.994 Miles | 1.599 Km

Valley Area ^{#26}

Map

Satellite













From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 10:16 AM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Allison and Steve Haycock

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Allison and Steve Haycock

Organisation name:

Agent's full name:

Email address: steve@stevhaycockconstruction.co.nz

Contact phone number:

Postal address:

270 Falls Rd
RD4
Warkworth
0984
Warkworth
Auckland 0984

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

We are submitting on the zoning of the land beside the stream on the east side of the Stubbs Farm Estate. We are also submitting on the main road running through the Stubbs Farm Estate. We are submitting on the style of housing in the Estate. We are submitting on public transport.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

- 27.1 | We submit that the land use suggested for beside the stream along the eastern boundary of the development is a very good idea. It will give good pedestrian and cycling access and be very good for stream health . The existing Hudson Rd light industry area is not ideally sited with residential properties already on the other side of Hudson Rd.
- 27.2 | There are better sites to the north and south zoned for, or already developed for light industry. It would be good to encourage these businesses to relocate to one of these eventually. We submit that the main access road through the Estate (forming a section of the Western Collector Route) should be built as soon as possible. Population growth along with the imminent NX2 opening and eventual development construction traffic will mean that traffic congestion will be a nightmare without adequate access around and across northern Warkworth. We submit that the housing mix, and the design of the community areas and Local Centre is really good and will encourage a positive atmosphere for the community. We submit that it is essential to establish a good public transport system that is coordinated with this development.
- 27.1 |
- 27.3 |

I or we seek the following decision by council: Accept the plan modification

Submission date: 5 July 2019

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 4 July 2019 5:45 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Pieter Tuinder

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pieter Tuinder

Organisation name: Manuhiri Kaitiaki Charitable Trust

Agent's full name:

Email address: p.tuinder@ngatimanuhiri.iwi.nz

Contact phone number: 021548474

Postal address:

Warkworth
North Auckland 0910

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

General submission on plan change

Property address: Whole of properties subject to proposed Plan Change

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Ngati Manuhiri prepared a Cultural Values Assessment (CVA) for the plan change proposal. This assessment is included in the information provided by the applicant and is acknowledged in parts of the S.32 analysis. We understand that a number of the recommendations contained in the CVA need to be implemented once/if the plan change is approved. Many of the further engagement and design opportunities for Ngati Manuhiri will also happen once subdivision and development plans are implemented post a zoning decision. However, we request that the

- 29.1 Council gives close consideration to the recommendations of the CVA assessment provided by Ngati Manuhiri and that full engagement and opportunities to achieve mana whenua values are integrated in the plan change provisions.
- 29.2 We also request that Council incorporate the principles of minimal land disturbance, the protection and enhancement of native vegetation, streams and habitat areas, in order to protect and restore the mauri of the land and water. The subject zoning should result in a net increase in biodiversity and water health outcomes, despite the more intensive use of the land. Ngati Manuhiri would seek to be fully engaged with the development process including appropriate cultural monitoring and the integration of cultural elements into the design of the development.
- 29.3

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: As described above.

Submission date: 4 July 2019

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 3:01 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Diana Mei
Attachments: PPC25 Submission _20190705145325.687.pdf; Submission - Maps_20190705145345.984.pdf; Submission - Photos_20190705145404.766.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Diana Mei

Organisation name:

Agent's full name:

Email address: stevendianaliang@hotmail.com

Contact phone number: 021381383

Postal address:
59 Beach Road
Castor Bay
Auckland 0620

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

Property address: 63 Highway 1, 220 Falls Road, Warkworth 0984

Map or maps:

Other provisions:
see attach documentation

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
see attach documentation

30.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: see attach documentation

Submission date: 5 July 2019

Supporting documents

PPC25 Submission _20190705145325.687.pdf

Submission - Maps_20190705145345.984.pdf

Submission - Photos_20190705145404.766.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

I am the owner of 62a Viv Davie-Martin Drive. My submission was prepared by Aaron Rodgers, the owner of 62c Viv Davie Martin Drive after consultation with me. The views in this submission are shared by me.

This submission has two parts; the first is to request an amendment to a small geographic area of the Proposed Private Plan Change (PPC25) Residential – Mixed Housing Suburban Zone, the second is to provide support for the proposed Business and Open Space zones.

RESIDENTIAL – MIXED HOUSING SUBURBAN ZONE

Background

PPC25 provides for the rezoning of the western area of Stubbs Farm and Civil Property into Residential – Mixed Housing Suburban Zone. A small area of this zone in the extreme western corner (shown on the attached documentation “Submission – Maps”) lies in a geographically “isolated” valley separate from the rest of Stubbs Farm. This valley lies on a northwest – southeast axis with the top of the valley to the southeast end, flowing down to the northwest. A ridge-line that runs down from the top of the northern ridge, to the southwest encloses much of the valley in a natural bowl shape. The valley is a few hundred meters in width at its widest and “points” directly to The Dome and Dome Valley. This valley is geographically “isolated” from the rest of Warkworth (including the rest of the Viv Davie-Martin Drive area and remaining area of Stubbs Farm and Civil Property) due to its topography.

Prior to the Unitary Plan change, the southern side of this valley was zoned Countryside Living, the northern side was zoned Rural. There are only three houses (62a, 62b and 62c Viv Davie-Martin Drive) on the southern side of the valley, which are all part of the Falls Road Subdivision Body Corp (annotated as the Viv Davie-Martin Drive Area in the Warkworth Structure Plan June 2019). The northern side of the valley is farmland and is made up of Stubbs Farm and Civil Property. Under the Unitary Plan change this whole valley area has been rezoned Future Urban.

Under the recent Warkworth Structure Plan it is proposed that the entire valley be future zoned as Residential – Single House Zone; however *“the structure plan adds an “Area for potential increase to minimum site size” overlay to the Viv Davie-Martin Drive area. This could increase the minimum lot size from the standard 600m² to somewhere between 1,500m² – 2,500m² (exact size to be determined at the plan change stage).”*¹

This Viv Davie-Martin area “overlay” was introduced subsequent to the Warkworth Draft Structure Plan after submissions were made by local residents. The Draft Structure Plan had proposed 600m² Residential – Single House Zone for this area. The desire by many residents to keep this area lower density was taken into account by the council.

The boundary of this “overlay” runs down the middle of the valley between Stubbs Farm/Civil Property and the Viv Davie-Martin Drive Area residents (62a, 62b, 62c Viv Davie-Martin Drive) and positioned during the adoption of the Structure Plan. The Minutes² of the Planning Committee held on the 04 June 2019, reads the following: *“The final structure plan has shown the zone boundaries in a more general way than in the draft plan. This is because the structure plan zonings are high-level and indicative only and are likely to be refined through a later (more detailed) plan change process.”* This boundary line takes no account of geographic or topographical considerations.

