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**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 - Macy Anne Rodgers  
**Attachments:** PPC25 Submission\_20190705150143.718.pdf; Submission - Photos\_20190705150214.593.pdf; Submission - Maps\_20190705150218.640.pdf

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Macy 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:

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.

34.1 | 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\_20190705150143.718.pdf

Submission - Photos\_20190705150214.593.pdf

Submission - Maps\_20190705150218.640.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 600m<sup>2</sup> to somewhere between 1,500m<sup>2</sup> – 2,500m<sup>2</sup> (exact size to be determined at the plan change stage).”*<sup>1</sup>

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 600m<sup>2</sup> 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 Minutes<sup>2</sup> 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**

<sup>1</sup> Warkworth Structure Plan June 2019, Ch 3.3.2.2 Pg 29

<sup>2</sup> [http://infocouncil.aucklandcouncil.govt.nz/Open/2019/06/PLA\\_20190604\\_AGN\\_6745\\_AT.PDF](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 dispersion<sup>3</sup>.

Regardless of whether the Structure Plan recommendations (600m<sup>2</sup> northern side, 1500-2500m<sup>2</sup> 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 1500m<sup>2</sup>. This would result in approx 40<sup>4</sup> properties on the northern side of the hill versus 150 under the PPC25 Residential – Mixed Housing Suburban Zone proposal.

34.1

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 400m<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> The following link provides a concept drawing depicting a layout of Stubbs Farm, in particular it shows about 60 dwellings placed on 600m<sup>2</sup> lots in the valley. An extrapolation of this onto the proposed Residential – Mixed Housing Suburban Zone of 400m<sup>2</sup> 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 1500m<sup>2</sup> sections results in 40 dwellings.

34.1 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**

34.1 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**

34.1 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.

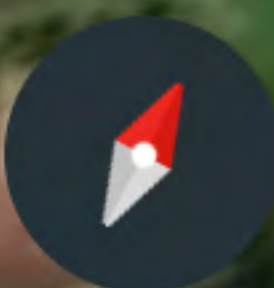
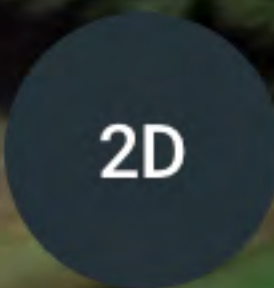
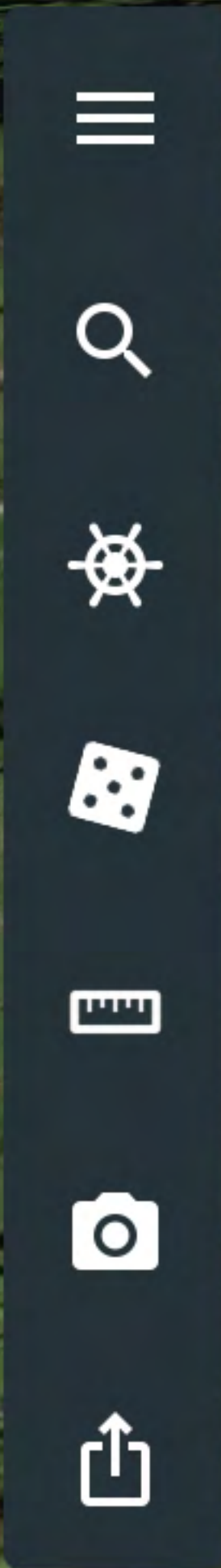
In addition, I would like to point out that the properties (62a, 62b and 62c) were not listed as Affected Properties as part of the PPM25 process. I only just discovered this, and it will further explain our lack of involvement and information to date. I would argue that we are among the most affected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

**PROPOSED BUSINESS AND OPEN SPACE ZONE**

34.2

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

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- 🔍
- 🏠
- 🎲
- 📏
- 📷
- 📤

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

- 📍
- 🧑
- 2D
- 🧭

Google



Area: 88862 Meters<sup>2</sup> | 956502 Feet<sup>2</sup> | 21.96 Acres | 0.034 Miles<sup>2</sup> | 0.089 Km<sup>2</sup>

