

## **Auckland Regional Policy Statement**

Proposed Private Change 14: Extension to the Metropolitan Urban Limits, Takanini Structure Plan Area 6A and 6B

## **Proposed Auckland Regional Plan: Air, Land and Water**

Proposed Variation 3: Extension to the Urban Air Quality Management Areas and Industrial Air Quality Management Areas, Takanini Structure Plan Area 6A and 6B

Summary of submissions received

Notified for Further Submissions 7<sup>th</sup> April, 2010

Further Submissions Period Closes 23<sup>rd</sup> April  
(Friday) 2010, 4.30pm

## Abbreviations

- ARPS Change 14 – Proposed Private Change 14: Extension to the Metropolitan Urban Limits, Takanini Structure Plan Area 6A and 6B.
- PARP: ALW – Proposed Auckland Regional Plan: Air, Land and Water.
- Variation 3 – Proposed Variation 3: Extension to the Urban Air Quality Management Areas (UAQMA) and Industrial Air Quality Management Areas (IAQMA), Takanini Structure Plan Area 6A and 6B.
- ARPS – Auckland Regional Policy Statement
- PARP: ALW – Proposed Auckland Regional Plan: Air, Land and Water
- MUL – Metropolitan Urban Limits

### 1. Takanini Industrial Trust

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| <b>Submission point</b>      | 1/1  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Takanini Industrial Trust supports the extension of the MUL to include Area 6A and 6B of the Papakura District Council Takanini Structure Plan – particularly its landholdings at 55 Takanini School Road and 3 Popes Road, Takanini.</li> </ul>  |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That the extension of the MUL as sought by Papakura District Council at Appendix A of its request to the ARC is granted</li> </ul>  |   |
| <b>Submission point</b>      | 1/2  | <b>Proposed Variation 3 to the PARP: ALW</b>  |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Takanini Industrial Trust supports the extension of the UAQMA and IAQMA to include (Areas 6A and 6B of the Papakura District Council Takanini Structure Plan) its landholdings at 55 Takanini School Road and 3 Popes Road, Takanini (Lots 2 and 1 DP 363854, respectively).</li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That the extension of the UAQMA and IAQMA as proposed by in Variation 3 to the Regional Plan: ALW is granted.</li> </ul>  |   |

### 2. Takanini Residents Action Group (TRAG)

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| <b>Submission point</b>      | 2/1  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• TRAG supports the Papakura District Council's application to the ARC to change the ARPS to allow for an extension of the MUL at Takanini.</li> <li>• The proposed 41.4 ha industrial/business development, bordered by 5ha of residential development, 4.7 ha of landscaped reserve provides a balanced use of the area.</li> <li>• The proposed new roading may be expected to alleviate congestion; future residents of the new residential area to be located between existing Manuroa Road development and the reserve south of the Papakura Stream will have the benefit of certainty regarding the character of the development in the area between.</li> </ul> |   |
| <b>Submission point</b>      | 2/2  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <p><u>Traffic and transport</u></p> <ul style="list-style-type: none"> <li>• TRAG's main concern is how the increased traffic volumes from the industrial and residential area will be accommodated on the existing roading network through Takanini to the motorway interchanges and Great South Road. Currently there are significant issues with the movement of traffic and in particular trucks from the existing industrial area out on to the broader</li> </ul>  |   |

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|                        | <p>roading network.</p> <ul style="list-style-type: none"> <li>Existing traffic volumes and speeds in the area, particularly along Manuroa road, are causing issues for children and elderly residents.</li> <li>Given the volume of trucks on this local roading network it is also important that safe options are provided for pedestrians and cyclists so that people can choose to cycle or walk to employment in the industrial area, to access the local shops or to go to school.</li> <li>TRAG would welcome a comprehensive assessment of transport needs in this area. We believe priority should be given to the pedestrian needs of our local children and elderly residents first, then the movement of freight, followed by the movement of other vehicles.</li> <li>In particular pedestrian crossings need to be provided to assist children and the elderly in crossing these busy roads at key points such as the shops and the school route.</li> <li>The identification of freight routes for trucks would also assist in their movements as well making the general area safer for the children and the elderly.</li> <li>TRAG believes there is potential for Popes Road to be developed as a freight route linking to Mill Road; this would assist freight movements going south or to the East Tamaki area and would assist in relieving congestion around the rail crossing area.</li> </ul> |
| <b>Decision sought</b> | The proposed plan proceeds with recognition of the concerns stated above.  |