¹ Warkworth Structure Plan June 2019, Ch 3.3.2.2 Pg 29

² http://infocouncil.aucklandcouncil.govt.nz/Open/2019/06/PLA_20190604_AGN_6745_AT.PDF , Item 9 Adoption of Warkworth Structure Plan, Pg 82, Ch.20

Affected Properties

As PPC25 is the first stage of this valley to go through the plan change process, the outcome of this proposal will determine and limit the options available to the existing owners of the southern side of the valley (62a, 62b and 62c Viv Davie-Martin Drive). The outcome of PPC25 will directly affect the lifestyle of the existing residents and decide property values.

Two of the existing properties (62b and 62c Viv Davie-Martin) were designed and built to enjoy uninterrupted expansive rural views across the valley. Development of the northern side of the valley creates visual concerns and privacy issues for these properties, and due to the nature of the slope of the valley sides and positioning of existing houses there is little room for mitigating these effects (by planting trees, building bunds etc). Due to the shape and size of this bowl shaped valley, the path direction of the sound waves created by an urban setting will project directly across the valley onto the existing houses and probably reverberate and echo within the bowl, with little chance of attenuation or dispersion³.

Regardless of whether the Structure Plan recommendations (600m² northern side, 1500-2500m² southern side) or PPC25 is implemented, all the residents living in this future developed valley will share the same urban environment and all will be affected by the visual and noise affects of the urbanisation regardless of different property sizes on either side. The larger property sizes on the southern side will not have much higher value, given the attraction of living in a low density environment will not exist. Indeed, enforcing a lower density zone on the southern side will be pointless, and only serve to reduce the amount of housing available for Auckland growth.

It is for these reasons that this valley should be zoned the same, to provide a homogenous urban environment where all residents share the same affects of urbanisation, noise and visual outlook. And all properties within this area will enjoy the same property value effects of whatever the final zoning shall be.

Option 1

The first and preferred option is for PPC25 to be amended to allow the proposed area within this valley to be rezoned Residential – Single House Zone with a MINIMUM size of 1500m². This would result in approx 40⁴ properties on the northern side of the hill versus 150 under the PPC25 Residential – Mixed Housing Suburban Zone proposal.

30.1

These properties, lying within a homogenous and naturally contained low density environment and adjacent to the low density Viv Davie-Martin Drive area, would be worth a lot more than the 400m² properties and attract more investment from wealthier investors, possibly resulting in better quality and perhaps bespoke housing. More importantly, this lower building density environment would provide for increased planting areas which would result in better privacy, more sound absorption and a nicer visual outlook.

³ No professional advice has been sought to confirm this statement, just an observation made based on having lived in this valley. It is my opinion that the company seeking the PPC25 should have undertaken professional acoustic testing to determine the effects of urban noise in this valley.

⁴ The following link provides a concept drawing depicting a layout of Stubbs Farm, in particular it shows about 60 dwellings placed on 600m² lots in the valley. An extrapolation of this onto the proposed Residential – Mixed Housing Suburban Zone of 400m² would result in approx 100 dwellings. Further extrapolation to include the portion of Civil Property in the valley results in approx 150 dwellings. Similarly, the same logic applied to 1500m² sections results in 40 dwellings.

- 30.1 This situation will allow for the easy future plan change of the southern side of the valley, keeping in line with the intention of the “overlay” in the Structure Plan and allowing the entire valley to be a single homogenous low density area.

Option 2

- 30.1 The second option recognises that Option 1 may not be practicable or indeed possible, but essentially achieves the aim of Option 1. An amendment to PPC25 is requested that recognises the unique localised environment of the valley and seeks to limit the amount of houses and properties to a minimum. This may be achieved by creating more green spaces and small pockets of higher density areas. The final objective is to limit the number of dwellings to around 40, provide for more tree planting to somewhat mitigate the noise and visual effects of the development, and allow for a homogenous urban environment when the southern side of the hill is eventually rezoned.

Option 3

- 30.1 It is recognised that the first two requests may not be approved, so the third option helps us achieve the aim of homogenous urbanisation. Due to the reasons given previously, it is essential that the final result for this valley be an urban area of equal zoning. Should PPC25 be approved, and the northern side of this valley be rezoned Residential – Mixed Housing Suburban Zone then it will be my intention to request the same zoning for the southern side of the valley during the council Plan Change. This valley is geographically isolated from the remainder of the Viv Davie-Martin Drive area and the undesirable effects of increased urban density (noise, visual effects, privacy) will not affect the other Viv Davie-Martin Drive area residents and should not attract too much objection. However, the increased vehicle traffic on Viv Davie-Martin Drive created by an increased population will be an issue for some residents, and I too would be unhappy with this situation if I were affected by it. This Option is for PPC25 to provide access to the road services that will be installed on the northern side so that there is an alternative pathway out of the valley for the southern properties. Likewise, the ability to access and connect to other services (wastewater, water supply, power, communications etc) is requested so that the future plan change for the southern side of the valley may be implemented without interrupting the lifestyle of the remainder, or attract objection of the Viv Davie-Martin area.

Further Comment

On Monday 1 July 2019, Aaron Rodgers had an onsite meeting between Burnette O’Connor of B&A Urban and Environmental, Jamie Peters of Turnstone Capital, and the owner of 62B Viv Davie-Martin Drive. This was a productive and amicable meeting, and Jamie commented that – despite the outcome – he would work with us to help mitigate some effects and retain some of the attraction of the area. A comment was made by Jamie that he believed Turnstone Capital had conducted a transparent and inclusive process, and made further comment that we had left our concerns quite late. Aaron explained to him that he had previously spoken to Burnette but had come to conclusion that there was no reason to have an opinion until the council had finished the Structure Plan process and we knew the outcome for our area. Jamie seemed content with this explanation.