#34

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

# PPC25 Area for Amendment

Map **Satellite**



Area: 149648 Meters<sup>2</sup> | 1610795 Feet<sup>2</sup> | 36.98 Acres | 0.058 Miles<sup>2</sup> | 0.150 Km<sup>2</sup>  
Perimeter: 1599 Meters | 5247 Feet | 0.994 Miles | 1.599 Km

# Valley Area <sup>#34</sup>

Map

Satellite













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**Subject:** Unitary Plan Publicly Notified Submission - PPC 25 - Ngahine Waimea Ira Rodgers  
**Attachments:** PPC25 Submission.pdf; Submission - Maps\_20190705145750.186.pdf; Submission - Photos\_20190705145807.140.pdf

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ngahine Waimea Ira Rodgers

Organisation name:

Agent's full name:

Email address: ngahine1@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.



35.1 | 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.pdf

Submission - Maps\_20190705145750.186.pdf

Submission - Photos\_20190705145807.140.pdf

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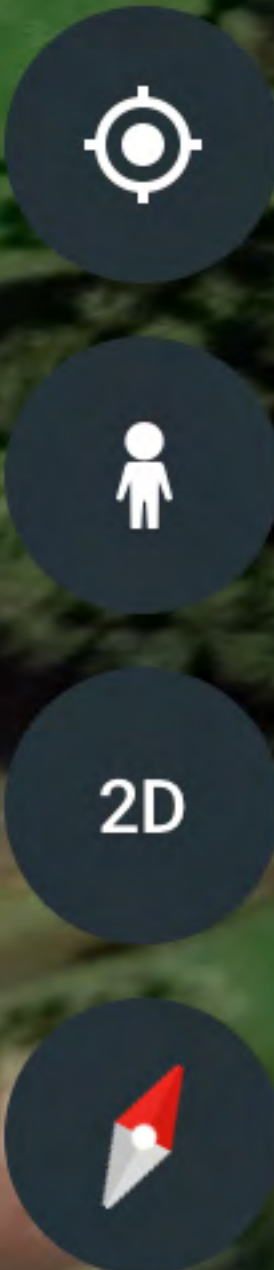
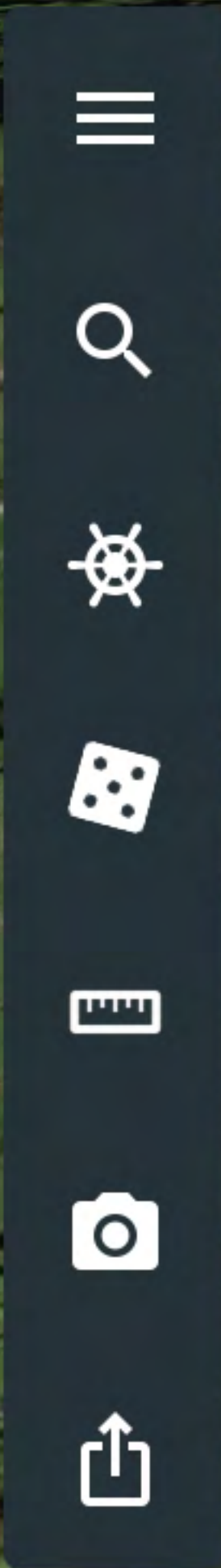
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62A

Sunset Falls

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- 📏
- 📷
- 📤

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

- 📍
- 🧑
- 2D
- 🧭

# PPC25 Area for Amendment

Map **Satellite**





Area: 149648 Meters<sup>2</sup> | 1610795 Feet<sup>2</sup> | 36.98 Acres | 0.058 Miles<sup>2</sup> | 0.150 Km<sup>2</sup>  
Perimeter: 1599 Meters | 5247 Feet | 0.994 Miles | 1.599 Km

# Valley Area <sup>#35</sup>

Map

**Satellite**













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The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Steven Liang

Organisation name:

Agent's full name:

Email address: lnj.steven@gmail.com

Contact phone number: 0212708090

Postal address:  
77 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, Workwarth 0984

Map or maps:

Other provisions:  
See attachment 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

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### **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 600m<sup>2</sup> to somewhere between 1,500m<sup>2</sup> – 2,500m<sup>2</sup> (exact size to be determined at the plan change stage).”*<sup>1</sup>

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 600m<sup>2</sup> 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 Minutes<sup>2</sup> 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.

