

**SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE APPLICATIONS  
PROPOSED CHANGE 15 AND VARIATION 5**

**To:** Auckland Regional Council  
Private Bag 92012  
Auckland  
("Consent Authority")

15-1/1

**Name of submitter:** Snowplanet Limited  
91 Small Road  
Silverdale  
Auckland  
("Submitter")

**1. This is a submission on:**

- 1.1 An application by Rodney District Council ("Applicant") to extend the Metropolitan Urban Limits ("MUL") - Auckland Regional Policy Statement - to the 'Hibiscus Coast Gateway' area of Silverdale ("Application"). The Application is referenced by the Consent Authority as Proposed Plan Change No. 15. This is also a submission on Variation 5 to the Proposed Auckland Regional Plan: Air, Land and Water.
- 1.2 The proposed MUL shift would incorporate the site owned by the Submitter at 91 Small Road, Silverdale (legally described as Lot 1, Deposited Plan 195048). The Submitter owns and operates Snowplanet, an indoor snow-sports facility, which opened to the public on 5 March 2005.
- 1.3 The Submitter is planning extensions to its facilities and substantial other recreation and entertainment activities on its residual land and is encouraging of the development of a recreation and entertainment cluster in the Hibiscus Coast Gateway area of Silverdale.

**2. The Submitter supports the Application(s).**

**3. Without limiting the generality of its submission the Submitter makes the following submissions:**

- 3.1 That the Application is consistent with the purposes and principles of the Resource Management Act 1991.
- 3.2 The MUL shift is consistent with the Applicant's Silverdale Structure Plan, Hibiscus Coast Gateway Concept and Plan Variation 123 and also the Northern and Western Sectors Agreement, which seek to enable a recreation and entertainment zone in this area of Silverdale. The future use of this area of

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Silverdale is not rural and the MUL shift will make the process of consenting recreation and entertainment facilities easier.

- 3.3 The MUL shift would recognize the substantial investment of the Submitter on its land and the investment by others on what is hoped to be a cluster of recreation and entertainment activities in this area of Silverdale. Such a cluster would be a regional attraction.
- 3.4 Recreation and entertainment facilities require large areas of land with ready access to the motorway network and population catchment and this area of Silverdale meets those requirements.
- 3.5 The analysis pursuant to Section 32 of the Resource Management Act 1991 is considered adequate and any potential adverse effects of development can be appropriately managed by other planning instruments.
- 3.6 Variation 5 to the Proposed Auckland Regional Plan: Air, Land and Water will give effect to the proposed MUL extension and will appropriately manage the adverse effects of air discharges in the area.

**4. The Submitter seeks the following decision from the Consent Authority:**

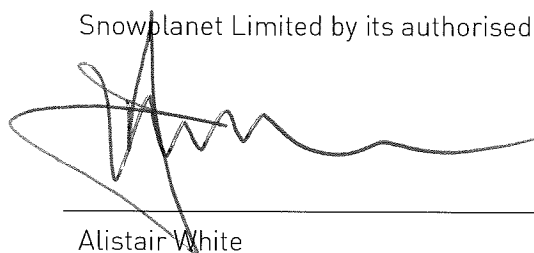
- 4.1 Approve the Application and Variation 5.

15-1/1 and 5-1/1

**The Submitter wishes to be heard in support of this submission and would be prepared to participate jointly with another submitter.**

Signature:

Snowplanet Limited by its authorised agent:



Alistair White

Date:

23 July 2010

Address for service:

Snowplanet Limited  
c/- Planning Focus Limited  
PO Box 911361  
AUCKLAND 1142

Telephone:

(09) 379-5020

Facsimile:

(09) 379-5021

Email:

[aw@planningfocus.co.nz](mailto:aw@planningfocus.co.nz)

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Submission, ARPSIS - 2/1  
#5, ALWS - 2/1

**Resource Management Act 1991**

**Submission on Auckland Regional Policy Statement Proposed  
Private Change 15 and Proposed Auckland Regional Plan: Air,  
Land and Water Proposed Variation 5**

**To:** Project Administrator – Proposed Private ARPS  
Change 15 and Variation 5 to the PARP: ALW  
Auckland Regional Council  
Private Bag 92012  
Auckland

**Submitter:** Waitakere City Council

**Address for Service:** Vijaya Vaidyanath  
Chief Executive  
Attention: Matt Heale  
Waitakere City Council  
Private Bag 93109  
Waitakere City  
Tel. 09 836 8000 extn 8410  
matt.heale@waitakere.govt.nz

**1.0 This is a submission on the following plan change:**

1.1 Auckland Regional Policy Statement Proposed Private Change 15 Extension to metropolitan urban limits, Silverdale – Hibiscus Coast Gateway and Proposed Auckland Regional Plan: Air, Land and Water Proposed Variation 5: Extension to the Urban Air Quality Management Area, Silverdale – Hibiscus Coast Gateway.

**2.0 The provisions of Change 15 and Variation 5 that my submission relates to are:**

2.1 Change 15 and Variation 5 in its entirety.

**3.0 Waitakere City Council's ("WCC's") submission is:**

3.1 WCC generally supports Change 15 and Variation 5.

**Reasons**

- (a) WCC supports the shifting of the metropolitan urban limits and the provision of an Urban Air Quality Management Area to allow for employment opportunities in the north-west sector. The amount of land proposed is appropriate to provide for the sustainable management of natural and physical resources and the wellbeing of the community, and capitalises on the availability of infrastructure and transport networks.
- (b) WCC has a preference that beyond the land addressed in this Change and Variation, future opportunities for the creation of new employment should be

concentrated in the Massey North/Hobsonville/Whenuapai area close to the majority of residents in the north-west sector.

**WCC seeks the following decision**

- (a) WCC seeks that the Auckland Regional Council approve Change 15 and Variation 5.
- (b) Such further or other relief as may be necessary to give effect to this submission.

**4.0 WCC does wish to be heard in support of this submission.**

**5.0 If others make a similar submission WCC may be prepared to consider presenting a joint submission with those submitters at a hearing.**

Dated this 23 day of July 2010



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**Matt Heale**  
**Manager Sustainable Management**  
**Waitakere City Council**

15-2/1

5-2/1

# SUBMISSION FORM

R



## VARIATION 5 TO THE PROPOSED AUCKLAND REGIONAL PLAN: AIR, LAND AND WATER

TO: Policy and Planning  
Auckland Regional Council  
Private Bag 92012  
AUCKLAND

Physical Address: Ground Floor  
21 Pitt Street  
AUCKLAND  
Email: planinfo @arc.govt.nz  
Fax: (09) 3662155

ATT: Project Administrator – Proposed Private ARPS Change 15and Variation 5 to the PARP: ALW

For Office Use Only
Submission Number 5-3/1
Date Received

Please print clearly

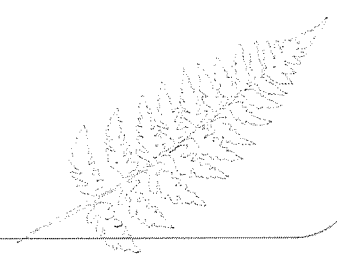
Full Name Equitable Property Holdings Limited (first mortgagee of Netheravon Holdings Limited – registered proprietor of 43-81 Small Rd, Silverdale

Your Organisation (if applicable)

Address for correspondence Level 2, 57 Symonds St, Grafton, AUCKLAND

Contact Phone (Business) 306 7702 (Home) (Fax) 306 7716

Email Address p.thomas@equitable.co.nz



ALWS-3/1

ALWS-3

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.  
PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

*Please delete one*

I / we wish to be heard at the hearing in respect of my / our submission.

I / we would be prepared to present a joint case at the hearing with any others making similar submissions.

Yes

/

~~No~~

Yes

/

~~No~~

SIGNED: \_\_\_\_\_

DATE: 22 July 2010

NOTE: SIGNATURE IS NOT REQUIRED IF SUBMISSION IS MADE BY ELECTRONIC MEANS

5-3/1

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.

PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

Point	Area	Support or Oppose	Decision / Amendment Sought	Reasons for Support or Opposition
Example	Area of proposed Urban Air Quality Management Area (UAQMA) extension that you wish to comment on (e.g. specific area on Map Series 1 – Map 16 and 20, Map Series 1A – Maps 23 and 116)	State whether you: • “ Oppose” or • “ Oppose in Part” or • “ Support” shifting the UAQMA in the area on which you are commenting	If you “ oppose” or “ oppose in part” state the change you would like to see made to this particular area of the map.	State the reasons why you support or oppose this particular provision.
1	Area of proposed UAQMA extension, proposed variation 15, Map series 1A, Map 23	Support	<div style="border: 1px solid black; padding: 5px; display: inline-block;">           Submission # ALWS-3/1         </div>	The proposed variation 5 to the PARP is consistent with the intended change in land use under extension of the MUL and proposed private change for the Hibiscus Coast Gateway Recreational and Entertainment zone as detailed in the proposed Rodney District Councils District Plan Variation 123
2				

. Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.

Point	Area	Support or Oppose	Decision / Amendment Sought	Reasons for Support or Opposition
3				

(Please use additional sheets, if necessary)

. Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.

# SUBMISSION FORM



## PROPOSED PRIVATE CHANGE 15 TO THE AUCKLAND REGIONAL POLICY STATEMENT

TO: Policy and Planning

Physical Address: Ground Floor

Auckland Regional Council

21 Pitt Street

Private Bag 92012

AUCKLAND

AUCKLAND

Email:

planinfo @arc.govt.nz

ATT: Project Administrator – Proposed Private ARPS Change 15 and Variation  
5 to the PARP: ALW

Fax:

(09) 3662155

<b>For Office Use Only</b>
Submission Number
Date Received

Please print clearly

Full Name

Equitable Property Holdings Limited (first mortgagee of Netheravon Holdings Limited  
– registered proprietor of 43-81 Small Rd, Silverdale

Your Organisation  
(if applicable)

Address for  
correspondence

Level 2, 57 Symonds St, Grafton, AUCKLAND

Contact Phone  
(Business)

306 7702

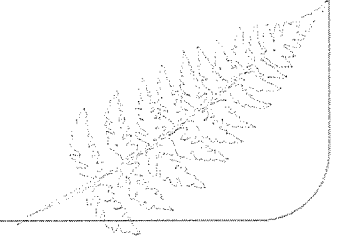
(Home)

(Fax)

306 7716

Email Address

p.thomas@equitable.co.nz



RPSIS - 3

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.

PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

*Please delete one*

I / we wish to be heard at the hearing in respect of my / our submission.

Yes /

No

I / we would be prepared to present a joint case at the hearing with any others making similar submissions.

Yes /

No

SIGNED: \_\_\_\_\_ DATE: 22 July 2010

NOTE; SIGNATURE IS NOT REQUIRED IF SUBMISSION IS MADE BY ELECTRONIC MEANS

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PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

Point	Area	Support or Oppose	Decision / Amendment Sought	Reasons for Support or Opposition
Example	Area of proposed Metropolitan Urban Limit (MUL) extension that you wish to comment on (e.g. specific area on Map 1 – Sheet 3)	State whether you: <ul style="list-style-type: none"> <li>• “ Oppose” or</li> <li>• “ Oppose in Part” or</li> <li>• “ Support”</li> </ul> shifting the MUL in the area on which you are commenting	If you “ oppose” or “ oppose in part” state the change you would like to see made to this particular area of the map.	State the reasons why you support or oppose this particular provision.
1	Area of proposed MUL extension, change 15, Map 1 – Sheet 3	Support		The proposed MUL extension is consistent with the proposed Hibiscus Coast Gateway recreational and Entertainment zone as detailed in the proposed Rodney District Councils District Plan Variation 123.
2				

. Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.

Point	Area	Support or Oppose	Decision / Amendment Sought	Reasons for Support or Opposition
3				

(Please use additional sheets, if necessary)

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2015-515027 ALWS-4

# SUBMISSION FORM



## PROPOSED PRIVATE CHANGE 15 TO THE AUCKLAND REGIONAL POLICY STATEMENT

TO: Policy and Planning  
Auckland Regional Council  
Private Bag 92012  
AUCKLAND

Physical Address: Ground Floor  
21 Pitt Street  
AUCKLAND  
Email: planinfo@arc.govt.nz  
Fax: (09) 3662 55

ATT: Project Administrator : Proposed Private ARPS Change 15 and Variation 5 to the PARP: ALW

For Office Use Only
Submission Number 15-411
Date Received

Please print clearly

Full Name

LM Painton Estate

15-411  
5-411

Your Organisation (if applicable)

c/- Transurban Limited (attn: Michelle Baker)

Address for correspondence

Transurban Limited, PO Box 90921, Victoria Street West, Auckland 1142.

Contact Phone (Business)

(09) 309 - 2555 (Home) N/A (Fax) (09) 309 - 2557

Email Address

michelle.baker@transurban.co.nz



Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.  
PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

23/07/2010 16:38 64-9-3092557 BARRY RAE TRANSURBAN PAGE 02



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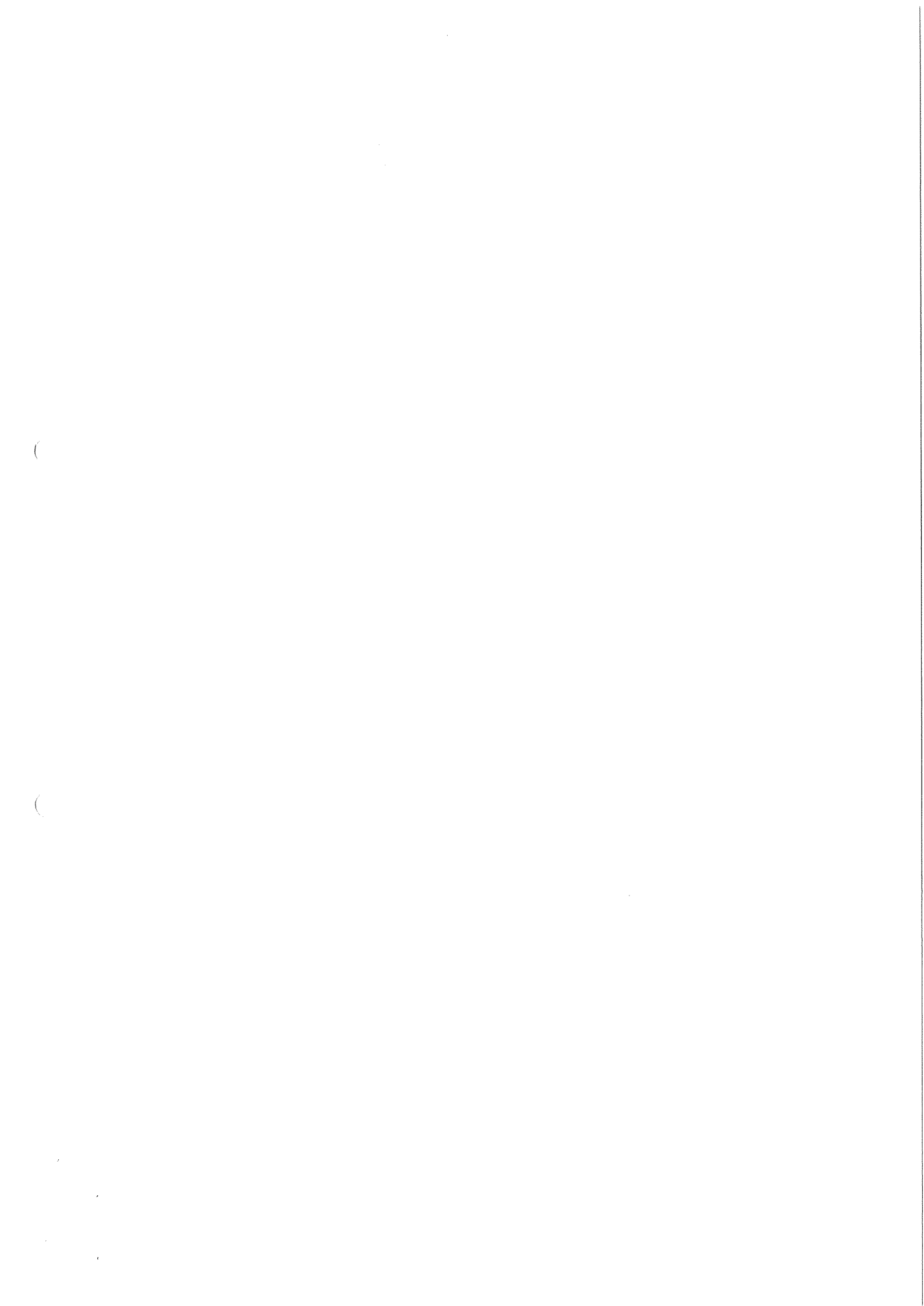
I / we wish to be heard at the hearing in respect of my / our submission.	Yes /	<del>No</del>
I / we would be prepared to present a joint case at the hearing with any others making similar submissions.	Yes /	<del>No</del>