### 3. Takanini Structure Plan Area 6 Limited

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| <b>Submission point</b>      | 3/1   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>Moving the MUL as per Proposed Private Change 14 will: <ul style="list-style-type: none"> <li>be consistent with sound resource management.</li> <li>promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>be appropriate in terms of section 32 of the Act.</li> <li>avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul>   |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>That Proposed Private Change 14 be approved.</li> <li>Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |   |
| <b>Submission point</b>      | 3/2   | <b>Proposed Variation 3 to the PARP: ALW</b>  |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>Extending the UAQMA and IAQMA at Takanini to include Takanini Structure Plan Area 6 will: <ul style="list-style-type: none"> <li>be consistent with sound resource management.</li> <li>promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>give effect to the Takanini Structure Plan, contributing to meeting in part the business, employment and settlements needs of the District and Region.</li> <li>avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>That Proposed Variation 3 be approved.</li> <li>Such other additional or consequential relief as it necessary to</li> </ul>  |   |

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|  | achieve consistency with the above and to satisfy the concerns of the submitter. |
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#### 4. Mellviews Limited

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| <b>Submission point</b>      | 4/1   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Moving the MUL as per Proposed Private Change 14 will: <ul style="list-style-type: none"> <li>- be consistent with sound resource management.</li> <li>- promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>- will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>- be appropriate in terms of section 32 of the Act.</li> <li>- avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul>   |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That Proposed Private Change 14 be approved.</li> <li>• Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |   |
| <b>Submission point</b>      | 4/2   | <b>Proposed Variation 3 to the PARP: ALW</b>  |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Extending the UAQMA and IAQMA at Takanini to include Takanini Structure Plan Area 6 will: <ul style="list-style-type: none"> <li>- be consistent with sound resource management.</li> <li>- promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>- will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>- give effect to the Takanini Structure Plan, contributing to meeting in part the business, employment and settlements needs of the District and Region.</li> <li>- avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That Proposed Variation 3 be approved.</li> <li>• Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |   |

#### 5. Zabeel Investments Limited

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| <b>Submission point</b>      | 5/1   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Moving the MUL as per Proposed Private Change 14 will: <ul style="list-style-type: none"> <li>- be consistent with sound resource management.</li> <li>- promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>- will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>- be appropriate in terms of section 32 of the Act.</li> <li>- avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That Proposed Private Change 14 be approved.</li> <li>• Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |   |
| <b>Submission point</b>      | 5/2   | <b>Proposed Variation 3 to the PARP: ALW</b>  |

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| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Extending the UAQMA and IAQMA at Takanini to include Takanini Structure Plan Area 6 will: <ul style="list-style-type: none"> <li>- be consistent with sound resource management.</li> <li>- promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>- will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>- give effect to the Takanini Structure Plan, contributing to meeting in part the business, employment and settlements needs of the District and Region.</li> <li>- avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul> |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That Proposed Variation 3 be approved.</li> <li>• Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |

