

## SUMMARY OF DECISIONS SOUGHT ON PROPOSED PLAN CHANGE 37 TO THE WAITAKERE DISTRICT PLAN “Titirangi Village and Variation 1 to Plan Change 17 (New Lynn)”

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
37/1	Alex Vartzbed	14 Hollywood Ave	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Oppose any new building at the corner of Titirangi Rd &amp; South Titirangi Rd that would conceal the unique view of the bush/harbour and any significant building in that corner would take the focus point (architecturally) away from Lopdell House.</li> <li>• Improve the existing toilet block which is a particular feature of the village in an ‘arty way’</li> </ul>
37/2	Titirangi Architectural Group	230 Atkinson Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Rezone property at 230 Atkinson Road from Bush Living Environment to the proposed Titirangi Non-Residential Activity Overlay.</li> </ul>
37/3	Dr Monique Jonas	157 Stredwick Drive	Torbay	Auckland	<ul style="list-style-type: none"> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.2 [correct reference is 5B.3.3.3].</li> <li>• Oppose elements of 5.3.3.2 (i) [5B.3.3.3] ‘Strengthening the Village’s Built Environment that suggest buildings will be at least 2 or 3 storeys in height.</li> <li>• Oppose references in Section 5B.3.3.2 [5B.3.3.3] to allowing additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Rd.</li> <li>• Amend Section 5B.3.3.2 (i) [5B.3.3.3] (i) to state that <i>“buildings will be a maximum of 2 storeys in height”</i>.</li> <li>• Amend Section 5B.3.3.2 (ii) [5B.3.3.3] Protecting, Restoring and Enhancing the Natural Character to include the statement <i>“protecting views from the Village to the bush and harbour beyond”</i>.</li> <li>• Support Section 5B.3.3.5 Objective Titirangi Village.</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<ul style="list-style-type: none"> <li>• Amend 5B.3.3.5 (viii) by adding the text <i>“protects views from the Village to the bush and harbour beyond”</i>.</li> <li>• Oppose elements of Policy 5B.3.3.6 (i) Titirangi Village that enable development (other than community facilities) in the Open Space Environment.</li> <li>• Oppose Section 5B.3.3.6 (i) and (iii) which enable non-residential activities in the “Non-Residential Activity Overlay”.</li> <li>• Delete the “Titirangi Non-Residential Activity Overlay”.</li> <li>• Oppose Policy 5B.3.3.6 (viii) Policy Titirangi Village part (vii), Rule 4.3(ii) and Rule 7.3(i) which enable 3 storey buildings on Titirangi Road.</li> <li>• Require amendments to rules which make buildings exceeding 8 metres in height a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: <i>“4(f) The extent to which the height of the building or development will interrupt views of the bush or the harbour”</i>.</li> <li>• Amend Policy 5B.3.3.6 (xiii) to include <i>“including the proliferation of sandwich boards”</i>.</li> <li>• Retain the following statement in Rule 7.1 Permitted Activities <i>“which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish”</i> and <i>“and which provide a view from the road through the building to the bush at the rear”</i>.</li> <li>• Retain the statement in assessment criteria 7(b) that <i>“maintains the low rise character of the area”</i>.</li> </ul>
37/4	William Alexander Anderson	83 Scenic Drive	Titirangi	Waitakere 0604	<p>Support Plan Change 37 subject to:</p> <ul style="list-style-type: none"> <li>• Restrict new buildings to 2 levels above street level</li> <li>• Additions to Lopdell House should be of a similar height and design, avoiding a modern style.</li> <li>• Restrict signs including free standing signs on the footpath and signs attached to or on the roundabout at Scenic Drive/Huia Road/Atkinson Road.</li> </ul>