SIGNED: *Barry Rae* DATE: 23 July 2010

NOTE: SIGNATURE IS NOT REQUIRED IF SUBMISSION IS MADE BY ELECTRONIC MEANS

1 | 7-51

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.  
PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.



1	Proposed extension of the Metropolitan Urban Limit (MUL) over the 'Hibiscus Coast Gateway' area.	Support	Accept proposed Plan Change in its entirety.  Submission # 15-4/1	The proposed Plan Change is consistent with 'Schedule 1 - High Density Centres and Corridors and Future Urban Areas' of the Auckland Regional Policy Statement, and allows for urban development to occur in the Hibiscus Coast Gateway Area.

(Please use additional sheets, if necessary)

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4  
ALWS  
RPS15-4



# SUBMISSION FORM

## VARIATION 5 TO THE PROPOSED AUCKLAND REGIONAL PLAN: AIR, LAND AND WATER

TO: Policy and Planning  
Auckland Regional Council  
Private Bag 92012  
AUCKLAND

Physical Address: Ground Floor

21 Pitt Street  
AUCKLAND

ATT: Project Administrator : Proposed Private ARPS Change 15 and Variation 5  
to the PARP: A.W

Email: planinfo @arc.govt.nz  
Fax: (09) 3662155

For Office Use Only
Submission Number 5-4-11
Date Received

Please print clearly

Full Name LM Painton Estate

Your Organisation (if applicable) c/- Transurban Limited (attn: Michelle Baker)

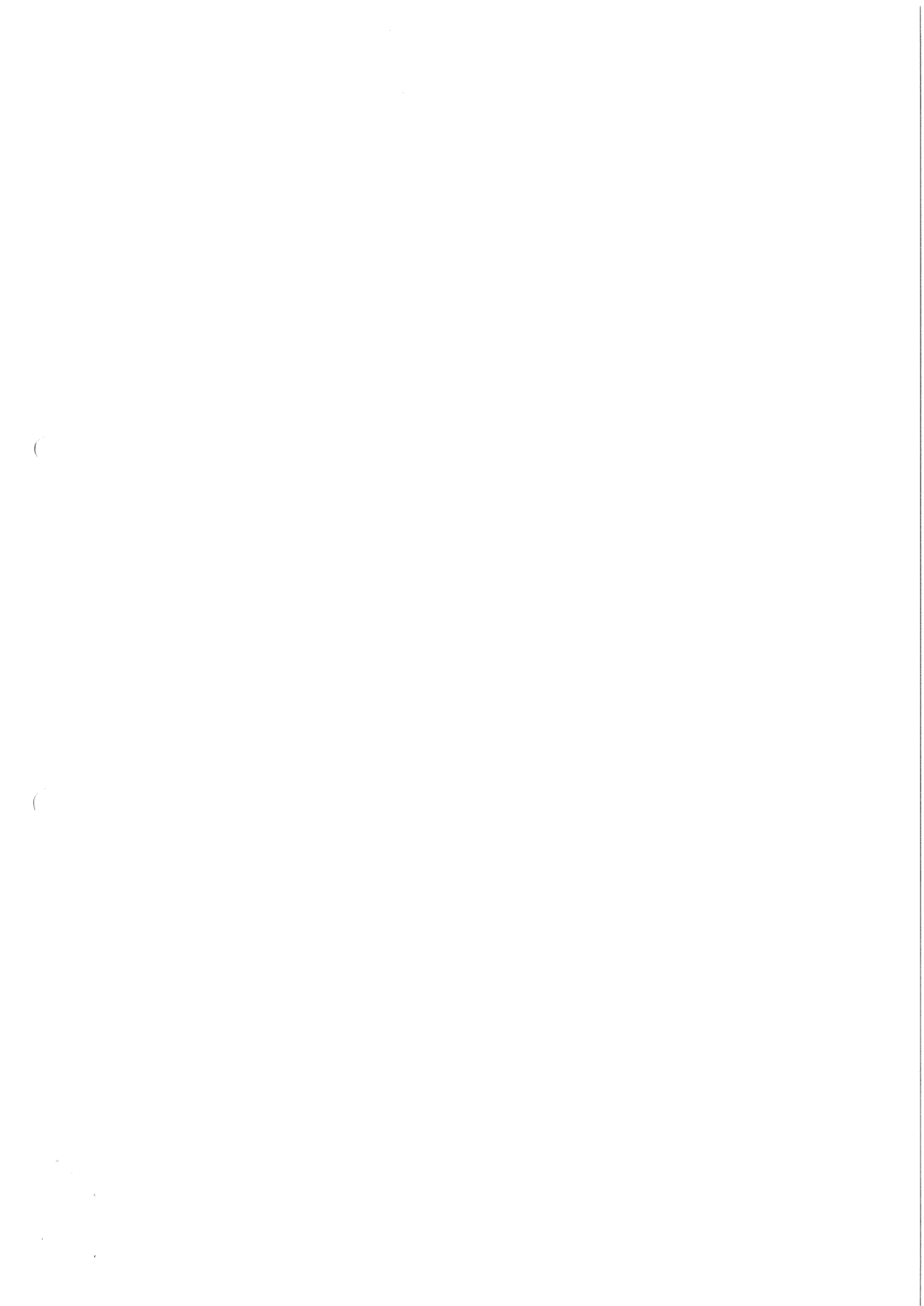
Address for correspondence Transurban Limited, PO Box 90921, Victoria Street West, Auckland 1142.

Contact Phone (Business) (09) 309 - 2555 (Home) N/A (Fax) (09) 309 - 2557

Email Address michelle.baker@transurban.co.nz



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23-07-2010

15:04

FROM: 64 9 3092557

TO: AUCKLAND REGIONAL CO

PAGE 006

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Yes / ~~No~~

I / we would be prepared to present a joint case at the hearing with any others making similar submissions.