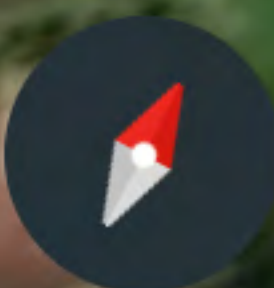
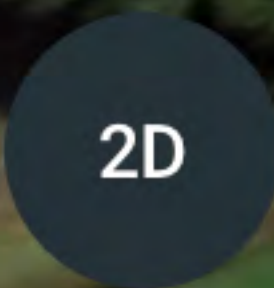
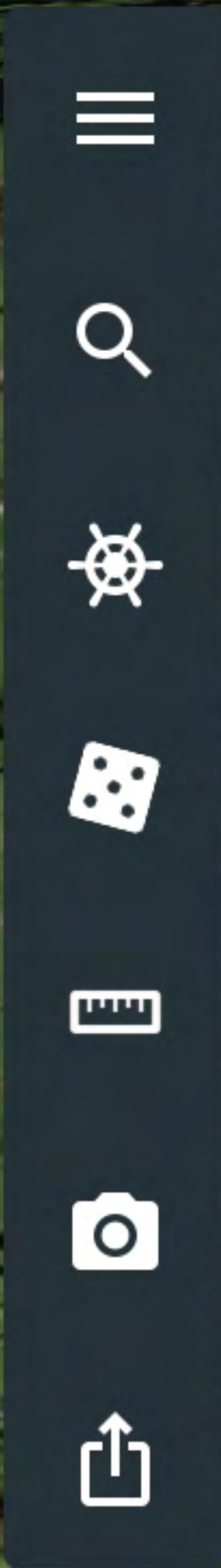
In addition, I would like to point out that the properties (62a, 62b and 62c) were not listed as Affected Properties as part of the PPM25 process. I only just discovered this, and it will further explain our lack of involvement and information to date. I would argue that we are among the most affected by this plan change and cannot understand why we were not included.

PROPOSED BUSINESS AND OPEN SPACE ZONE

30.2

Although I think the Council conducted a transparent and inclusive Structure Plan process (I had many opportunities to make submissions), I think the proposed areas of the PPC25 along the eastern and northern area of Stubbs Farm are a better use of land and infrastructure for Warkworth. In particular, the proposed Business – Mixed Use Zones and Business – Local Centre Zone will provide more work opportunities for local residents outside of the existing town centre, and allow a more distributed and even spread of employment. The idea of containing the business areas to the existing town centre is romantic, but not practicable. An area close to the motorway makes more sense.

In addition, should these areas be approved, then it makes sense that the surrounding catchment be a higher density. I support the PPC25 proposal for the rezoning of Residential – Mixed Housing Urban Zone as indicated on the Proposed Zoning Map.



62A



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Area: 88862 Meters² | 956502 Feet² | 21.96 Acres | 0.034 Miles² | 0.089 Km²

#30

Perimeter: 1297 Meters | 4255 Feet | 0.806 Miles | 1.297 Km

PPC25 Area for Amendment

Map **Satellite**



Area: 149648 Meters² | 1610795 Feet² | 36.98 Acres | 0.058 Miles² | 0.150 Km²
Perimeter: 1599 Meters | 5247 Feet | 0.994 Miles | 1.599 Km

Valley Area ^{#30}

Map

Satellite













From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 1:46 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Mark Bourne
Attachments: 20190705 Watercare Services Limited Submission on PC25 Warkworth North.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Bourne

Organisation name: Watercare Services Limited

Agent's full name: Ilze Gotelli

Email address: ilze.gotelli@water.co.nz

Contact phone number: 021831470

Postal address:

Please copy lindsay.wilson@water.co.nz in communications about PC25

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

Water and wastewater servicing

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Refer to attached submission

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Refer to submission

Submission date: 5 July 2019

Supporting documents

20190705 Watercare Services Limited Submission on PC25 Warkworth North.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council

SUBMISSION ON: Plan Change 25 (Private) – Warkworth North

FROM: Watercare Services Limited

ADDRESS FOR SERVICE: ilze.gotelli@water.co.nz

DATE: 5 July 2019

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

1 INTRODUCTION

1.1 Watercare's purpose and mission

Watercare Services Limited ("**Watercare**") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 ("**CCO**") and is wholly owned by the Auckland Council ("**Council**").

Watercare provides integrated water and wastewater services to approximately 1.4 million people in Auckland. Watercare collects, treats and distributes drinking water from 11 dams, 26 bores and springs, and four river sources. A total of 330 million litres of water is treated each day at 15 water treatment plants and distributed via 89 reservoirs and 90 pump stations to 450,000 households, hospitals, schools, commercial and industrial properties. Watercare's water distribution network includes more than 9,000 km of pipes. The wastewater network collects, treats and disposes of wastewater at 18 treatment plants and includes 7,900 km of sewers.

Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with effective conduct of the undertakings and maintenance of long-term integrity of the assets. Watercare must also give effect to relevant aspects of the Council's Long Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan and the Auckland Future Urban Land Supply Strategy.¹

¹ Local Government (Auckland Council) Act 2009, s58.

2 SUBMISSION

2.1 General

This is a submission on a change proposed by Turnstone Capital Limited ("**Applicant**") to the Auckland Unitary Plan (Operative in Part) that was publicly notified on 16 May 2019 ("**Proposal**").

The Applicant proposes to rezone approximately 95 hectares of Future Urban zoned land in Warkworth North (identified in Figure 1 of the application as the Stubbs Farm Estate) to a mixture of business and residential zones with provision for future open space zoning ("**Plan Change Area**").

Watercare neither supports nor opposes the Proposal. The purpose of this submission is to address the technical feasibility of the proposed water and wastewater servicing arrangement to ensure that the effects on Watercare's existing and planned water and wastewater network are appropriately considered and managed in accordance with Resource Management Act 1991 ("**RMA**").

In making its submission, Watercare has considered the relevant provisions of the Auckland Plan 2050, Te Tahua Taungahuru Te Mahere Taungahuru 2018 – 2028/The 10-year Budget Long-term Plan 2018 – 2028, the Auckland Future Urban Land Supply Strategy 2015 and 2017, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision, and the Watercare Asset Management Plan 2016 - 2036. It has also considered the relevant RMA documents including the Auckland Unitary Plan (Operative in Part) and the National Policy Statement on Urban Development Capacity 2016 which (among other matters) requires local authorities to ensure that at any one time there is sufficient housing and business development capacity which:

- (a) in the short term, is feasible, zoned and serviced with development infrastructure (including water and wastewater);
- (b) in the medium term, is feasible, zoned and either:
 - i. serviced with development infrastructure, or
 - ii. the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002; and
- (c) in the long term, is feasible, identified in relevant plans and strategies, and the development infrastructure required to service it is identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.²

2.2 Specific parts of the Proposal

The specific parts of the Proposal that this submission relates to are the proposed water and wastewater servicing arrangement and the effects of the Proposal on Watercare's existing and planned water and wastewater network.

² National Policy Statement on Urban Development Capacity 2016, policy PA1.