## 6. Village Farms Limited

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| <b>Submission point</b>      | 6/1   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Moving the MUL as per Proposed Private Change 14 will: <ul style="list-style-type: none"> <li>- be consistent with sound resource management</li> <li>- promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>- will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>- be appropriate in terms of section 32 of the Act.</li> <li>- avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul>  |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That Proposed Private Change 14 be approved.</li> <li>• Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |   |
| <b>Submission point</b>      | 6/2   | <b>Proposed Variation 3 to the PARP: ALW</b>  |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• Extending the UAQMA and IAQMA at Takanini to include Takanini Structure Plan Area 6 will: <ul style="list-style-type: none"> <li>- be consistent with sound resource management.</li> <li>- promote the sustainable management of resources and will be consistent with the RMA 1991.</li> <li>- will enable the social, economic and cultural wellbeing of people and their communities to be achieved.</li> <li>- give effect to the Takanini Structure Plan, contributing to meeting in part the business, employment and settlements needs of the District and Region.</li> <li>- avoid the generation of significant adverse effects on the environment.</li> </ul> </li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That Proposed Variation 3 be approved.</li> <li>• Such other additional or consequential relief as it necessary to achieve consistency with the above and to satisfy the concerns of the submitter.</li> </ul>   |   |

## 7. Alfriston Residents Group (Lifestyle Blocks)

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| <b>Submission point</b> | 7/1  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of</b>       | Our residents oppose an extension to the MUL at this time due to the |   |

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| <b>submission</b>            | following:<br><br><u>Consultation process</u><br><br>- PDC did not consult with affected residents on the development of the Takanini area 6 Structure Plan or the Draft Plan Change prior to notification. This is contrary to good planning practice and flies in the face of the extensive consultation PDC requires on Private plan change applications. Accordingly a full review of the Takanini Structure Plan should be undertaken as a matter of urgency in consultation with the affected Manukau and Papakura communities.<br><br>- That the proposed plan change be withdrawn and re notified after the necessary assessments and community consultation by the new Supercity.  |   |
| <b>Submission point</b>      | 7/2   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | Our residents oppose an extension to the MUL at this time due to the following:<br><br><u>Deviation from the Takanini Structure Plan</u><br><br>- Significant deviation from the Takanini Structure Plan which was formulated a decade ago with only some residents input in 2000. Ad hoc planning is now occurring within the Takanini area eg. Ardmore Plan Change, Rural Plan Change, Takanini 2A and 2B Plan Change and now Area 6A and 6B Proposed Plan Change. Assessing each development area in isolation and on its own merits ignores the cumulative impacts.<br>- Group is not adverse to employment opportunities being created in these areas; but do not believe that any “employment opportunities” policy specifically provides the right for placement of an industrial development that it not compatible with the current environment.<br>- Group consider that to allow the extension of the MUL in this area for industrial development will set a precedent for other rural land in the Takanini Structure Plan.<br>- Slow release of this land with a re-assessment of the Takanini Structure Plan would allow time to plan for a better infrastructure and enable plans to be set in place which would maximise the best use for land in Takanini.<br>- Group understands that the big sell for this extension to the MUL is the jobs it will create. The reality is that while the areas of these businesses may be huge, they are basically warehouse/storage type facilities and with the type of equipment they are use very few staff are required.<br>- Proposed extension of industrial development will exacerbate the existing low class untidy business located in the Spartan Road/Marphona Crescent area. |   |
| <b>Submission point</b>      | 7/3   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | Our residents oppose an extension to the MUL at this time due to the following:<br><br><u>Traffic and transport infrastructure</u><br><br>- The recommendation of the independent traffic assessment have   |   |