Yes / ~~No~~

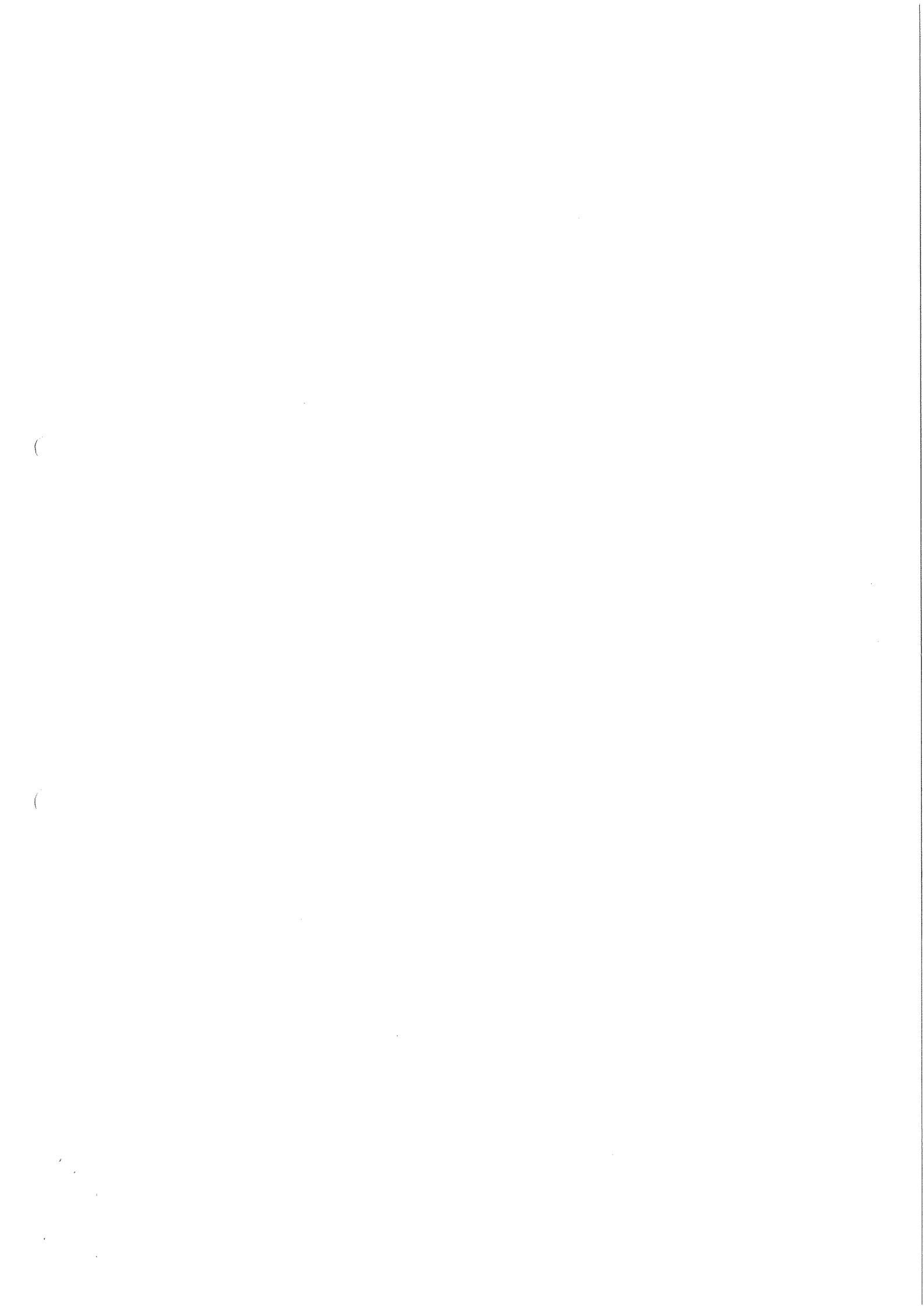
SIGNED: 

DATE: 23 July 2010

1/4-5

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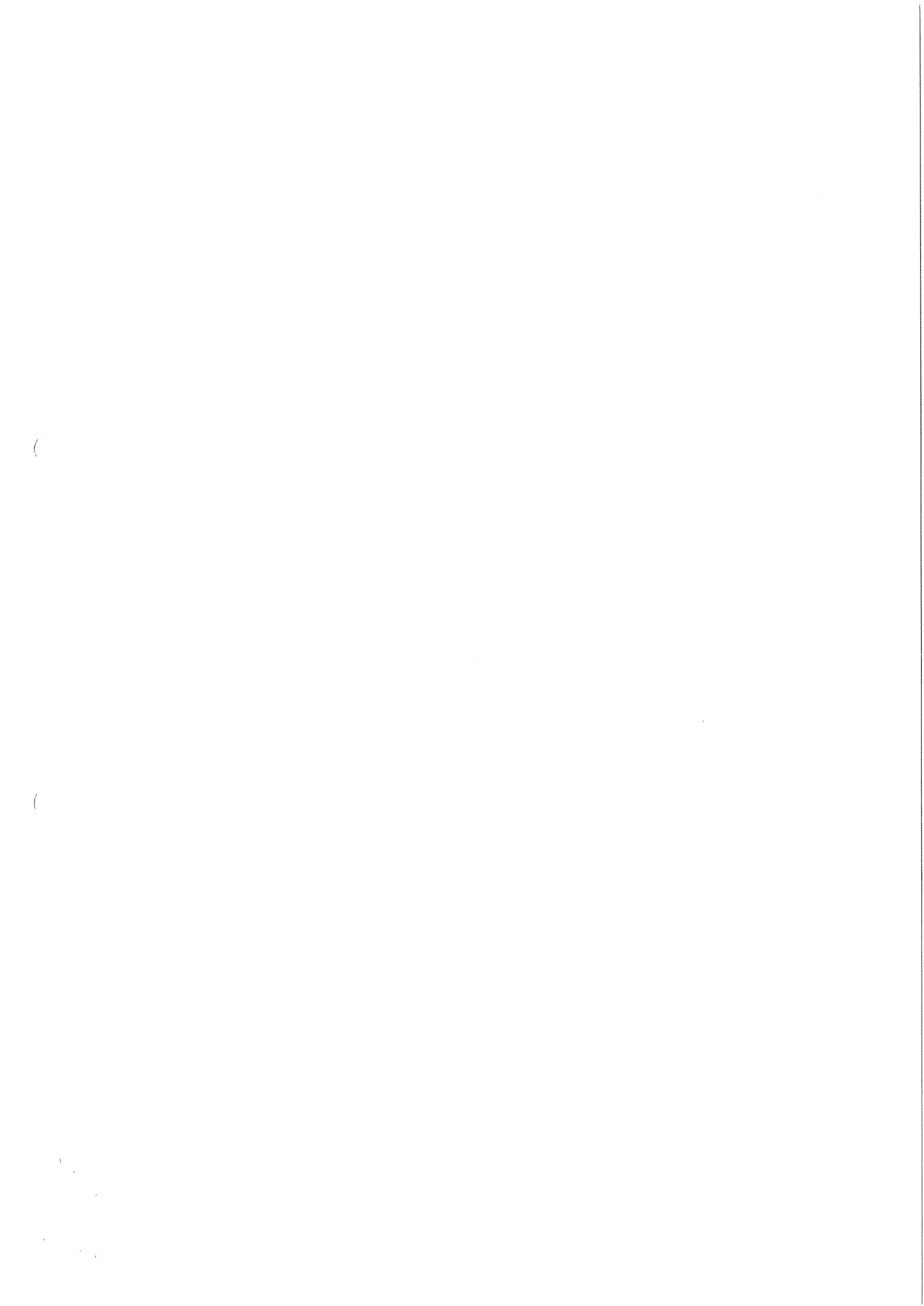
Item	Area	Support or Oppose	Decision/Amendment Sought	Reasons for Support or Opposition
1	Proposed extension of the Urban Air Quality Management Area over the 'Hibiscus Coast Gateway' area.	Support	Accept the proposed variation in its entirety.  Submission # 5-411	The proposed Variation will give effect to the proposed MUL extension and will appropriately manage the adverse effects of air discharges in the area.

(Please use additional sheets, if necessary)

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23/07/2010 15:38 64-9-3092557 BARRY RAE TRANSUREAN PAGE 07



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# SUBMISSION FORM



## PROPOSED PRIVATE CHANGE 15 TO THE AUCKLAND REGIONAL POLICY STATEMENT

TO Policy and Planning  
Auckland Regional Council  
Private Bag 320 2  
AUCKLAND

Physical Address: Ground Floor  
21 Pitt Street  
AUCKLAND  
Email: planinfo @arc.govt.nz  
Fax: (09) 3662155

ATT: Project Administrator : Proposed Private ARPS Change 15 and Variation 5 to the PARP: ALW

For Office Use Only
Submission Number <b>15-5/1</b>
Date Received

Please print clearly

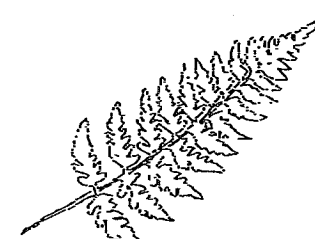
Full Name Runwild Trust

Your Organisation (if applicable) c/- Transurban Limited (attn: Michelle Baker)

Address for correspondence Transurban Limited, PO Box 90921, Victoria Street West, Auckland 1142.