Watercare has reviewed the Proposal (including the relevant plans and the Land Development Report) and considers that:

- (a) the proposed water and wastewater capacity and servicing requirements have been adequately assessed as part of the Proposal;
- (b) subject to development occurring in accordance with the proposed staging conditions and infrastructure upgrades described further below:
 - i. the proposed servicing arrangement is technically feasible and consistent with the requirements of the National Policy Statement on Urban Development Capacity;
 - ii. any adverse effects of the Proposal on the Watercare's existing and planned water and wastewater infrastructure network will be appropriately managed.

2.2.1 Water Supply

2.2.1.1 Water supply infrastructure

Watercare has recently put new abstraction bores and a water treatment plant into operation at Sanderson Road. The Sanderson Road plant is designed to treat the consented abstraction limit which caters for approximately 16,000 people. This replaces the supply from the Mahurangi River which was treated at a plant off Browns Road.

2.2.1.2 Water supply servicing for the Plan Change Area

Relevantly to this submission:

- (a) The Sanderson Road plant has the capacity to service the Plan Change Area.
- (b) The Applicant will be required to construct and fund the local water supply network to service the Plan Change Area.
- (c) The Applicant has noted in the Land Development Report that the Plan Change Area can likely be serviced by a gravity network supplied from the View Road reservoir. The Plan Change Area includes areas of high elevation that may need to be boosted to meet the minimum levels of service.
- (d) Watercare is developing a Warkworth Water Supply Network Blueprint that will guide the development of the water supply network in the Future Urban Areas. This blueprint envisions a Western and Western Pumped Zone that will be supplied by a new Western Reservoir.
- (e) The Applicant's specific local network proposal may need to be modified in light of the Blueprint, however Watercare considers that can be reviewed as part of the normal development and consenting process.
- (f) Watercare will provide Fire Water Classification FW2. Any facilities requiring higher flow requirement will need to install their own measures such as water tanks and sprinkler systems. The assumption in the Land Development Report that FW6 will be provided (p. 47 Section D) is therefore incorrect.

- (g) The Land Development Report refers to the “bulk main layout”. For clarity, all of the water supply network within Warkworth is considered local network and will therefore be funded by the Applicant.

2.2.2 Wastewater

2.2.2.1 Wastewater infrastructure

Currently, the Warkworth wastewater network is at capacity. In order to cater for planned growth, Watercare has developed a wastewater servicing strategy for wider Warkworth. The strategy involves constructing the North East Wastewater Scheme to service both the existing urban area and the Future Urban Zoned area in Warkworth (“**Scheme**”). The Scheme includes:

- (a) A new wastewater transfer pipe between Warkworth and the Snells-Algies Wastewater Treatment Plant.
- (b) A new Snells-Algies Wastewater Treatment Plant adjacent to the existing treatment plant with a capacity for 18,000 people (expandable to 30,000).
- (c) A new outfall from the Snells-Algies Wastewater Treatment Plant to the Hauraki Gulf.

The Scheme has been tendered and is expected to be delivered by 2022.

The Scheme will enable the new growth areas to be diverted directly to the new infrastructure, thereby minimising the need to upgrade the existing local network. Following completion of the Scheme, Watercare will decommission the existing Warkworth Wastewater Treatment Plant.

Watercare is currently investigating options for the wastewater network configuration which will enable the Scheme to service the Auckland Council Warkworth Structure Plan area (which includes the Plan Change Area). Watercare has two preferred route options. These are:

- a new gravity main from the Warkworth Showgrounds via Great North Road to a new pump station located in Lucy Moore Memorial Park that connects to a new pump station on Sandspit Road (Pump Station 2), or
- A new pumped main from the Warkworth Showgrounds via Great North Road and Sandspit Road to the new Pump Station 2.

The route options are included as Attachment A.

The NZ Transport Agency’s work on the Ara Tuhono – Puhoi to Warkworth northern motorway extension is currently challenging Watercare’s ability to construct infrastructure in that corridor. It is possible that this will delay the ability to construct the connecting infrastructure between the Showgrounds and Pump Station 2.

To manage growth in the short term, Watercare has installed an upgrade to the Warkworth Wastewater Treatment Plant to enable growth in the interim. However, there are still constraints in the local network that limit the amount of new wastewater flows.

2.2.2.2 *Wastewater servicing for the Plan Change Area*

The Plan Change Area will need to connect into the Scheme at Pump Station 2 on Sandspit Road. Once the Scheme is constructed there will be sufficient wastewater treatment capacity to service the Plan Change Area.

Watercare's position is that, with the exception of Stage 1 (discussed further below), the development of the Plan Change Area must be coordinated with the delivery of the wastewater infrastructure required to service it. The timing for the connection of the Plan Change Area to Watercare's wastewater network is therefore dependent on the completion of:

- (a) the North East Wastewater Scheme – currently targeted at 2022; and
- (b) the wastewater network from the Showgrounds to Pump Station 2.

2.2.2.3 *Wastewater servicing of Stage 1 – 233 Falls Road*

The Applicant has requested the early servicing of Stage 1 – 233 Falls Road. Fifty dwellings are proposed in this stage.

Although there are significant constraints in the local network, Watercare has agreed to enable Stage 1. To that end, it is currently investigating the capacity in the existing downstream network and a potential upgrade pathway.

Watercare requests that the servicing strategy for Stage 1 is consistent with the longer term network solution to service the wider Plan Change Area described above.

This would require, at the cost of the Applicant, the design and construction of:

- (a) a pump station located at Falls Road; and
- (b) a rising main into an agreed point in the gravity network.

The connection point into Watercare's wastewater network will need to be agreed with Watercare.

3 **Decision sought**

Watercare seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Proposal will be adequately met such that the water and wastewater related effects are appropriately managed.

To enable that decision to be made, Watercare requests that:

- 31.1 (a) Wastewater disposal from the Plan Change Area is required to be connected to the public wastewater disposal and collection system (North East Wastewater Scheme). With the exception of Stage 1, the North East Wastewater Scheme is estimated to be operational and available for connection in 2022.
- 31.2 (b) 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;

- 31.2 | ii. any local network water supply infrastructure to service the Plan Change Area, in general accordance with Watercare's Warkworth Water Supply Blueprint.
- 31.3 | (c) The Applicant obtains approval from Watercare for the connection point to the local network to service Stage 1 of the Proposal.