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					<ul style="list-style-type: none"> <li>Restrict temporary signs on Titirangi Road.</li> </ul>
37/5	Kris Burrows	133 Woodlands Park Road	Titirangi	Waitakere 0604	<ul style="list-style-type: none"> <li>Remove the Titirangi Non-Residential Activity Overlay.</li> <li>No mitigation of effects in exchange for fees.</li> </ul>
37/6	Leaf Burrows	133 Woodlands Park Road	Titirangi	Waitakere 0604	<ul style="list-style-type: none"> <li>No mitigation of effects in exchange for fees.</li> <li>No 3 storey buildings in Titirangi.</li> <li>Delete the Titirangi Non-Residential Activity Overlay.</li> </ul>
37/7	Itania Nikolao	167 Wallace Road	Mangere Bridge	Auckland	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/8	Julie & Stuart Lapwood	85 Woodland Park Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/9	Anne Hissey	6 Coulter Rd	Swanson	Waitakere 0614	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/10	T.P.A. White	142 Konini Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/11	Heather White	142 Konini Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/12	Tracey Murphy	No Address listed			<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/13	Philip Rhonda Woodhall-Martin &	330 Titirangi Road	Titirangi	Waitakere 0604	<ul style="list-style-type: none"> <li>Postpone Proposed Plan Change 37 indefinitely.</li> </ul>
37/14	Andrea Deeth	16 Avonleigh Rd	Green Bay	Waitakere City	<ul style="list-style-type: none"> <li>Consider Titirangi's special character.</li> <li>Refuse to allow multi storey buildings of any kind to be built there.</li> </ul>
37/15	Sue Hagen	65 Withers Rd	Glen Eden	Waitakere City	<ul style="list-style-type: none"> <li>Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>Support the Statement of Future Character and Amenity in Section 5B.3.3.3.</li> <li>Oppose part (i) Strengthening the Village's Built Environment</li> </ul>

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					<p>that suggests buildings will be at least 2 or 3 storeys in height.</p> <ul style="list-style-type: none"> <li>Amend Section 5B.3.3.3 (i) to state that <i>“buildings will be a maximum of 2 storeys in height”</i>.</li> <li>Oppose references in Section 5B.3.3.3 to additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Road.</li> <li>Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), Rule 4.3(ii) and Rule 7.3(i).</li> <li>Require amendments to rules which make buildings exceeding 8 metres in height a non-complying activity.</li> <li>Amend assessment criteria in Rule 4 as follows: <i>“4(f) The extent to which the height of the building or development will interrupt views of the bush or the harbour”</i>.</li> </ul>
37/16	Katrina White	13 Karapiti Place	Glen Eden	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/17	Frances Bell	23 Winscombe Street	Belmont	North Shore City 0622	<ul style="list-style-type: none"> <li>Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> </ul>
37/18	Monique Olivier	7 Nola Road	Oratia	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/19	Ian Speedy	39 Atkinson Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/20	E Annie Jones	37A Tawa Road	Onehunga	Auckland City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/21	Malcolm Black	76 Rayner Road	Piha	Waitakere City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>
37/22	Duplicate – see submission 37/7				
37/23	Clair Mills	6/144 Howe Street	Freemans Bay	Auckland City	<ul style="list-style-type: none"> <li>Same as submission 37/3.</li> </ul>

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37/24	Martien Jonkers & Leendert Hommel	366 Huia Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/25	Clinko Amano	54 Minnehaha Avenue	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/26	Jocelyn Logan	PO Box 60 230	Titirangi	Waitakere City 0642	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/27	Caroline Mabry	33 Phillip Avenue	Glen Eden	Waitakere City	<ul style="list-style-type: none"> <li>• Withdraw Plan Change 37 in its entirety.</li> </ul>
37/28	Caroline Phillips	No address identified			<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/29	Forbes James Neil	55 Rimutaka Place	Waima	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/30	Gordon White	12 Karapiti Place	Glen Eden	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/31	Sandro Aduso	208 Konini Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/32	Annie Gordon	5 Jays Road	Titirangi	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/33	James Simpson	190 Carter Road	Oratia	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/34	Pam Sellers	12 Verena Place	Green Bay	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/35	Jean Delmonte	6 Grovelands Way	Waima	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/36	Lucy Gordon	5 Jays Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/37	Judith Simpson	32 Titirangi Beach Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
34/38	Waitakere City	Private Bag 93109	Henderson	Waitakere	<ul style="list-style-type: none"> <li>• Amend Rule 12.0 relating to signage in Titirangi Village to</li> </ul>

