

ARPS Proposed Change 16 and PARP: ALW Proposed Var 6 – Silverdale Industrial – submissions and further submissions

Submitter name	Submitter #	Submission #	Summary Submission	Decision sought	Further submitter #, name and further submission
C Ellet and SA Ellet	RPS16 - 1	16 1/1	Oppose movement of MUL shift because it is contrary to Part II RMA and sound RM practice, the Hauraki Gulf Marine Park Act 2000, the ARPS, the Sector Agreement and the Regional Growth Strategy. The proposal will result in inappropriate spot zoning without proper environmental or regional assessment, will have adverse effects on land to the east that are not remedied or mitigated, will have serious amenity, landscape and character effects, will adversely affect the cemetery, will undermine the integrity of the MUL, will be a precedential creep into the greenbelt, does not adequately address transport, social or cultural matters. The section 32 analysis is deficient. The district plan provisions are not adequate. The proposal pre-empts the outcomes of the Silverdale South structure plan and the future Auckland Structure Plan. The need for business land is not so urgent as to take priority over more appropriate means of catering for business needs.	Decline change	<p>1 Ingrid Ann Ormondy Uphold submission</p> <p>4 Silverdale South Environmental Protection Society Uphold submission</p> <p>5 C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
C Ellet and SA Ellet	ALW6 - 1	6 1/1	Oppose movement of MUL shift because it is contrary to Part II RMA and sound RM practice, the Hauraki Gulf Marine Park Act 2000, the ARPS, the Sector Agreement and the Regional Growth Strategy. The proposal will result in inappropriate spot zoning without proper environmental or regional assessment, will have adverse effects on land to the east that are not remedied or mitigated, will have serious amenity, landscape and character effects, will adversely affect the cemetery, will undermine the integrity of the MUL, will be a precedential creep into the	Decline change	<p>1 Ingrid Ann Ormondy Uphold submission</p> <p>4 Silverdale South Environmental Protection Society Uphold submission</p>

			greenbelt, does not adequately address transport, social or cultural matters. The section 32 analysis is deficient. The district plan provisions are not adequate. The proposal pre-empts the outcomes of the Silverdale South structure plan and the future Auckland Structure Plan. The need for business land is not so urgent as to take priority over more appropriate means of catering for business needs.		<p>5 C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Trust	RPS16 - 2	16 2/1	Oppose movement of MUL as it is not a logical extension and will result in potentially adverse effects currently avoided by the existing and logical defensible boundary between the existing industrial land in the north and the Countryside Living Rural land to the south and west.	Decline change	<p>4 Silverdale South Environmental Protection Society Uphold submission</p> <p>5. C Ellet and SA Ellett Uphold submission</p>
Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Trust	ALW6 - 2	6 2/1	Oppose movement of the UAQMA as is premature	Decline change	<p>4 Silverdale South Environmental Protection Society Uphold submission</p> <p>5. C Ellet and SA Ellett Uphold submission</p>
Northgate Stormwater Management Ltd.	RPS16 - 3	16 3/1	Support move subject to conditions relating to the existing stormwater management of the site and Peters Way being continued and adhered to in relation to Northgate Stormwater Management Ltd., costs, maintenance and installation of stormwater management.	Accept change subject to conditions	<p>4. Silverdale South Environmental Protection Society Decline submission</p> <p>5.C Ellet and SA Ellett</p>

					Decline submission 6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission
Northgate Stormwater Management Ltd.	ALW6 - 3	6 3/1	Support move subject to conditions relating to the existing stormwater management of the site and Peters Way being continued and adhered to in relation to Northgate Stormwater Management Ltd., costs, maintenance and installation of stormwater management.	Accept change subject to conditions	4. Silverdale South Environmental Protection Society Decline submission 5.C Ellet and SA Ellett Decline submission 6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission
Peregrine Devpts Ltd.	RPS16 - 4	16 4/1	Support move subject to conditions relating to the existing stormwater management of the site and Peters Way being continued and adhered to in relation to Northgate Stormwater Management Ltd., costs, maintenance and installation of stormwater management.	Accept change subject to conditions	6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission
Peregrine Devpts	ALW6 - 4	6 4/1	Support move subject to conditions relating to the existing	Accept change	6. Auckland Memorial