Contact Phone (Business) (09) 309 - 2555 (Home) N/A (Fax) (09) 309 - 2557

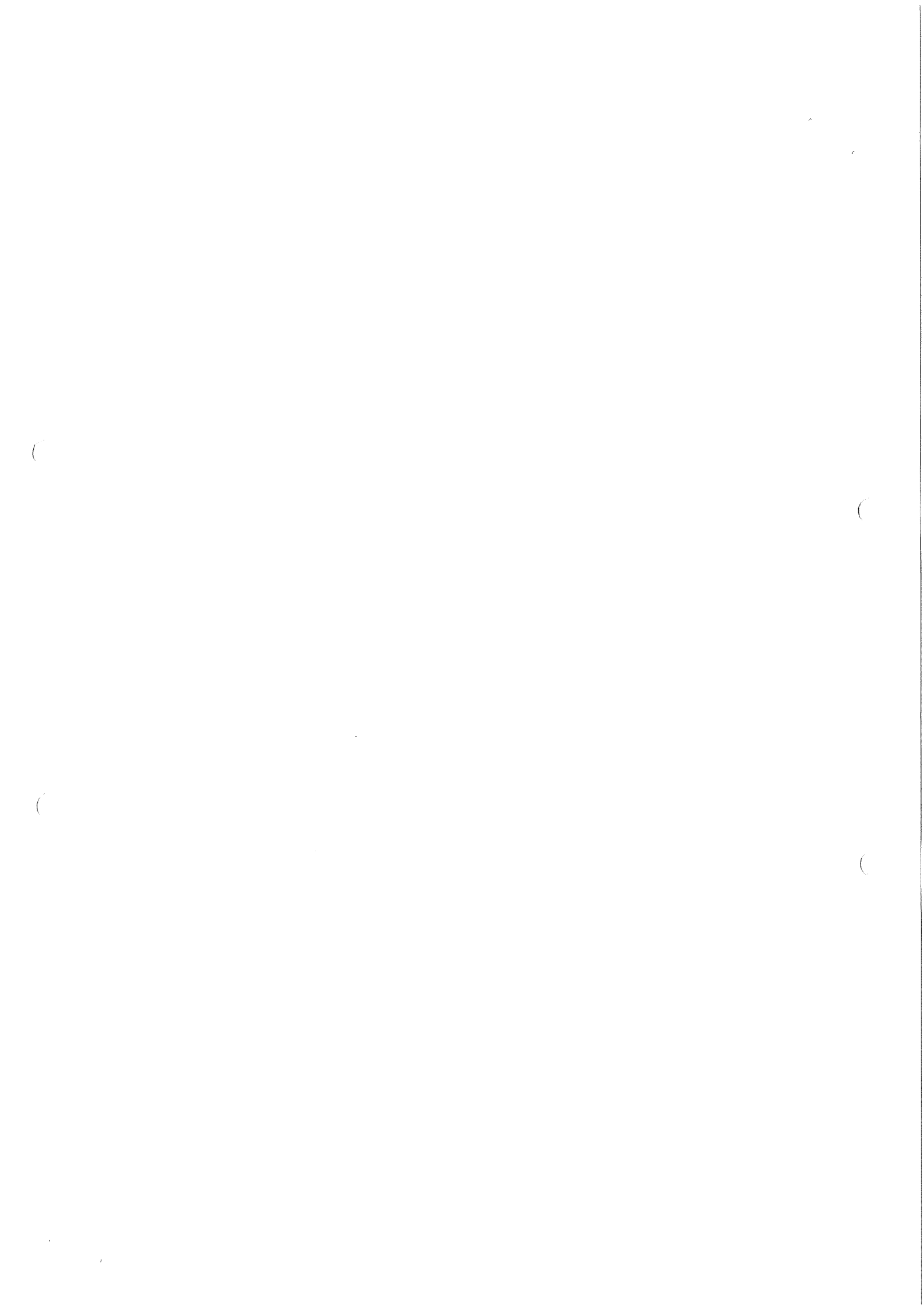
Email Address michelle.baker@transurban.co.nz



RPS 15-5/1  
ALW5-5/1

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.  
PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

23/07/2010 16:43 64-9-3092557 BARRY RAE TRANSURBAN PAGE 02



*Please delete one*

I / we wish to be heard at the hearing in respect of my / our submission.

Yes / ~~No~~

I / we would be prepared to present a joint case at the hearing with any others making similar submissions.

Yes / ~~No~~

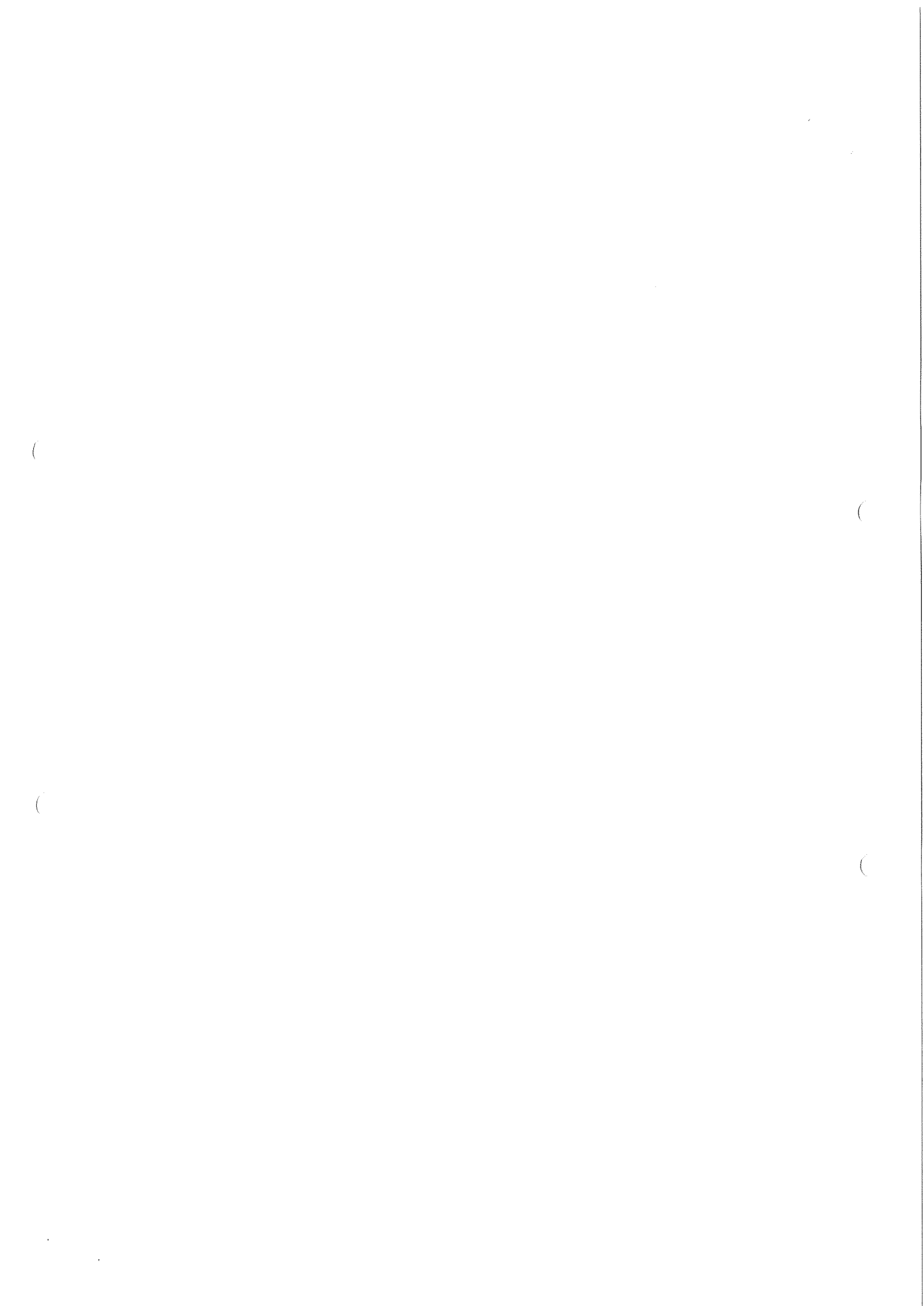
SIGNED: 