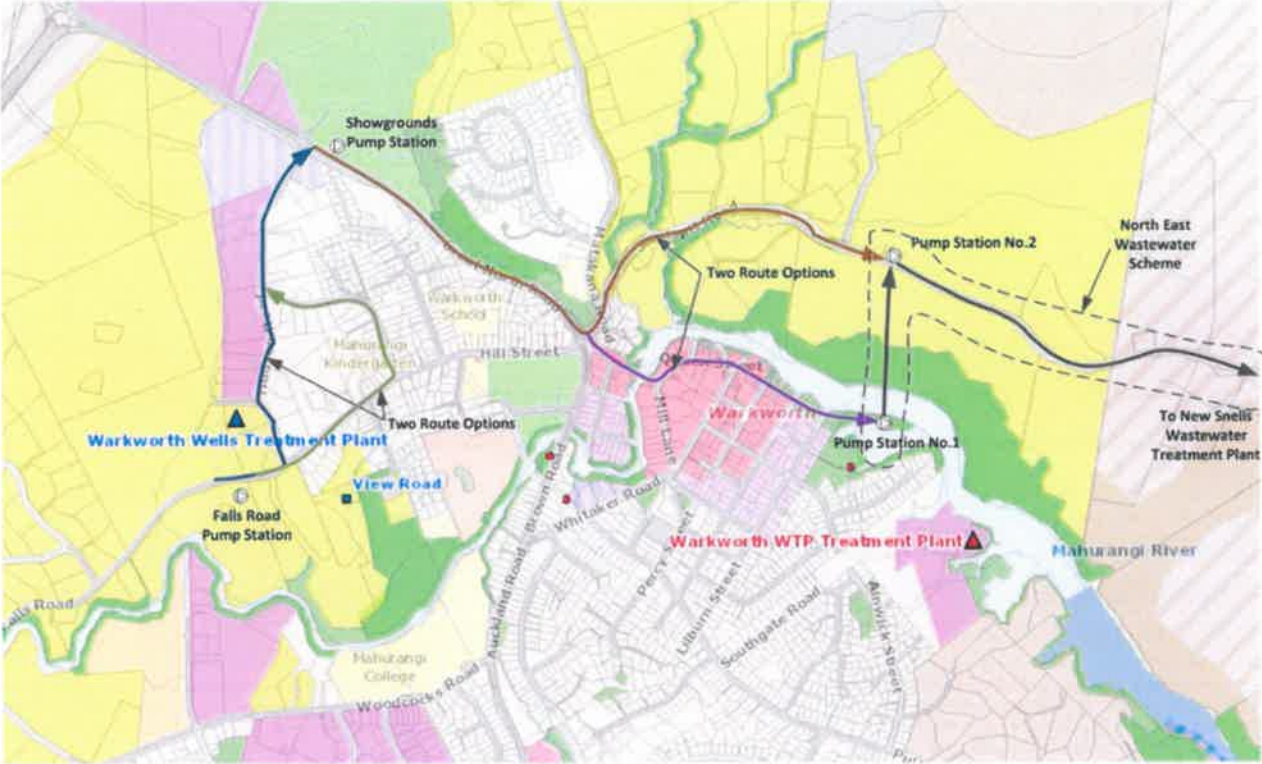
4 Hearing

Watercare wishes to be heard in support of its submission.



Mark Bourne
Head of Servicing and Consents

Attachment A – Wastewater Route Options



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 3:46 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Terri Walkington
Attachments: PPC25 Submission _20190705153021.315.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Terri Walkington

Organisation name:

Agent's full name:

Email address: twalkington@xtra.co.nz

Contact phone number: 021682590

Postal address:
62b Viv Davie-Martin Drive
Warkworth
Auckland 0984

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:
PPC25

Property address: 62b Viv Davie-Martin Drive

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
See attached document please. Thank you.

32.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: See attached.

Submission date: 5 July 2019

Supporting documents
PPC25 Submission _20190705153021.315.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

We are owners of 62b Viv Davie-Martin Drive, Frank and Terri Walkington. Our submission was prepared by Aaron Rodgers, after much discussion and consultation. The views in this submission are shared by us, as the planned development has the same impact on all three properties at 62.

This submission has two parts; the first is to request an amendment to a small geographic area of the Proposed Private Plan Change (PPC25) Residential – Mixed Housing Suburban Zone, the second is to provide support for the proposed Business and Open Space zones.

RESIDENTIAL – MIXED HOUSING SUBURBAN ZONE

Background

PPC25 provides for the rezoning of the western area of Stubbs Farm and Civil Property into Residential – Mixed Housing Suburban Zone. A small area of this zone in the extreme western corner (shown on the attached documentation “Submission – Maps”) lies in a geographically “isolated” valley separate from the rest of Stubbs Farm. This valley lies on a northwest – southeast axis with the top of the valley to the southeast end, flowing down to the northwest. A ridge-line that runs down from the top of the northern ridge, to the southwest encloses much of the valley in a natural bowl shape. The valley is a few hundred meters in width at its widest and “points” directly to The Dome and Dome Valley. This valley is geographically “isolated” from the rest of Warkworth (including the rest of the Viv Davie-Martin Drive area and remaining area of Stubbs Farm and Civil Property) due to its topography.

Prior to the Unitary Plan change, the southern side of this valley was zoned Countryside Living, the northern side was zoned Rural. There are only three houses (62a, 62b and 62c Viv Davie-Martin Drive) on the southern side of the valley, which are all part of the Falls Road Subdivision Body Corp (annotated as the Viv Davie-Martin Drive Area in the Warkworth Structure Plan June 2019). The northern side of the valley is farmland and is made up of Stubbs Farm and Civil Property. Under the Unitary Plan change this whole valley area has been rezoned Future Urban.

Under the recent Warkworth Structure Plan it is proposed that the entire valley be future zoned as Residential – Single House Zone; however *“the structure plan adds an “Area for potential increase to minimum site size” overlay to the Viv Davie-Martin Drive area. This could increase the minimum lot size from the standard 600m² to somewhere between 1,500m² – 2,500m² (exact size to be determined at the plan change stage).”*¹

This Viv Davie-Martin area “overlay” was introduced subsequent to the Warkworth Draft Structure Plan after submissions were made by local residents. The Draft Structure Plan had proposed 600m² Residential – Single House Zone for this area. The desire by many residents to keep this area lower density was taken into account by the council.

The boundary of this “overlay” runs down the middle of the valley between Stubbs Farm/Civil Property and the Viv Davie-Martin Drive Area residents (62a, 62b, 62c Viv Davie-Martin Drive) and positioned during the adoption of the Structure Plan. The Minutes² of the Planning Committee held on the 04 June 2019, reads the following: *“The final structure plan has shown the zone boundaries in a more general way than in the draft plan. This is because the structure plan zonings are high-level and indicative only and are likely to be refined through a later (more detailed) plan change process.”* This boundary line takes no account of geographic or topographical considerations.