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|                              | <p>not been incorporated into the Proposed Plan Change. There is no suitable traffic plan for the area which will create heavy traffic implications for residents. A comprehensive independent traffic assessment for the greater Alfriston/Takanini area is required.</p> <ul style="list-style-type: none"> <li>- Any extension to the MUL in this area cannot be addressed without considering traffic planning and incorporating Mill Road into the mix. Plans do not indicate any provision for a main arterial route to link Mill Road with the Takanini Motorway to deal with current and future traffic volumes. To create this link consideration will need to be given to using some of the land in Area 6A and 6B.</li> <li>- Current and future traffic volumes generated to and from the Manurewa Motorway connection to Alfriston and through this area also need to be considered.</li> <li>- Group notice that Proposed Plan Change 15 indicates a bridge will be placed over the Manuroa Road railway line; group understands that this bridge would not meet the criteria for a subsidy from Transit and therefore residents would have to meet this through rates. While a bridge may solve waiting at the railway line, the congestion at Takanini Motorway intersection will continue to be a problem.</li> <li>- Safety of children in the area will be an issue with heavy trucks and increased traffic.</li> <li>- No real connection with public transport for this development.</li> </ul> |   |
| <b>Submission point</b>      | 7/4  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <p>Our residents oppose an extension to the MUL at this time due to the following:</p> <p><u>Urban Design</u></p> <ul style="list-style-type: none"> <li>- The proposed development is a poor urban design. Good development should always lead to improved levels of visual, built and functional amenity. The proposed plan is likely to deliver little more than that of the adjoining existing industrial area with its lack of landscaping, poor access and egress and disastrous interface along the Papakura Stream.</li> <li>- Further the potential full build out of the development will impact the area strongly in terms of scale and bulk and dominate the residential areas of Porchester Park, Randwick Park, Alfriston and Takanini.</li> </ul>   |   |
| <b>Submission point</b>      | 7/5  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <p>Our residents oppose an extension to the MUL at this time due to the following:</p> <p><u>Environmental impacts</u></p> <ul style="list-style-type: none"> <li>- Industrial not being compatible with residential due to: noise and vibration, emission impact and odour and environmental impact.</li> <li>- Storm water impact and environmental impact on the Papakura Stream which was identified at the Plan Change 13 hearing as supporting fish and wildlife.</li> <li>- Group is concerned that insufficient analysis has been undertaken by Papakura District Council on stormwater run off (especially during flooding periods) and its consequential effects on Papakura Stream.</li> </ul>  |   |

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|                              | <ul style="list-style-type: none"> <li>That a full and independent investigation is carried out to confirm the best use for Area 6 taking into account the current environment in which it is located. This investigation should incorporate a full technical investigation into stormwater, infrastructure and geotech issues. A full technical investigation is essential to ensure that any development on this site will not adversely impact the current environment or undermine the stability/flood impact on current and future residential properties.</li> </ul> |  |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>That Proposed Private Change 14 be declined.</li> </ul>   |  |
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| <b>Submission point</b>      | 7/6  | <b>Proposed Variation 3 to the PARP: ALW</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>See comments under 7/1-7/5</li> </ul>   |  |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>That Proposed Variation 3 be declined.</li> </ul>   |  |

## 8. Daniel Newman

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| <b>Submission point</b>      | 8/1  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>The submitter opposes Proposed Private ARPS Change 14. They consider that Change 14 is inconsistent with the Papakura District Council's Operative District Plan.</li> <li>While this submission opposed Proposed Private ARPS Change 14 in principle, it also codifies specific issues that would need to be addressed before the Papakura District Council approves any change in land use pertaining to Takanini Structure Plan Area 6.</li> </ul>   |   |
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| <b>Submission point</b>      | 8/2  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <p><u>Traffic and transport infrastructure</u></p> <ul style="list-style-type: none"> <li>Proposed Private ARPS Change 14 does not provide improvements to the existing roading network to offset traffic movements to and from industrial activities.</li> <li>PDC have historically deferred expenditure on capacity to cope with vehicular movements. Despite a growing population, Papakura has been poorly served by roading infrastructure.</li> <li>PDC's Long Term Council Community Plan (LTCCP) nor Plan Change 15 provide adequate measures for road widening to Takanini South Road, Manuroa Road or Porchester Road. The LTCCP or Proposed Private ARPS Change 14 also does not provide for signalised crossings at the intersection of Porchester Road with Popes Road and Manuroa Road.</li> <li>Public transport services are not within walking distance of rail and bus services.</li> <li>Proposed Private Change 14 does not in any way address the lack of capacity at the Great South and Manuroa Road intersection; nor does it address the limit to capacity of the Takanini Interchange. The LTCCP also does not provide for an increase in the capacity of the Mill Road corridor to handle an increase in traffic movements to and from Area 6.</li> <li>Proposed Private ARPS Change 14 does not provide, in a safe and sustainable manner, the increased industrial truck and car volumes to offset an urbanised Takanini Structure Plan Area 6.</li> </ul> |   |
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| <b>Submission point</b>      | 8/3  | <b>Proposed Private Change 14 to the ARPS</b> |