<sup>1</sup> Warkworth Structure Plan June 2019, Ch 3.3.2.2 Pg 29

<sup>2</sup> [http://infocouncil.aucklandcouncil.govt.nz/Open/2019/06/PLA\\_20190604\\_AGN\\_6745\\_AT.PDF](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 dispersion<sup>3</sup>.

Regardless of whether the Structure Plan recommendations (600m<sup>2</sup> northern side, 1500-2500m<sup>2</sup> 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 1500m<sup>2</sup>. This would result in approx 40<sup>4</sup> properties on the northern side of the hill versus 150 under the PPC25 Residential – Mixed Housing Suburban Zone proposal.

36.1

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 400m<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> The following link provides a concept drawing depicting a layout of Stubbs Farm, in particular it shows about 60 dwellings placed on 600m<sup>2</sup> lots in the valley. An extrapolation of this onto the proposed Residential – Mixed Housing Suburban Zone of 400m<sup>2</sup> 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 1500m<sup>2</sup> sections results in 40 dwellings.

<https://chester.co.nz/portfolio/warkworthprivateplanchange/#68599/0>

36.1 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

36.1 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

36.1 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**

36.2

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.

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- 2D
- 📍

62A



Google

# PPC25 Area for Amendment

Map **Satellite**



Area: 149648 Meters<sup>2</sup> | 1610795 Feet<sup>2</sup> | 36.98 Acres | 0.058 Miles<sup>2</sup> | 0.150 Km<sup>2</sup>  
Perimeter: 1599 Meters | 5247 Feet | 0.994 Miles | 1.599 Km

# Valley Area <sup>#36</sup>

Map

**Satellite**









Orange River

Left

Orange

VIV  
DAVIE-MARTIN DR.

HUDSON

FALLS ST

ROAD

▲ A9PR  
86m

Sch

COCKS

ROAD







# mahurangi action

i n c o r p o r a t e d

8 August 2019

Auckland Council  
 Auckland Unitary Plan  
 Attention: Planning Technician  
 unitaryplan@aucklandcouncil.govt.nz

## Late submission of Mahurangi Action Incorporated to the **Proposed Private Plan Change 25 Warkworth North, Warkworth**

As of 6 August, Mahurangi Action has been apprised by Auckland Council that because developers have begun lodging applications for proposed private plan changes to property within the Warkworth Structure Plan area, it has made the decision to respond to those applications rather than adhere to its previously stated intention to initiate the plan changes itself. Accordingly, Mahurangi Action now considers that it must submit on every Warkworth proposed private plan change, including Proposed Private Plan Change 25 Warkworth North.

Given the level of community engagement and investment in the development of the structure plan, Mahurangi Action is deeply concerned that a developer-led private plan change process risks undermining the integrity of the structure plan.

Mahurangi Action Incorporated has very actively participated in the Warkworth structure-plan process, including providing extensive technical-paper feedback by the 20 April 2018 deadline, feedback on the future transport network by the 7 September deadline, and a submission on structure plan itself, by the 25 March 2019 deadline.

Mahurangi Action also initiated the Warkworth Town Hall Talk series that has run for the last three years, primarily to stimulate greater community engagement with the structure-plan process. Mahurangi Action—and the community generally—was told consistently, including at several of these town-hall talks, that the structure-plan process would be followed by council-initiated plan changes that would progressively live-zone the land in the structure plan area currently zoned future urban.

The wider community advocated for the development of the Warkworth structure plan in response to the ad-hoc and piecemeal development that was occurring in Warkworth as a result of developer-initiated private plan changes. It is difficult to see how the outcome of these current plan change applications will result in anything other than that which has materialised in the recent past—disconnected developments with little regard to their immediate and wider context. This risks setting a dangerous precedent for future development proposals, compromising, and ultimately calling into question the value of the structure plan and structure planning process.

37.1

Mahurangi Action therefore wishes to help ensure that private plan change applications do not fundamentally alter the direction of the structure plan, without robust evidence demonstrating that the proposed zoning provides an overall better outcome at local and regional levels than that defined by the structure plan.

This submission has been approved by the committee of Mahurangi Action and Mahurangi Action wishes to be heard in support of it.



Cimino Cole, secretary  
**Mahurangi Action** Incorporated  
 590 Mahurangi West Road  
 RD 3 Warkworth 0983  
 secretary@mahurangi.org.nz  
 +64 27 462 4872