DATE: 23 July 2010

NOTE: SIGNATURE IS NOT REQUIRED IF SUBMISSION IS MADE BY ELECTRONIC MEANS

15-5/1

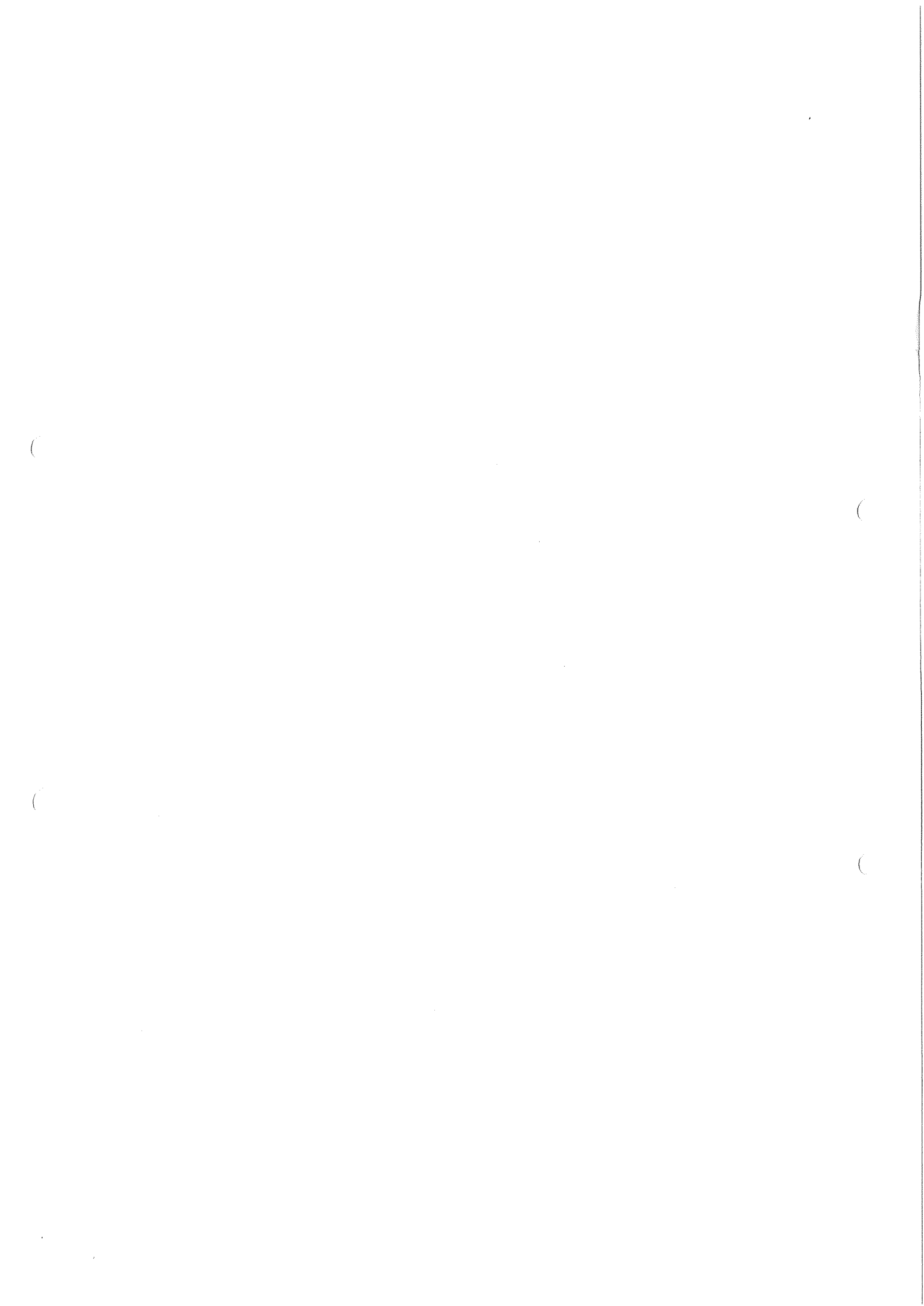
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PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE



Point	Area	Support or Oppose	Decisions/Agreement sought	Reasons for Support or Opposition
1	Proposed extension of the Metropolitan Urban Limit (MUL) over the 'Hibiscus Coast Gateway' area.	Support	Accept proposed Plan Change in its entirety.  Submission # 15-5/1	The proposed Plan Change is consistent with 'Schedule 1 - High Density Centres and Corridors and Future Urban Areas' of the Auckland Regional Policy Statement, and allows for urban development to occur in the Hibiscus Coast Gateway Area.

(Please use additional sheets, if necessary)

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.



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# SUBMISSION FORM



## VARIATION 5 TO THE PROPOSED AUCKLAND REGIONAL PLAN: AIR, LAND AND WATER

TO: Policy and Planning  
Auckland Regional Council  
Private Bag 92012  
AUCKLAND

Physical Address: Ground Floor  
21 Pitt Street  
AUCKLAND  
Email: [clarinf@arc.govt.nz](mailto:clarinf@arc.govt.nz)  
Fax: (09) 3662155

ATTN: Project Administrator : Proposed Private ARPS Change 15 and Variation 5 to the PARP: ALW

For Office Use Only
Submission Number <b>5-5/1</b>
Date Received

Please print clearly

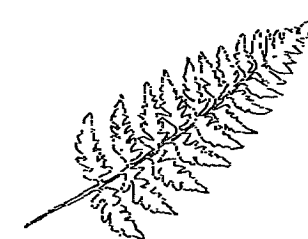
Full Name Runwild Trust

Your Organisation (if applicable) c/- Transurban Limited (attn: Michelle Baker)

Address for correspondence Transurban Limited, PO Box 90921, Victoria Street West, Auckland 1142.