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| <b>Summary of submission</b> | <u>Land use and urban design</u>  |   |
|                              | <ul style="list-style-type: none"> <li>• Within the Industrial 1 zone, the requirement for yards and landscaping, and proposed height limits will not protect the amenity of adjacent Randwick Park and Porchester Park residents.</li> <li>• Proposed Private ARPS Change 14 does not provide any relief to adjacent residents who are likely to face the effects of earthworks and construction activity. Nor does the provision of Industrial 1 zoned land provide relief to adjacent residents of unknown activities associated with the end use of the land. An amendment to Proposed Private ARPS Change 14 to provide for mixed use developments would go some way to addressing reverse sensitivity issues.</li> <li>• PC15 would require a significant number of trees to be removed with the ability to plant new trees fettered by overland flow paths. PDC have failed to use tree planting to provide a buffer to adversely affected residents who live on Papakura Stream.</li> </ul> |   |
| <b>Submission point</b>      | 8/4   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Variation from the structure plan</u>  |   |
|                              | <ul style="list-style-type: none"> <li>• Proposed Private ARPS Change 14 represents a significant departure from Takanini Structure Plan. Most of the area within Takanini Structure Plan Area 6 is now earmarked for industrial development – almost double what was initially anticipated. Further roading linkages proposed in the Takanini Structure Plan have not eventuated and inadequate alternatives have been proposed.</li> </ul>  |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter opposes Proposed ARPS Change 14.</li> </ul>  |   |
| <b>Submission point</b>      | 8/5   | <b>Proposed Variation 3 to the PARP: ALW</b>  |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• See comments under 8/1-8/4</li> </ul>  |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter opposes Proposed Variation 3 to the PARP: ALW</li> </ul>   |   |

## 9. Sheriff Place Residents Group

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| <b>Submission point</b>      | 9/1  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Traffic and transport infrastructure</u>  |   |
|                              | <ul style="list-style-type: none"> <li>• If the MUL is extended our local residential roads will be overloaded and congested with heavy trucks.</li> <li>• PDC had not provided an Integrated Transport Assessment (ITA); has not addressed transport capacity and the new transport networks required to integrate with the highway network.</li> <li>• Residents would like to know which local roads will be the main entrance and exit truck routes for the proposed Area 6 industrial sites. Potential for impacts on schools and childcare centres in the area.</li> <li>• The Proposed Plan Change 15 fails to adhere to the Regional Land Transport Strategy and contravenes the Local Government (Auckland) Amendment Act 2004 which requires all Councils to integrate land transport and land use.</li> </ul> |   |
| <b>Submission point</b>      | 9/2  | <b>Proposed Private Change 14 to the</b>      |