Ltd.			stormwater management of the site and Peters Way being continued and adhered to in relation to Northgate Stormwater Management Ltd., costs, maintenance and installation of stormwater management.	subject to conditions	Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission
WCC	RPS16 - 5	16 5/1	Support movement of MUL. Beyond this change future new employment opportunities should be concentrated in Massey North/Hobsonville/Whenuapai area.	Accept change	4. Silverdale South Environmental Protection Society Decline submission 5.C Ellet and SA Ellett Decline submission 6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission
WCC	ALW6 - 5	6 5/1	Support movement of UAQMA Beyond this change future new employment opportunities should be concentrated in Massey North/Hobsonville/Whenuapai area.	Accept change	4. Silverdale South Environmental Protection Society Decline submission 5.C Ellet and SA Ellett Decline submission 6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission

Firth Industries	RPS16 - 6	16 6/1	Support ARPS change 16 subject to appropriate catchment wide stormwater consideration.	Accept change subject to conditions	<p>4. Silverdale South Environmental Protection Society Decline submission</p> <p>5.C Ellet and SA Ellett Decline submission</p> <p>6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission</p>
Firth Industries	ALW6 - 6	6 6/1	Support change subject to appropriate catchment wide stormwater consideration.	Accept change subject to conditions	<p>4. Silverdale South Environmental Protection Society Decline submission</p> <p>5.C Ellet and SA Ellett Decline submission</p> <p>6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission</p>
Bevan and Andrea Seattie	RPS16 - 7	16 7/1	Oppose movement of MUL Is piecemeal rezoning.	Decline change	<p>6. Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust</p>

					Decline submission
Bevan and Andrea Seattie	ALW6 - 7	6 7/1	Oppose movement of UAQMA. Is piecemeal rezoning	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Decline submission
SA Evans and BG Evans	RPS16 - 8	16 8/1	Oppose movement of MUL. Moved to the rural area for a peaceful lifestyle and don't want industrial area extended.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
SA Evans and BG Evans	ALW6 - 8	6 8/1	Oppose movement of UAQMA. Moved to the rural area for a peaceful lifestyle and don't want industrial area extended.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Robin and Ruth Hamon	RPS16 - 9	16 9/1	Oppose movement of MUL. Built home to be in countryside and don't want or expect visual or noise impacts.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Robin and Ruth Hamon	ALW6 - 9	6 9/1	Oppose movement of UAQMA/ Built home to be in countryside and don't want or expect visual or noise impacts.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Christine Sherson	RPS16 - 10	16 10/1	Oppose movement of MUL. Inappropriate urban creep.	Decline change	6 Auckland Memorial Park Ltd, Perpetual

					Maintenance Trust and Hibiscus Coast Trust Uphold submission
Christine Sherson	ALW6 - 10	6 10/1	Oppose movement of UAQMA. Inappropriate urban creep.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Karen and Barry Howard	RPS16 - 11	16 11/1	Oppose movement of MUL. Excessive urban creep.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Karen and Barry Howard	ALW6 - 11	6 11/1	Oppose movement of UAQMA. Excessive urban creep.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Andries Struwig Holloway	RPS16 - 12	16 12/1	Oppose movement of MUL. Will decrease neighbouring property values and industry will be unsightly.	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Andries Struwig Holloway	ALW6 - 12	6 12/1	Oppose movement of UAQMA. Will decrease neighbouring property values and industry will be unsightly	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust

					Uphold submission
Dunken Mullett	RPS16 - 13	16 13/1	Oppose movement of MUL. Will reduce appeal of residential area, potential urban limit creep, benefit to one person versus inconvenience to many	Decline change	<p>3. Stewart John Bickerstaff and Sharon Booth Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Dunken Mullett	ALW6 - 13	6 13/1	Oppose movement of UAQMA. Will reduce appeal of residential area, potential urban limit creep, benefit to one person versus inconvenience to many	Decline change	<p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Debbie Mullett	RPS16 - 14	16 14/1	Oppose movement of MUL. The area should remain countryside and there is plenty of industry in Silverdale.	Decline change	<p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Debbie Mullett	ALW6 - 14	6 14/1	Oppose movement of UAQMA. The area should remain countryside and there is plenty of industry in Silverdale.	Decline change	<p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Ingrid Ormandy	RPS16 - 15	16 15/1	Oppose movement of MUL . MUL should be left where it is. Is excessive urban creep.	Decline change	<p>6 Auckland Memorial Park Ltd, Perpetual</p>

