

**SUMMARY OF DECISIONS SOUGHT ON
WAITAKERE CITY COUNCIL DISTRICT PLAN
PLAN CHANGE 4
To introduce the Birdwood Urban Concept Plan**

No.	Name	Address for Service	Decision Sought from Waitakere City Council
4/1/-	I & Z Farac	172A Don Buck Road	<ol style="list-style-type: none"> 1) Our soil is <u>not</u> contaminated – sprays used are approved by Fruit Growers Federation 2) That more of our land is designated as Living 2, as it is very stable, not steep and of a high quality for intensive residential development
4/2/-	CDL Land NA Ltd C/- Cato Bolam Consultants	PO Box 21 355 Henderson	<ol style="list-style-type: none"> 1) That the 5m Riparian Margin located upstream of the existing culvert be removed from the Birdwood Urban Concept Plan 2) That Policy 1.21, which states that “<i>Any piping of the stream (Chamberlain Stream and its headwaters) will not be appropriate</i>” be amended to reflect the need for roading networks which are identified in the Birdwood Urban Concept Plan and which dissect the stream; and that works within these streams may be necessary to achieve the necessary stormwater quality treatment as recommended by the Birdwood Urban Concept Plan. 3) That the Tonkin and Taylor Ltd “Swanson Structure Plan – Birdwood Special Area Geotechnical Constraints Report” be included in the Birdwood Urban Concept Plan Section 32 & Background Report; and that clarification be provided to the geotechnical zoning of the subject site due to significant discrepancies in the Beca Carter Hollings Ferner and Tonkin & Taylor geotechnical reports. 4) That consideration be given to reclassification of the western part of the site from Living 4 Environment to Living 2 Environment. 5) That the indicative roading alignment be amended to reflect the alignment indicated in the plan attached at Appendix B, showing an indicative roading and subdivision layout. This layout is cognisant of stream protection and utilisation of existing culverts and avoids extensive earthworks and modification of the gully. 6) That information be provided as to progress and timing of the extension of the inner drainage area to allow for reticulation of wastewater services to the Birdwood Urban Concept Plan area. 7) That financial contributions towards infrastructure such as the water quality treatment wetland identified on the subject site are equally distributed between landowners in the contributing catchments, and that development of the subject site not be delayed by other landowners within the catchment not developing at the same time as the submitter.

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			8) Other such changes as may be necessary to address the issues identified in points 1-6 above. 9) That all other parts of the Birdwood Urban Concept Plan are supported.
4/3/-	Hugh Green Ltd (on behalf of Mongorrry Farm Ltd, Pomana Holdings Ltd, Ducanso, Morra Farm Ltd) C/- Burton Planning Consultants	PO Box 33 817 Takapuna Auckland	Support of the Proposed Birdwood Urban Concept Plan although seeks the following changes to the Proposed Plan Change: Proposed amendment to Policy Section – Part 6, Explanation of the Strategic Direction; Policies and Methods. Insert the following sentences after the second sentence in the first paragraph of the ‘Birdwood Urban Concept Plan area (2(b)). “It lies within an area which has close physical relationships with other areas which have been identified as having an urban growth potential but which currently lie outside the Metropolitan Urban Limits. These include the Redhills area which lies immediately to the north of the Birdwood Concept Plan area and the Massey North area which is located on the northern side of State Highway 16. The Council will seek to develop the potential which exists for developing strategic and transportation linkages between these areas and with the Westgate Centre, which is the main activity node within this part of the City. In particular, attention will be given to investigating the opportunities for an early release of additional land for urban growth in the Redhills area as a means of addressing the limited urban potential of Birdwood and facilitating the creation of an alternative strategic roading link to substitute for Don Buck Road”.
4/4/-	GA & EM Burns	PO Box 272 Kawerau	1) Review lot sizes to permit a minimum average of say 1200m ² where specific on site retention/attenuation is supplied 2) Consider site by site cases for balances between site sizes as low as 1000m ² if balanced by greater intensively planted reserve allocations and/or retention/attenuation
4/5/-	GA & EM Burns	PO Box 272 Kawerau	1) That the blanket provision quoted be struck out (relating to Policy 1.21 “Any piping of the stream will not be appropriate.....) 2) That individual cases be considered where piping would resolve significant issues 3) That the 5m riparian margin “applied to all tributaries” be struck out in such cases
4/6/-	GA & EM Burns	PO Box 272 Kawerau	1) Review “Proposed Reserve” area to follow bushline, as described
4/7/-	GA & EM Burns	PO Box 272 Kawerau	Natural area designations withdrawn and redrawn to encompass areas that are genuinely natural areas
4/8/-	GA & EM Burns	PO Box 272 Kawerau	1) That the blanket limit of 20% impermeable surface be struck out 2) That a higher limit of say 50% be permitted where on site detention/attenuation structures and/or intensive streamside plantings are made

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4/9/-	Grant Miller & Denis Chao C/- David McPherson & Vaughan Craig Tse Group Limited	PO Box 6504 Wellesley Street Auckland	The alterations to the zoning as set out in the plan (Attachment A) that is attached to this submission (from Living 4 to Living 2)