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|                              |  | <b>ARPS</b>                                   |
| <b>Summary of submission</b> | <u>Proximity of industrial activities with Sheriff Place</u>   |   |
|                              | <ul style="list-style-type: none"> <li>It is inevitable that industrial activities operating 20-40 metres from the boundary of Sheriff Place will impact on the amenity and property values.</li> </ul>  |   |
| <b>Submission point</b>      | 9/3  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Area 6 – Strategic Transition Buffer</u>  |   |
|                              | <ul style="list-style-type: none"> <li>It is incredulous and inappropriate to convert Area 6 green space barrier into additional high density industrial parks. In doing so there will be no significant barrier to protect Sheriff Place.</li> <li>The adverse reverse sensitivity issues that residents will have to cope with are: reduced air quality, odour, particle and dust emissions, acoustic/noise and vibration impact, visual degradation, light and glare, scale, intensity and hours of operation.</li> <li>Proposed Plan Change 15 provides little detail on how many of the above reverse sensitivity issues will be specifically addressed.</li> <li>Further industrial intensification will place pressure on the capacity of existing wastewater and stormwater networks.</li> </ul> |   |
| <b>Submission point</b>      | 9/4  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Industrial sprawl and alternative locations for industrial development</u>  |   |
|                              | <ul style="list-style-type: none"> <li>Unnecessary to convert Area 6 into industrial parks as there is sufficient vacant industrial land available at the base of Hunua Road and over 200 hectares in Drury around the existing quarry. These areas do not have large established residential communities neighbouring them so reverse sensitivity issues would be minimal. There is also land in Marphona Crescent for industrial intensification.</li> <li>The Auckland Region Business Land Strategy (2006) encourages the redevelopment and intensification of under utilised brownfield business sites and discourages the development of industrial sites in close proximity to residential activities.</li> </ul>   |   |
| <b>Submission point</b>      | 9/5  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Degradation of Papakura Stream</u>  |   |
|                              | <ul style="list-style-type: none"> <li>The Papakura Stream is a notable ecological feature which is under protected.</li> <li>Stormwater flow from high density industrial parks will significantly affect it; earthworks and land disturbances will also result in erosion and the generation of sediment which will eventually end up in the stream.</li> <li>Industrial pollution will impact on the large range of birds and fish that rely on the Papakura Stream as a food source.</li> <li>Support the stormwater detention pond but we are concerned about the capacity of the pond to cope with the surrounding flood plain and peat soils. Proper maintenance and ongoing monitoring of the pool is crucial to avoid public health issues.</li> </ul>  |   |
| <b>Submission point</b>      | 9/6  | <b>Proposed Private Change 14 to the ARPS</b> |

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| <b>Summary of submission</b> | <u>Open Space</u>  |   |
|                              | <ul style="list-style-type: none"> <li>• Currently Area 6 acts as an excellent transition barrier/buffer zone between incompatible industrial activities. Proposed Plan Change 15 seeks to remove this transition zone and sandwich further industrial sprawl into it which is inappropriate given existing reverse sensitivity issues.</li> <li>• Significant open green space and tree belts are essential to mitigate the adverse effects on industrial activity and retain the rural ambience.</li> <li>• The Papakura District Council Open Space Strategy 2003 recognises Takanini Area 6 as a significant Greenfield space to be protected and developed for community recreation and conservation.</li> </ul>  |   |
| <b>Submission point</b>      | 9/7  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Inconsistency with Takanini Structure Plan</u>  |   |
|                              | <ul style="list-style-type: none"> <li>• The Takanini Structure Plan designated Area 6 as residential at 6A and mixed-use (industrial, commercial, retail and residential) at 6B; it was never envisioned that Area 6 would be predominantly industrial.</li> <li>• The Takanini Structure Plan involved significant public consultation with neighbouring Papakura residents, unfortunately neighbouring Manukau residents were excluded from these consultations.</li> <li>• If we had participated we would have supported good-quality medium density residential and medium density mixed use of well designed light commercial, retail, office and community service/education facilities.</li> <li>• We would have sought the retention of existing tree belts and open green space for recreation reserve in Area 6; also the planting of further native tree belts for screening, shelter and ecological enhancement.</li> <li>• We believe that Proposed Plan Change 15 and the previous Plan Change 10 deviate significantly from the Takanini Structure Plan and we support a public consultation review of the Takanini Structure Plan to ensure that land use outcomes are more compatible with existing residential interface.</li> </ul> |   |
| <b>Submission point</b>      | 9/8  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Non-adherence to the Regional Policy Statement Principles</u>   |   |
|                              | <ul style="list-style-type: none"> <li>• Consider that Proposed Plan Change 15 needs to give greater consideration to the Regional Policy Statement. Papakura District Council adopted a number of the Regional Policy Statement values and objectives as part of Plan Change 10; submitter considers that these values and objectives are being undermined.</li> </ul>  |   |
| <b>Submission point</b>      | 9/9  | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <u>Lack of consultation</u>  |   |
|                              | <ul style="list-style-type: none"> <li>• Submitter considers that consultation by Papakura District Council has been inadequate on Plan Change 15.</li> </ul>  |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• That the ARC not extend the MUL until:</li> </ul>   |   |