<b>No.</b>	<b>Submitter Name</b>	<b>Address for Service 1</b>	<b>Address for Service 2</b>	<b>Address for Service 3</b>	<b>Decision Sought from Waitakere City Council</b>
	Council Attn: Phillip Brown			City 1231	properly reflect the outcomes sought in Policy 5B.3.3.6.
37/39	Ms Lynx	PO Box 95010	Swanson	Waitakere 0653	• Same as submission 37/3.
37/40	Aaron Michael	32 Te Aute Ridge Road	Bethells Beach	Waitakere City	• Same as submission 37/3.
37/41	Spike Grimme	17 Te Aute Ridge Road	Bethells Beach	Waitakere City	• Same as submission 37/3.
37/42	Clive Teare	12 Te Aute Ridge Road	Bethells Beach	Waitakere City	• Same as submission 37/3.
37/43	Tim O'Shea	26 Napuka Road	Henderson Valley	Waitakere City	• Same as submission 37/3.
37/44	Angel Garden	41A Shetland Street	Glen Eden	Waitakere City 0604	• Same as submission 37/3.
37/45	Steve Paris	41A Shetland Street	Glen Eden	Waitakere City 0604	• Same as submission 37/3.
37/46	Jan Patterson	137 Laingholm Drive		Waitakere City 0604	• Same as submission 37/3.
37/47	Leanne Page	5 Jays Road	Titirangi	Waitakere City	• Same as submission 37/3.
37/48	Catherine Anne Adams	13 Savage Street	Westmere	Auckland City 1022	• Same as submission 37/3.
37/49	Ian Oakes	14 Warwick Avenue	Titirangi	Waitakere City	• Same as submission 37/3.
37/50	Pamela Salter	25 Brunner Road	Glen Eden	Waitakere City	• Same as submission 37/3.
37/51	Richard John Salter	25 Brunner Road	Glen Eden	Waitakere City	• Same as submission 37/3.
37/52	Allan and Jean Hodder	Villa 52 Summerset Retirement	40 Burton Avenue	Wanganui	• Same as submission 37/3.

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		Village			
37/53	Pim van der Voort	54 Huia Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> <li>• Upgrade Titirangi Design Guidelines.</li> </ul>
37/54	Duplicate of 37/17				
37/55	Cathy Tyler	c/- 21 Ring Terrace	St Marys Bay	Auckland	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> <li>• Support the Statement of Future Character and Amenity for Titirangi Village (Section 5B.3.3.3) with addition of a full commitment on the part of the Council to establish children's play provision in cooperation with Vector on the Vector sub station site at 515 South Titirangi Road.</li> </ul>
37/56	Paul and Wendy Wilton	60 Huia Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> <li>• Oppose all provisions that will allow for multi-story apartments to be built in Titirangi Village. No apartments to be permitted in Titirangi Village.</li> </ul>
37/57	Michael Terry	169 Victory Road	Laingholm	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/58	Keith Bishop	4 La Trobe Track	Karekare	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/59	Asha Rodger	26 Annison Avenue	Kaurilands	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/60	Ann Mockett	No address identified			<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/61	Joan Wilson	No address identified			<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/62	Leon Woods	466 New North Road	Kingsland	Auckland City	<ul style="list-style-type: none"> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.2 [correct reference is 5B.3.3.3].</li> <li>• Oppose elements of 5.3.3.2 (i) [5B.3.3.3] 'Strengthening the Village's Built Environment that suggest buildings will be at least 2 or 3 storeys in height.</li> </ul>

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					<ul style="list-style-type: none"> <li>• Oppose references in Section 5B.3.3.2 [5B.3.3.3] to allowing additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Rd.</li> <li>• Amend Section 5B.3.3.2 (i) [5B.3.3.3] (i) to state that <i>“buildings will be a maximum of 2 storeys in height”</i>.</li> <li>• Amend Section 5B.3.3.2 (ii) [5B.3.3.3] Protecting, Restoring and Enhancing the Natural Character to include the statement <i>“protecting views from the Village to the bush and harbour beyond”</i>.</li> <li>• Support Section 5B.3.3.5 Objective Titirangi Village.</li> <li>• Amend 5B.3.3.5 (viii) by adding the text <i>“protects views from the Village to the bush and harbour beyond”</i>.</li> <li>• Oppose elements of Policy 5B.3.3.6 (i) Titirangi Village that enable development (other than community facilities) in the Open Space Environment.</li> </ul>
37/63	Summer Agnew	72 Rayner Road	Piha	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/64	Jimmy Hayes	3 Wrights Spur	Mt Eden	Auckland City 1024	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/65	Adrian (Age) Pryor	31 Beach Valley Road	Piha	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/66	Wayne Mackenzie	118 Parker Road	Oratia	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/67	Chris Nipper	31 Minehaha Avenue	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3.</li> </ul>
37/68	Henderson Valley Residents Association Inc	C/- Peter Millington PO Box 121 117	Henderson	Waitakere City 0650	<ul style="list-style-type: none"> <li>• No specific relief sought</li> <li>• The concern is that the highly desirable experience that is Titirangi Village will be jeopardized by allowing changes of scale.</li> </ul>
37/69	Chris Hinton	69 Patauroa Road	Titirangi	Waitakere City	Adopt Plan Change 37