¹ Warkworth Structure Plan June 2019, Ch 3.3.2.2 Pg 29

² http://infocouncil.aucklandcouncil.govt.nz/Open/2019/06/PLA_20190604_AGN_6745_AT.PDF, Item 9 Adoption of Warkworth Structure Plan, Pg 82, Ch.20

Affected Properties

As PPC25 is the first stage of this valley to go through the plan change process, the outcome of this proposal will determine and limit the options available to the existing owners of the southern side of the valley (62a, 62b and 62c Viv Davie-Martin Drive). The outcome of PPC25 will directly affect the lifestyle of the existing residents and decide property values.

Two of the existing properties (62b and 62c Viv Davie-Martin) were designed and built to enjoy uninterrupted expansive rural views across the valley. Development of the northern side of the valley creates visual concerns and privacy issues for these properties, and due to the nature of the slope of the valley sides and positioning of existing houses there is little room for mitigating these effects (by planting trees, building bunds etc). Due to the shape and size of this bowl shaped valley, the path direction of the sound waves created by an urban setting will project directly across the valley onto the existing houses and probably reverberate and echo within the bowl, with little chance of attenuation or dispersion³.

Regardless of whether the Structure Plan recommendations (600m² northern side, 1500-2500m² southern side) or PPC25 is implemented, all the residents living in this future developed valley will share the same urban environment and all will be affected by the visual and noise affects of the urbanisation regardless of different property sizes on either side. The larger property sizes on the southern side will not have much higher value, given the attraction of living in a low density environment will not exist. Indeed, enforcing a lower density zone on the southern side will be pointless, and only serve to reduce the amount of housing available for Auckland growth.

It is for these reasons that this valley should be zoned the same, to provide a homogenous urban environment where all residents share the same affects of urbanisation, noise and visual outlook. And all properties within this area will enjoy the same property value effects of whatever the final zoning shall be.

Option 1

The first and preferred option is for PPC25 to be amended to allow the proposed area within this valley to be rezoned Residential – Single House Zone with a MINIMUM size of 1500m². This would result in approx 40⁴ properties on the northern side of the hill versus 150 under the PPC25 Residential – Mixed Housing Suburban Zone proposal.

32.1 These properties, lying within a homogenous and naturally contained low density environment and adjacent to the low density Viv Davie-Martin Drive area, would be worth a lot more than the 400m² properties and attract more investment from wealthier investors, possibly resulting in better quality and perhaps bespoke housing. More importantly, this lower building density environment would provide for increased planting areas which would result in better privacy, more sound absorption and a nicer visual outlook.

³ No professional advice has been sought to confirm this statement, just an observation made based on having lived in this valley. It is my opinion that the company seeking the PPC25 should have undertaken professional acoustic testing to determine the effects of urban noise in this valley.

⁴ The following link provides a concept drawing depicting a layout of Stubbs Farm, in particular it shows about 60 dwellings placed on 600m² lots in the valley. An extrapolation of this onto the proposed Residential – Mixed Housing Suburban Zone of 400m² would result in approx 100 dwellings. Further extrapolation to include the portion of Civil Property in the valley results in approx 150 dwellings. Similarly, the same logic applied to 1500m² sections results in 40 dwellings.

32.1 This situation will allow for the easy future plan change of the southern side of the valley, keeping in line with the intention of the “overlay” in the Structure Plan and allowing the entire valley to be a single homogenous low density area.

Option 2

32.1 The second option recognises that Option 1 may not be practicable or indeed possible, but essentially achieves the aim of Option 1. An amendment to PPC25 is requested that recognises the unique localised environment of the valley and seeks to limit the amount of houses and properties to a minimum. This may be achieved by creating more green spaces and small pockets of higher density areas. The final objective is to limit the number of dwellings to around 40, provide for more tree planting to somewhat mitigate the noise and visual effects of the development, and allow for a homogenous urban environment when the southern side of the hill is eventually rezoned.

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32.1 It is recognised that the first two requests may not be approved, so the third option helps us achieve the aim of homogenous urbanisation. Due to the reasons given previously, it is essential that the final result for this valley be an urban area of equal zoning. Should PPC25 be approved, and the northern side of this valley be rezoned Residential – Mixed Housing Suburban Zone then it will be my intention to request the same zoning for the southern side of the valley during the council Plan Change. This valley is geographically isolated from the remainder of the Viv Davie-Martin Drive area and the undesirable effects of increased urban density (noise, visual effects, privacy) will not affect the other Viv Davie-Martin Drive area residents and should not attract too much objection. However, the increased vehicle traffic on Viv Davie-Martin Drive created by an increased population will be an issue for some residents, and I too would be unhappy with this situation if I were affected by it. This Option is for PPC25 to provide access to the road services that will be installed on the northern side so that there is an alternative pathway out of the valley for the southern properties. Likewise, the ability to access and connect to other services (wastewater, water supply, power, communications etc) is requested so that the future plan change for the southern side of the valley may be implemented without interrupting the lifestyle of the remainder, or attract objection of the Viv Davie-Martin area.

Further Comment

On Monday 1 July 2019, Aaron Rodgers had an onsite meeting between Burnette O’Connor of B&A Urban and Environmental, Jamie Peters of Turnstone Capital, and Terri Walkington, the owner of 62B Viv Davie-Martin Drive. This was a productive and amicable meeting, and Jamie commented that – despite the outcome – he would work with us to help mitigate some effects and retain some of the attraction of the area. A comment was made by Jamie that he believed Turnstone Capital had conducted a transparent and inclusive process, and made further comment that we had left our concerns quite late. Aaron explained to him that he had previously spoken to Burnette but had come to conclusion that there was no reason to have an opinion until the council had finished the Structure Plan process and we knew the outcome for our area. Jamie seemed content with this explanation.

In addition, I would like to point out that the properties (62a, 62b and 62c) were not listed as Affected Properties as part of the PPM25 process. I only just discovered this, and it will further explain our lack of involvement and information to date. I would argue that we are among the most affected by this plan change and cannot understand why we were not included.

PROPOSED BUSINESS AND OPEN SPACE ZONE

32.2

Although I think the Council conducted a transparent and inclusive Structure Plan process (I had many opportunities to make submissions), I think the proposed areas of the PPC25 along the eastern and northern area of Stubbs Farm are a better use of land and infrastructure for Warkworth. In particular, the proposed Business – Mixed Use Zones and Business – Local Centre Zone will provide more work opportunities for local residents outside of the existing town centre, and allow a more distributed and even spread of employment. The idea of containing the business areas to the existing town centre is romantic, but not practicable. An area close to the motorway makes more sense.