					Maintenance Trust and Hibiscus Coast Trust Uphold submission
Ingrid Ormandy	ALW6 - 15	6 15/1	Oppose movement of UAQMA. Is excessive urban creep	Decline change	6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Patricia Ann Quarterman	RPS16 - 16	16 16/1	Oppose movement of MUL. Current MUL clearly defines boundary between urban and rural living. Proposed change does little to address industrial land needs of Rodney and sets a precedent for urban limit creep.	Decline change	4 Silverdale South Environmental Protection Society Uphold submission 5. C Ellet and SA Ellett Uphold submission 6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Patricia Ann Quarterman	ALW6 - 16	6 16/1	Oppose movement of UAQMA.	Decline change	4 Silverdale South Environmental Protection Society Uphold submission 5. C Ellet and SA Ellett Uphold submission 6 Auckland Memorial

					Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Sharon Vuletich	RPS16 - 17	16 17/1	Oppose movement of MUL. Change to boundary should be considered within Supercity structure to ensure consideration of wider picture.	Decline change	4 Silverdale South Environmental Protection Society Uphold submission 5. C Ellet and SA Ellett Uphold submission 6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission
Sharon Vuletich	ALW6 - 17	6 17/1	Oppose movement of UAQMA. Change to boundary should be considered within Supercity structure to ensure consideration of wider picture.	Decline change	4 Silverdale South Environmental Protection Society Uphold submission 5. C Ellet and SA Ellett Uphold submission 6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission

Richard Simpson	RPS16 - 18	16 18/1	Oppose movement of MUL. Outlook from countryside living zone will be compromised.	Decline change	<p>4 Silverdale South Environmental Protection Society Uphold submission</p> <p>5. C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Richard Simpson	ALW6 - 18	6 18/1	Oppose movement of UAQMA. Outlook from countryside living zone will be compromised.	Decline change	<p>4 Silverdale South Environmental Protection Society Uphold submission</p> <p>5. C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Stewart Bickerstaff and Sharon Booth	RPS16-19	16 19/1	Oppose movement of MUL. Height of buildings appears to be up to RL +2m and therefore will be visible for 10 years until trees grow. Oppose establishment of road along accessway to Newmans Road. Boundary should stay on the northern side of the ridge and top of hill should not be lowered.	Decline change	4 Silverdale South Environmental Protection Society Uphold submission

					<p>5. C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission in part</p>
Stewart Bickerstaff and Sharon Booth	ALW6-19	6 19/1	Oppose movement of UAQMA. Height of buildings appears to be up to RL +2m and therefore will be visible for 10 years until trees grow. Oppose establishment of road along accessway to Newmans Road. Boundary should stay on the northern side of the ridge and top of hill should not be lowered.	Decline change	<p>4 Silverdale South Environmental Protection Society Uphold submission</p> <p>5. C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
Chess Trust	RPS16 - 20	16-20/1	Oppose movement of MUL. Will create a pocket in the MUL and will set a precedent. Land currently a buffer between industrial land. MUL being compromised for one landowners financial gain. Expensive move for only a small area of land. Focus should be on opening up larger areas within existing MUL for industrial uses.	Decline change	<p>3. Stewart John Bickerstaff and Sharon Booth Uphold submission</p> <p>4 Silverdale South Environmental Protection Society Uphold submission</p>

					<p>5. C Ellet and SA Ellett Uphold submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission</p>
NZTA	RPS16 - 21	16-21/1	Oppose in part movement of MUL. Insufficient information on transport matters and ITA inadequate. NZTA cannot determine if new network improvements are required including in relation to Hibiscus Coast Highway intersection. Require a revised ITA.	Decline change unless transport matters addressed	<p>2. WFH Properties - Matthew Wallace and Tim James Uphold submission</p> <p>4 Silverdale South Environmental Protection Society Decline submission</p> <p>5. C Ellet and SA Ellett Decline submission</p> <p>6 Auckland Memorial Park Ltd, Perpetual Maintenance Trust and Hibiscus Coast Trust Uphold submission in part</p>