

## **Auckland Unitary Plan Proposed Plan Change 103 (Private) – Silverdale West Industrial Area**

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from Fletcher Development Limited and Fulton Hogan Land Development under Schedule 1 to the Resource Management Act 1991 (RMA).

The proposal seeks to rezone approximately 107ha of land at Silverdale West from Future Urban Zone to Business - Light Industry Zone and to introduce a new precinct. The site is located south of the Silverdale motorway interchange between State Highway 1 to the east and Dairy Flat Highway to the west and extends to the south to approximately halfway to Wilks Road.

The private plan change request includes a proposed new precinct to align future subdivision and development with the provision of the necessary transport, wastewater and other infrastructure, as well as achieving specified landscape, stormwater management and ecological outcomes. The proposed new precinct includes staging provisions and triggers to align development with the provision of infrastructure.

It also identifies four trees within Chapter D Overlays – D13 Notable Tree Overlay Schedule 10: Notable Trees and on the Planning Maps, adds the area to the Stormwater Management Control Area – Flow 1 on the Planning Maps, adds an area of native vegetation to the SEA Overlay and amends the Macroinvertebrate Community Index Overlay on the Planning Maps.

The proposal may be viewed at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges). If you have any questions about the application, please contact: Dave Paul (Senior Policy Planner) on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
  - adversely affects the environment; and
  - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the electronic form on the Auckland Council website at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges), or
- By email to: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges) or can be collected from any Library or Council office.

### **Submissions close on 9 August 2024**

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest;
  - any person who has an interest in the proposal greater than the general public has;
  - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and

- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
  - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid General Manager – Planning and Resource Consents  
Notification date: 12 July 2024