In addition, should these areas be approved, then it makes sense that the surrounding catchment be a higher density. I support the PPC25 proposal for the rezoning of Residential – Mixed Housing Urban Zone as indicated on the Proposed Zoning Map.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 5 July 2019 3:16 PM
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - PPC 25 - Lily Anne Rodgers
Attachments: PPC25 Submission_20190705150552.766.pdf; Submission - Photos_20190705150612.703.pdf; Submission - Maps_20190705150629.859.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lily Anne Rodgers

Organisation name:

Agent's full name:

Email address: aaronrodgers29@hotmail.com

Contact phone number:

Postal address:
62c Viv Davie-Martin Drive
Warkworth
Auckland 0984

Submission details

This is a submission to:

Plan modification number: PPC 25

Plan modification name: Warkworth North

My submission relates to

Rule or rules:

Property address: 63 State Highway 1 & 220 Falls Rd, Warkworth, 0984

Map or maps:

Other provisions:
See attached documentation.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
See attached documentation.

33.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: See attached documentation.

Submission date: 5 July 2019

Supporting documents

PPC25 Submission_20190705150552.766.pdf

Submission - Photos_20190705150612.703.pdf

Submission - Maps_20190705150629.859.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

I am an owner of 62c Viv Davie-Martin Drive. My submission was prepared by Aaron Rodgers, after consultation with me. The views in this submission are shared by me.

This submission has two parts; the first is to request an amendment to a small geographic area of the Proposed Private Plan Change (PPC25) Residential – Mixed Housing Suburban Zone, the second is to provide support for the proposed Business and Open Space zones.

RESIDENTIAL – MIXED HOUSING SUBURBAN ZONE

Background

PPC25 provides for the rezoning of the western area of Stubbs Farm and Civil Property into Residential – Mixed Housing Suburban Zone. A small area of this zone in the extreme western corner (shown on the attached documentation “Submission – Maps”) lies in a geographically “isolated” valley separate from the rest of Stubbs Farm. This valley lies on a northwest – southeast axis with the top of the valley to the southeast end, flowing down to the northwest. A ridge-line that runs down from the top of the northern ridge, to the southwest encloses much of the valley in a natural bowl shape. The valley is a few hundred meters in width at its widest and “points” directly to The Dome and Dome Valley. This valley is geographically “isolated” from the rest of Warkworth (including the rest of the Viv Davie-Martin Drive area and remaining area of Stubbs Farm and Civil Property) due to its topography.

Prior to the Unitary Plan change, the southern side of this valley was zoned Countryside Living, the northern side was zoned Rural. There are only three houses (62a, 62b and 62c Viv Davie-Martin Drive) on the southern side of the valley, which are all part of the Falls Road Subdivision Body Corp (annotated as the Viv Davie-Martin Drive Area in the Warkworth Structure Plan June 2019). The northern side of the valley is farmland and is made up of Stubbs Farm and Civil Property. Under the Unitary Plan change this whole valley area has been rezoned Future Urban.

Under the recent Warkworth Structure Plan it is proposed that the entire valley be future zoned as Residential – Single House Zone; however *“the structure plan adds an “Area for potential increase to minimum site size” overlay to the Viv Davie-Martin Drive area. This could increase the minimum lot size from the standard 600m² to somewhere between 1,500m² – 2,500m² (exact size to be determined at the plan change stage).”*¹

This Viv Davie-Martin area “overlay” was introduced subsequent to the Warkworth Draft Structure Plan after submissions were made by local residents. The Draft Structure Plan had proposed 600m² Residential – Single House Zone for this area. The desire by many residents to keep this area lower density was taken into account by the council.

The boundary of this “overlay” runs down the middle of the valley between Stubbs Farm/Civil Property and the Viv Davie-Martin Drive Area residents (62a, 62b, 62c Viv Davie-Martin Drive) and positioned during the adoption of the Structure Plan. The Minutes² of the Planning Committee held on the 04 June 2019, reads the following: *“The final structure plan has shown the zone boundaries in a more general way than in the draft plan. This is because the structure plan zonings are high-level and indicative only and are likely to be refined through a later (more detailed) plan change process.”* This boundary line takes no account of geographic or topographical considerations.

Affected Properties

¹ Warkworth Structure Plan June 2019, Ch 3.3.2.2 Pg 29

² http://infocouncil.aucklandcouncil.govt.nz/Open/2019/06/PLA_20190604_AGN_6745_AT.PDF , Item 9 Adoption of Warkworth Structure Plan, Pg 82, Ch.20

As PPC25 is the first stage of this valley to go through the plan change process, the outcome of this proposal will determine and limit the options available to the existing owners of the southern side of the valley (62a, 62b and 62c Viv Davie-Martin Drive). The outcome of PPC25 will directly affect the lifestyle of the existing residents and decide property values.

Two of the existing properties (62b and 62c Viv Davie-Martin) were designed and built to enjoy uninterrupted expansive rural views across the valley. Development of the northern side of the valley creates visual concerns and privacy issues for these properties, and due to the nature of the slope of the valley sides and positioning of existing houses there is little room for mitigating these effects (by planting trees, building bunds etc). Due to the shape and size of this bowl shaped valley, the path direction of the sound waves created by an urban setting will project directly across the valley onto the existing houses and probably reverberate and echo within the bowl, with little chance of attenuation or dispersion³.

Regardless of whether the Structure Plan recommendations (600m2 northern side, 1500-2500m2 southern side) or PPC25 is implemented, all the residents living in this future developed valley will share the same urban environment and all will be affected by the visual and noise affects of the urbanisation regardless of different property sizes on either side. The larger property sizes on the southern side will not have much higher value, given the attraction of living in a low density environment will not exist. Indeed, enforcing a lower density zone on the southern side will be pointless, and only serve to reduce the amount of housing available for Auckland growth.

It is for these reasons that this valley should be zoned the same, to provide a homogenous urban environment where all residents share the same affects of urbanisation, noise and visual outlook. And all properties within this area will enjoy the same property value effects of whatever the final zoning shall be.

Option 1

The first and preferred option is for PPC25 to be amended to allow the proposed area within this valley to be rezoned Residential – Single House Zone with a MINIMUM size of 1500m2. This would result in approx 40⁴ properties on the northern side of the hill versus 150 under the PPC25 Residential – Mixed Housing Suburban Zone proposal.

33.1

These properties, lying within a homogenous and naturally contained low density environment and adjacent to the low density Viv Davie-Martin Drive area, would be worth a lot more than the 400m2 properties and attract more investment from wealthier investors, possibly resulting in better quality and perhaps bespoke housing. More importantly, this lower building density environment would provide for increased planting areas which would result in better privacy, more sound absorption and a nicer visual outlook.

³ No professional advice has been sought to confirm this statement, just an observation made based on having lived in this valley. It is my opinion that the company seeking the PPC25 should have undertaken professional acoustic testing to determine the effects of urban noise in this valley.