|                              |  |  |
|------------------------------|--|--|
|                              | <ul style="list-style-type: none"> <li>- Significant lack of transport infrastructure is resolved and an ITA is prepared;</li> <li>- Appropriate land use development and compatible interface with neighbouring communities is resolved.</li> </ul>   |  |
| <b>Submission point</b>      | 9/10   | <b>Proposed Variation 3 to the PARP: ALW</b> |
| <b>Summary of submission</b> | <u>Air quality</u> <ul style="list-style-type: none"> <li>• Industrial activities release emissions of particulate matter, odour and contaminants and the submitter is not confident that the separation distances between Manukau residents and proposed industrial activities under PPC 15 will ensure our protection and avoid the degradation of the Papakura Stream.</li> </ul> |  |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter opposes Proposed Variation 3 to the PARP: ALW</li> </ul>  |  |

#### 10. Hosken and Associates Limited

|                              |  |   |
|------------------------------|--|---|
| <b>Submission point</b>      | 10/1   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• The submitter supports the provisions of Proposed Private Change 14 in its entirety. This Change in its current form: <ul style="list-style-type: none"> <li>- promotes the sustainable management of resources and is consistent with the purpose and principles of the RMA;</li> <li>- will avoid effects which adversely affect the environment;</li> <li>- contains provisions which are appropriate and justifiable in terms of section 32 of the Act and therefore warrant implementation in their present form.</li> </ul> </li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter seeks that Proposed Private Change 14 to the ARPS be upheld in its publicly notified form.</li> </ul>   |   |
| <b>Submission point</b>      | 10/2   | <b>Proposed Variation 3 to the PARP: ALW</b>  |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• The submitter supports the provisions of Variation 3 in its entirety. This Variation in its current form: <ul style="list-style-type: none"> <li>- promotes the sustainable management of resources and is consistent with the purpose and principles of the RMA;</li> <li>- will avoid effects which adversely affect the environment;</li> <li>- contains provisions which are appropriate and justifiable in terms of section 32 of the Act and therefore warrant implementation in their present form.</li> </ul> </li> </ul>             |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter seeks that Variation 3 be upheld in its publicly notified form.</li> </ul>  |   |

#### 11. Cosgrave Residents and Landowners Association

|                              |  |   |
|------------------------------|--|---|
| <b>Submission point</b>      | 11/1   | <b>Proposed Private Change 14 to the ARPS</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• The submitter supports the provisions of Proposed Private Change 14 in its entirety. This Change in its current form: <ul style="list-style-type: none"> <li>- promotes the sustainable management of resources and is consistent with the purpose and principles of the RMA;</li> <li>- will avoid effects which adversely affect the environment;</li> <li>- contains provisions which are appropriate and justifiable in terms of section 32 of the Act and therefore warrant implementation in their present form.</li> </ul> </li> </ul> |   |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter seeks that Proposed Private Change 14 to the ARPS be upheld in its publicly notified form.</li> </ul>   |   |

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|------------------------------|--|--|
| <b>Submission point</b>      | 11/2   | <b>Proposed Variation 3 to the PARP: ALW</b> |
| <b>Summary of submission</b> | <ul style="list-style-type: none"> <li>• The submitter supports the provisions of Proposed Variation 3 in its entirety. Variation 3 in its current form: <ul style="list-style-type: none"> <li>- promotes the sustainable management of resources and is consistent with the purpose and principles of the RMA;</li> <li>- will avoid effects which adversely affect the environment;</li> <li>- contains provisions which are appropriate and justifiable in terms of section 32 of the Act and therefore warrant implementation in their present form.</li> </ul> </li> </ul> |  |
| <b>Decision sought</b>       | <ul style="list-style-type: none"> <li>• The submitter seeks that Variation 3 be upheld in its publicly notified form.</li> </ul>  |  |