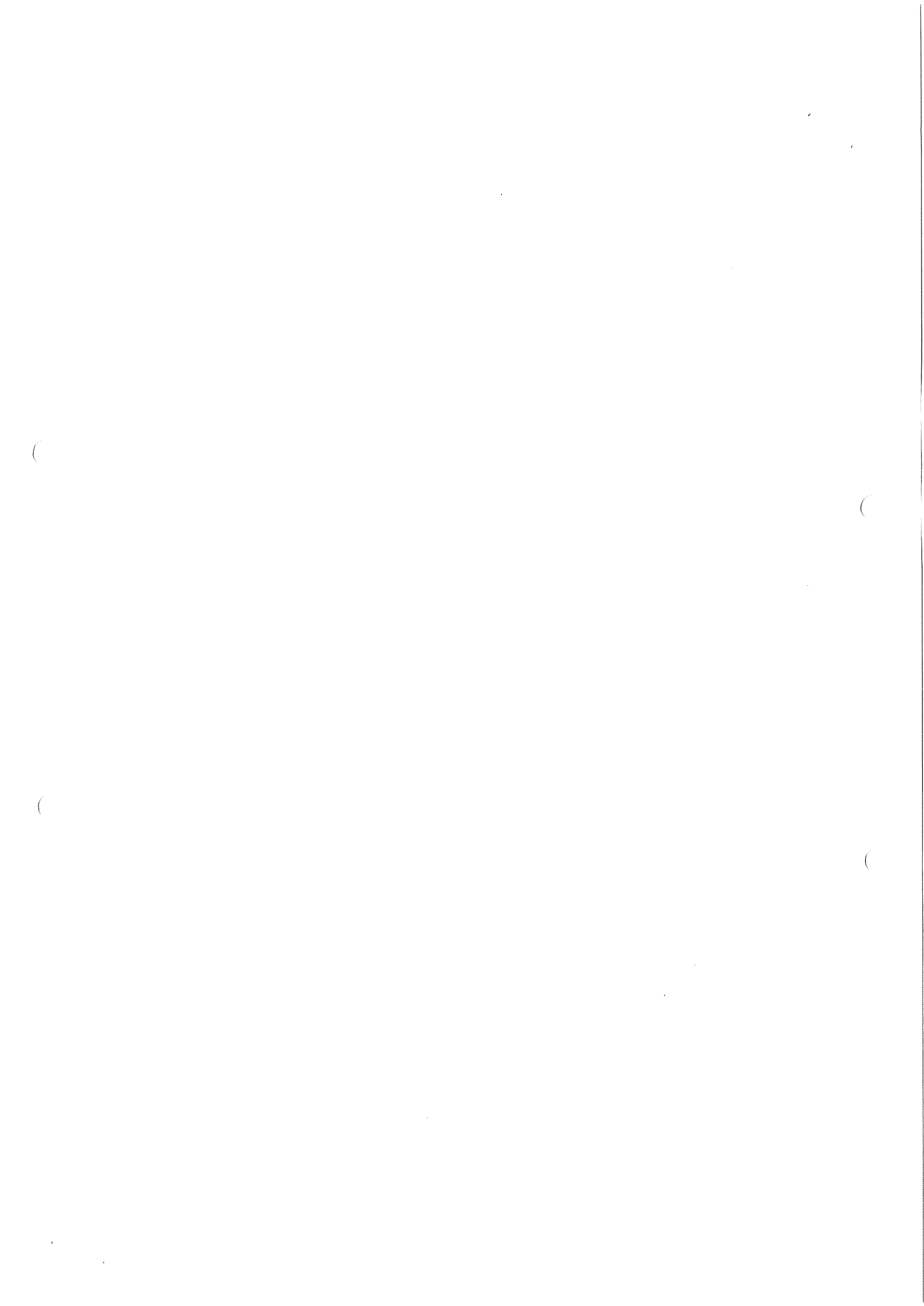
Contact Phone (Business) (09) 309 - 2555 (Home) N/A (Fax) (09) 309 - 2557

Email Address [michelle.baker@transurban.co.nz](mailto:michelle.baker@transurban.co.nz)



Submissions must be received no later than 4.30pm on Friday 23<sup>rd</sup> July 2010.  
PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE.

23/07/2010 16:43 64-9-3092557 BARRY RAE TRANSURBAN PAGE 05



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23/07/2010 16:43 64-9-3092557 BARRY RAE TRANSUREAN PAGE 06

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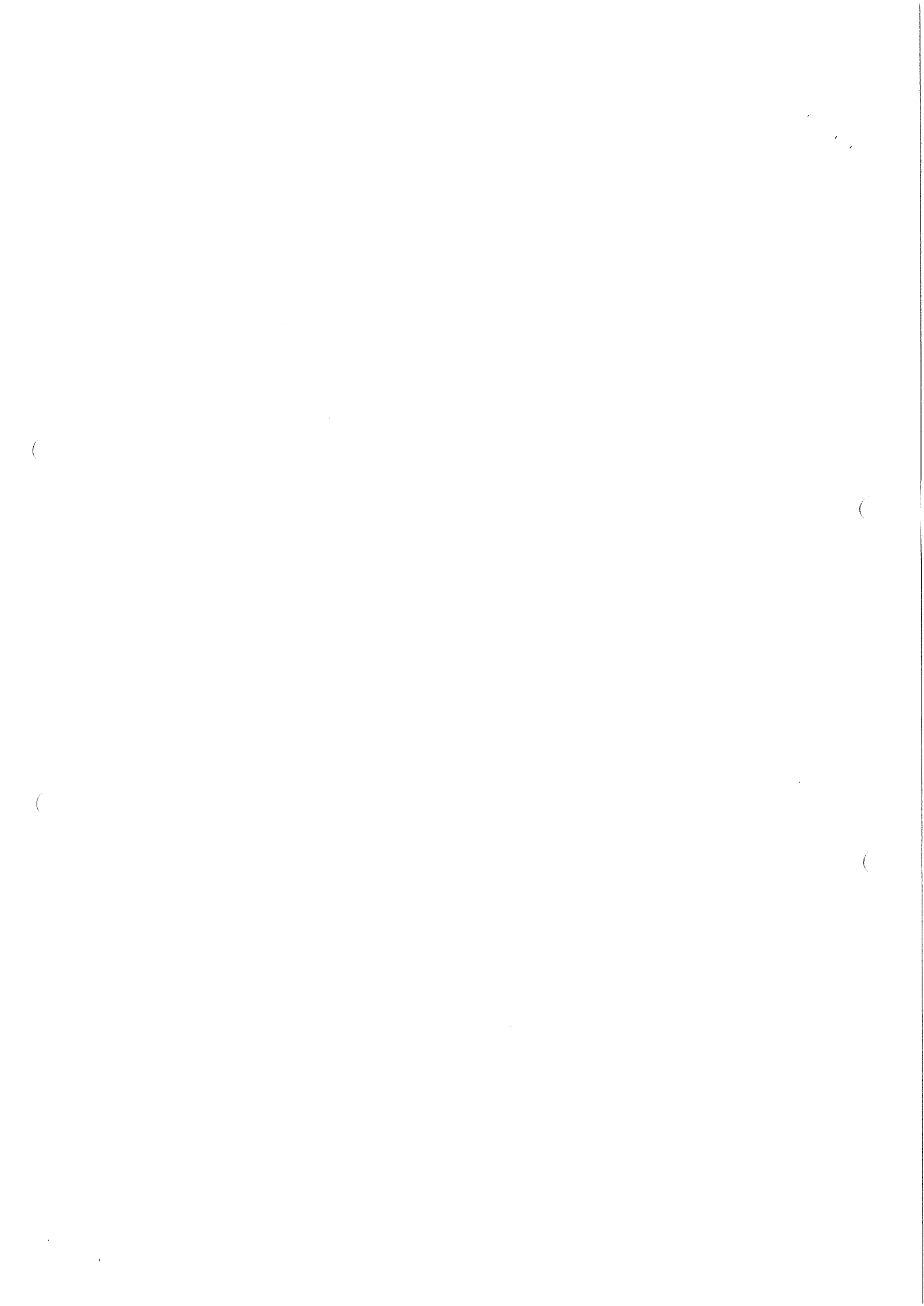
I / we wish to be heard at the hearing in respect of my / our submission.	Yes /	<del>No</del>
I / we would be prepared to present a joint case at the hearing with any others making similar submissions.	Yes /	<del>No</del>

SIGNED:  DATE: 23 July 2010

NOTE: SIGNATURE IS NOT REQUIRED IF SUBMISSION IS MADE BY ELECTRONIC MEANS

5-5/1

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.  
PLEASE WRITE YOUR FEEDBACK IN THE TABLE ON THE FOLLOWING PAGE



Panel	Area	Support or Oppose	Decision / Amendment Sought	Reasons for Support or Opposition
1	Proposed extension of the Urban Air Quality Management Area over the 'Hibiscus Coast Gateway' area.	Support	Accept the proposed Variation in its entirety.	The proposed Variation will give effect to the proposed MUL extension and will appropriately manage the adverse effects of air discharges in the area.