⁴ The following link provides a concept drawing depicting a layout of Stubbs Farm, in particular it shows about 60 dwellings placed on 600m2 lots in the valley. An extrapolation of this onto the proposed Residential – Mixed Housing Suburban Zone of 400m2 would result in approx 100 dwellings. Further extrapolation to include the portion of Civil Property in the valley results in approx 150 dwellings. Similarly, the same logic applied to 1500m2 sections results in 40 dwellings.

33.1 This situation will allow for the easy future plan change of the southern side of the valley, keeping in line with the intention of the “overlay” in the Structure Plan and allowing the entire valley to be a single homogenous low density area.

Option 2

33.1 The second option recognises that Option 1 may not be practicable or indeed possible, but essentially achieves the aim of Option 1. An amendment to PPC25 is requested that recognises the unique localised environment of the valley and seeks to limit the amount of houses and properties to a minimum. This may be achieved by creating more green spaces and small pockets of higher density areas. The final objective is to limit the number of dwellings to around 40, provide for more tree planting to somewhat mitigate the noise and visual effects of the development, and allow for a homogenous urban environment when the southern side of the hill is eventually rezoned.

Option 3

33.1 It is recognised that the first two requests may not be approved, so the third option helps us achieve the aim of homogenous urbanisation. Due to the reasons given previously, it is essential that the final result for this valley be an urban area of equal zoning. Should PPC25 be approved, and the northern side of this valley be rezoned Residential – Mixed Housing Suburban Zone then it will be my intention to request the same zoning for the southern side of the valley during the council Plan Change. This valley is geographically isolated from the remainder of the Viv Davie-Martin Drive area and the undesirable effects of increased urban density (noise, visual effects, privacy) will not affect the other Viv Davie-Martin Drive area residents and should not attract too much objection. However, the increased vehicle traffic on Viv Davie-Martin Drive created by an increased population will be an issue for some residents, and I too would be unhappy with this situation if I were affected by it. This Option is for PPC25 to provide access to the road services that will be installed on the northern side so that there is an alternative pathway out of the valley for the southern properties. Likewise, the ability to access and connect to other services (wastewater, water supply, power, communications etc) is requested so that the future plan change for the southern side of the valley may be implemented without interrupting the lifestyle of the remainder, or attract objection of the Viv Davie-Martin area.

Further Comment

On Monday 1 July 2019, Aaron Rodgers had an onsite meeting between Burnette O’Connor of B&A Urban and Environmental, Jamie Peters of Turnstone Capital, and the owner of 62B Viv Davie-Martin Drive. This was a productive and amicable meeting, and Jamie commented that – despite the outcome – he would work with us to help mitigate some effects and retain some of the attraction of the area. A comment was made by Jamie that he believed Turnstone Capital had conducted a transparent and inclusive process, and made further comment that we had left our concerns quite late. Aaron explained to him that he had previously spoken to Burnette but had come to conclusion that there was no reason to have an opinion until the council had finished the Structure Plan process and we knew the outcome for our area. Jamie seemed content with this explanation.

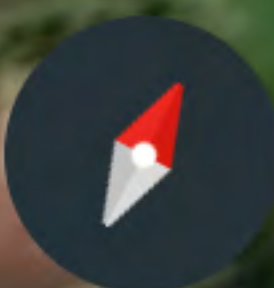
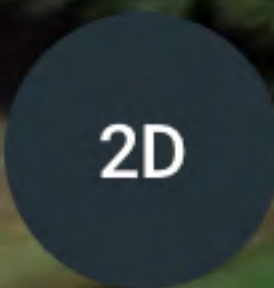
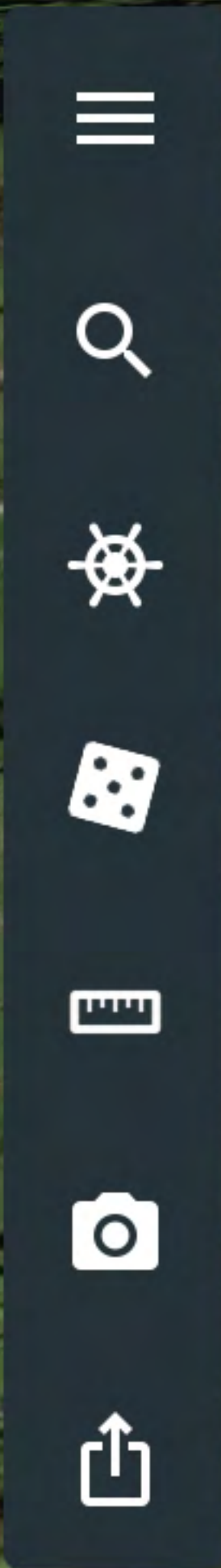
In addition, I would like to point out that the properties (62a, 62b and 62c) were not listed as Affected Properties as part of the PPM25 process. I only just discovered this, and it will further explain our lack of involvement and information to date. I would argue that we are among the most affected by this plan change and cannot understand why we were not included.

PROPOSED BUSINESS AND OPEN SPACE ZONE

33.2

Although I think the Council conducted a transparent and inclusive Structure Plan process (I had many opportunities to make submissions), I think the proposed areas of the PPC25 along the eastern and northern area of Stubbs Farm are a better use of land and infrastructure for Warkworth. In particular, the proposed Business – Mixed Use Zones and Business – Local Centre Zone will provide more work opportunities for local residents outside of the existing town centre, and allow a more distributed and even spread of employment. The idea of containing the business areas to the existing town centre is romantic, but not practicable. An area close to the motorway makes more sense.

In addition, should these areas be approved, then it makes sense that the surrounding catchment be a higher density. I support the PPC25 proposal for the rezoning of Residential – Mixed Housing Urban Zone as indicated on the Proposed Zoning Map.



62A

Sunset Falls

- ☰
- 🔍
- 🏠
- 🎲
- 📏
- 📷
- 📤

Woodcocks Rd
 Falls Rd
 Francis Pl
 Viv Davie-Martin Dr
 Viv Davie-Martin Dr
 Viv Davie-Martin Dr

- 📍
- 🧑
- 2D
- 🧭

Google

Area: 88862 Meters² | 956502 Feet² | 21.96 Acres | 0.034 Miles² | 0.089 Km²

#33

Perimeter: 1297 Meters | 4255 Feet | 0.806 Miles | 1.297 Km

PPC25 Area for Amendment

Map **Satellite**



Area: 149648 Meters² | 1610795 Feet² | 36.98 Acres | 0.058 Miles² | 0.150 Km²
Perimeter: 1599 Meters | 5247 Feet | 0.994 Miles | 1.599 Km

Valley Area ^{#33}

Map

Satellite