#### List and address of submitters

| <b>Name/Organisation</b>               | <b>Address</b>  | <b>Submitter Number</b> |
|--|---|-------------------------|
| Takanini Industrial Trust              | <p><b>All correspondence to be sent to:</b></p> <p>C/- MPC Planning<br/>PO Box 8960<br/>Symonds Street<br/>AUCKLAND 1150<br/>Attention: Helen Webb</p> <p>Email: <a href="mailto:helen@mpc.net.nz">helen@mpc.net.nz</a></p>                               | ARC 1                   |
| Takanini Residents Action Group        | <p>C/- Michael Toohey<br/>Flat 1<br/>21 Berwyn Avenue<br/>Takanini<br/>Papakura</p> <p>Email: <a href="mailto:mptoohy@xtra.co.nz">mptoohy@xtra.co.nz</a></p>  | ARC 2                   |
| Takanini Structure Plan Area 6 Limited | <p><b>All correspondence to be sent to:</b></p> <p>C/ - Harrison Grierson Consultants Limited<br/>PO Box 276 121, Manukau City<br/>Attention: Emma Bayly</p> <p>Email: <a href="mailto:e.bayly@harrisingrierson.com">e.bayly@harrisingrierson.com</a></p> | ARC 3                   |
| Mellviews Limited                      | <p><b>All correspondence to be sent to:</b></p> <p>C/ - Harrison Grierson Consultants Limited<br/>PO Box 276 121, Manukau City<br/>Attention: Emma Bayly</p> <p>Email: <a href="mailto:e.bayly@harrisingrierson.com">e.bayly@harrisingrierson.com</a></p> | ARC 4                   |
| Zabeel Investments Limited             | <p><b>All correspondence to be sent to:</b></p> <p>C/ - Harrison Grierson Consultants Limited<br/>PO Box 276 121, Manukau City<br/>Attention: Emma Bayly</p> <p>Email: <a href="mailto:e.bayly@harrisingrierson.com">e.bayly@harrisingrierson.com</a></p> | ARC 5                   |

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|--|--|--------|
| Village Farms Limited  | <p><b>All correspondence to be sent to:</b></p> <p>C/ - Harrison Grierson Consultants Limited<br/> PO Box 276 121, Manukau City<br/> Attention: Emma Bayly</p> <p>Email: <a href="mailto:e.bayly@harrisingrierson.com">e.bayly@harrisingrierson.com</a></p>  | ARC 6  |
| Alfriston Residents Group<br>(Lifestyle Blocks)                  | <p>C/- Gaylene Rudolph<br/> 25 Everlea Place<br/> Alfriston 2105<br/> Manukau City</p> <p>Email: <a href="mailto:gandm@xtra.co.nz">gandm@xtra.co.nz</a></p>  | ARC 7  |
| Daniel Newman  | <p>4 Gleneagles Grove<br/> Wattle Downs<br/> MANUREWA</p>  | ARC 8  |
| Sheriff Place Residents<br>Group                                 | <p>C/- Denise Mahay<br/> 36 Sheriff Place, Manukau 2105</p> <p>Email: <a href="mailto:marlynd@hotmail.com">marlynd@hotmail.com</a></p>   | ARC 9  |
| Hosken and Associates<br>Limited                                 | <p><b>All correspondence to be sent to:</b></p> <p>C/ - Ellis Gould Solicitors, Level 31 ANZ Centre, 23-29<br/> Albert Street, Auckland.<br/> PO Box 1509 Auckland; Auckland<br/> Contact person: D A Allan / C E Kirman</p> <p>Email: <a href="mailto:dallan@ellisgould.co.nz">dallan@ellisgould.co.nz</a> / <a href="mailto:ckirman@ellisgould.co.nz">ckirman@ellisgould.co.nz</a></p> | ARC 10 |
| Cosgrave Landowners and<br>Residents Association<br>Incorporated | <p><b>All correspondence to be sent to:</b></p> <p>C/ - Ellis Gould Solicitors, Level 31 ANZ Centre, 23-29<br/> Albert Street, Auckland.</p> <p>PO Box 1509 Auckland; Auckland</p> <p>Contact person: J G Goodyer</p> <p>Email: <a href="mailto:jgoodyer@ellisgould.co.nz">jgoodyer@ellisgould.co.nz</a></p>   | ARC 11 |