5-5/1

(Please use additional sheets, if necessary)

Submissions must be received no later than 4.30pm on Friday, 23<sup>rd</sup> July 2010.



RPS15-6/1



NZ TRANSPORT AGENCY  
WAKA KOTAHI

Level 11, HSBC House  
1 Queen Street  
Private Bag 106602  
Auckland 1143  
New Zealand  
T 64 9 969 9800  
F 64 9 969 9813  
[www.nzta.govt.nz](http://www.nzta.govt.nz)

22nd July 2010

Chief Executive Officer  
Auckland Regional Council  
Private Bag 92012  
Victoria Street West

Auckland 1142

Dear Project Administrator

**Submission on Plan variation 123 – Hibiscus Coast Gateway Entertainment Zone and MUL Shift – Request 15 to Rezone Rural Land to Special Zone 25 and 26**

Please see enclosed NZTA's submission to Plan Variation 123. NZTA welcome's further discussion on the content of the submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Angelene Butler', written over a horizontal line.

**Angelene Butler**  
Senior Resource Planner

**FORM 5**

**Submission on Publicly Notified Proposal for Policy Statement or Plan**

**Proposed Plan Variation 123 to the Proposed Rodney District Plan**

**And**

**Private Plan Change Request 15 to the Regional Policy Statement**

*Pursuant to Clause 6 of First Schedule, Resource Management Act 1991 (RMA)*

To Chief Executive Officer  
Rodney District Council  
50 Centreway Road  
Private Bag 500  
**OREWA 0946**

15-6/1

**ATTENTION:** Strategy and Policy (Deanna Moss)

To Chief Executive Officer  
Auckland Regional Council  
Private Bag 92012  
Auckland

**ATTENTION:** Project Administrator - Proposed Private ARPS Change 15 and  
Variation 5 to the PARP: ALW Auckland Regional Council

**NAME OF SUBMITTER:** New Zealand Transport Agency ("NZTA")

C/- address for service below

NZTA

15-6/1

**1. NUMBER AND NAME OF PROPOSED CHANGE:**

This is a submission on Rodney District Councils (RDC) variation 123 ("the plan change") to rezone rural land to Special 25 (Hibiscus Coast Specialist Retail) Zone and Special 26 (Hibiscus Coast Gateway Recreation and Entertainment) Zone, and the private change request 15 ("request 15") to the Auckland Regional Policy Statement (ARPS) lodged with the Auckland Regional Council (ARC) for an associated shift in the Metropolitan Urban Limits (MUL).

**2. SPECIFIC ASPECTS OF THE APPLICATION THAT NZTA'S SUBMISSION RELATES TO ARE:**

The NZTA is interested in aspects of the plan change and request 15 that relate to any potential adverse effects on the land transport system including but not limited to the State highway network.

**3. THE NZTA'S POSITION:**

On the basis of the current level of information it has received, the NZTA supports the plan change and request 15 in part.

**4. REASONS FOR THE NZTA'S POSITION:**

**Introduction/General Reasons**

4.1 The NZTA has direct responsibilities for the functioning of State highway network and associated interchanges and intersections, including the Hibiscus Coast Highway (SH1A) and State Highway 1 (SH1). In addition to this, the NZTA has absorbed the former functions of Land Transport New Zealand, which include broader consideration of the land transport network in terms of safety, promotion of land use and transport integration.

4.2 The NZTA supports, in part, the rezoning of approximately 95ha of existing General Rural Zone land to Special 26 (Hibiscus Coast Gateway Recreation and Entertainment) Zone and Special 25 (Hibiscus Coast Specialist Retail) Zone so long as it is carried out in tandem with the anticipated shift in MUL. The land occupies an area between East Coast Road, Hibiscus Coast Highway and State Highway 1. This area is largely pastoral with some existing retail and entertainment activities.

4.3 NZTA has confirmed that the plan change was included in BECA's initial 2006 Silverdale North Traffic assessment as part of the do minimum scenario. Accordingly, the NZTA has

not identified any strategic network issues resulting from this particular plan change scenario.

### Specific Reasons

#### *Small Road*

15-6/1

- 4.4 NZTA would like to see the plan change acknowledge the potential adverse effects associated with use of Small Road for site access by traffic generating activities prior its anticipated closure and realignment with the proposed spine road as discussed in the section 32 report.
- 4.5 NZTA currently has ongoing concerns relating to the operation of Small Road, due to its close proximity to Silverdale interchange on Hibiscus Coast Highway, and the adverse effects created by this in terms of road safety and efficiency.
- 4.5 There is particular concern that activities with access to Small Road may be developed and commence operations prior to establishment of the proposed spine road for the Special Zone 26. In this scenario traffic would access sites via the current alignment of Small Road increasing the use of the road, which is already far from ideal from a road safety and efficiency point of view. This should be reflected in the plan change's issues, objectives and policies.
- 4.6 A rule should also be inserted that requires discretionary activity resource consent for the development and/or use of any sites with access to Small Road, prior to the closure of the current Small Road connection to the Hibiscus Coast Highway and realignment to a new connection point consistent with the proposed spine road. The rule should also clearly require the approval of the NZTA as an affected party, and the reason for rule or any assessment criteria should clearly articulate the need to consider adverse effects on SH1, the Silverdale Interchange and Hibiscus Coast Highway, and consider the cumulative traffic effects of the proposal with any existing activities using Small Road.

#### *Access to Hibiscus Coast Highway*

- 4.7 The NZTA support the existing plan change rules that limit access points onto Hibiscus Coast Highway in light of the positive effects this will have in terms of road safety and efficiency. These rules include:
- Rule 12.8.26.6.7 which excludes any activity having direct access onto Hibiscus Coast Highway for Special Zone 26;
  - Rule 12.8.26.6.8 which addresses the indicative road layout for Special Zone 26;
- and

- Rule 12.8.25.6.6 which defines the access points for Special Zone 25 to those shown in the Concept Plan.

*Park and Ride Facility*

- 4.9 Substantial progress has been made to bring forward the development of a park and ride facility on the land. This activity is scheduled on its proposed site in the plan change, and the NZTA supports this.
- 4.10 The NZTA has been consulted by the council on this particular facility and would like to take this opportunity to acknowledge the RDC for their commitment to this facility and enabling the NZTA to have an input.

5. **DECISION REQUESTED FROM THE COUNCIL:**

5.1 The NZTA seeks the following decision from the Council:

Sub #  
15-611  
~~15/6~~

(a) That should the Rodney District Council or Auckland Council approve the Plan Change that additional provisions are included addressing the following:

15-611

- (i) Add an issue and policy and associated explanatory text reflecting the need to appropriately consider the traffic effects associated with the interim use of Small Road prior to closing its current connection point to Hibiscus Coast Highway, and its realignment to the proposed new spine road.
- (ii) Add a new rule requiring discretionary activity resource consent for activities that are otherwise permitted, controlled or restricted discretionary that that get access from Small Road, prior to closing its current connection point to Hibiscus Coast Highway, and its realignment to the proposed new spine road. The rule should be supported by appropriate explanatory text or assessment criteria that clearly articulates the need to consider adverse effects on SH1, the Silverdale interchange and Hibiscus Coast Highway, and consider the cumulative traffic effects of the proposal with any existing activities using Small Road.

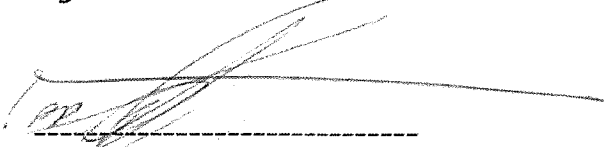
(b) That the following proposed rules relating to access onto Hibiscus Coast Highway and indicative road location are retained:

- (i) Rule 12.8.26.6.7;
- (ii) Rule 12.8.26.6.8; and

(iii) Rule 12.8.25.6.6.

5.2 The NZTA wishes to be heard in support of its submission.

**Signed** for and on behalf of the New Zealand Transport Agency



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Integrated Planning Manager (Auckland)

July 2010

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