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37/70	Bronwen Turner	PO Box 60114	Titirangi	Waitakere City 0642	<p>Adopt Plan Change 37 with the following amendments:</p> <ul style="list-style-type: none"> <li>• Add Issue (ix) to Section 5B.3.3.4 <i>“Loss of scarce retail activity will force Manukau communities to drive extended distances for basic shopping and services.”</i></li> <li>• Add the following text to Section 5B.3.3.5 (x) at the end of the sentence <i>“specifically, serving the retail and service needs of the Tasman Coast and Manukau communities.”</i></li> <li>• Include the following text in Section 5B.3.3.6 (f) <i>Serves the basic retail and service needs of residents of the Tasman Coast and Manukau Harbour communities.”</i></li> <li>• Include the following text in Section 5B.3.3.6 (ii) at the end of the sentence <i>“and reserving ground floor retail space for retail and services serving Titirangi and the surrounding communities.”</i></li> <li>• Modify Rules 4 and 7 to be consistent with the issue, objective and policy as modified, reserving ground floor retail space for retail and neighbourhood serves and directing office uses to upper level storeys.</li> </ul>
37/71	Auckland Regional Council	C/- HD Jarvis Group Manager – Policy Implementation Private Bag 92 012	Auckland		<ul style="list-style-type: none"> <li>• Reject Plan Change 37 until local area planning is undertaken within Titirangi Village.</li> </ul>
37/72	Waitakere Ranges Protection Society Incorporated	C/- James R Hook MPC Planning PO Box 8960	Symonds Street	Auckland 1150	<ul style="list-style-type: none"> <li>• Rejection Plan Change 37 in its entirety.</li> <li>• Or any alternative or consequential relief that may satisfy the concerns of the submitter.</li> </ul>
37/73	ROTCOL Enterprises Titirangi Ltd	C/- Margaret Rotondo PO Box 47242	Ponsonby	Auckland City 1144	<p>Confirm plan change subject to the following amendments:</p> <ul style="list-style-type: none"> <li>• That the Plan Change include a statement of future character and amenity for Titirangi village.</li> <li>• That the Statement of Future Character and Amenity of Titirangi Village (5B.3.3.3) be amended to include <i>“That residential land use may be appropriate within the Community</i></li> </ul>

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					<p><i>Environment zone”.</i></p> <ul style="list-style-type: none"> <li>• That Section 5B.3.3.3 is amended to delete the following statement: <i>“buildings, access and car parking will avoid intrusion into the existing forested slopes below the Titirangi Ridgeline”.</i></li> <li>• That the Plan Change include objectives and policies and methods to specify how future development will occur to achieve the Future Character and Amenity of Titirangi Village.</li> <li>• That Objective 5B.3.3.5 is amended to include provision for residential activities within the Community Environment Zone within Titirangi;</li> <li>• That Objective 5B.3.3.5 is amended to require that future development is of an appropriate scale to integrate with the existing built environment, and in particular with Lopdell House.</li> <li>• That the plan retains rules and assessment criteria as notified, which support good architectural design, as opposed to specifying building design requirements.</li> <li>• That the Plan Change retain assessment criteria which allow assessment of standards of design</li> <li>• That the height limits in the rules be amended to 9m as a Limited Discretionary Activity and 12m as a Discretionary Activity.</li> <li>• Any consequential amendments that stem from the amendments proposed.</li> </ul>
37/74	Lop dell House Development Trust	C/- Helen Andrews Chancery Green Environmental Law & Strategy	PO Box 106 202	Auckland Central 1143	<ul style="list-style-type: none"> <li>• Supports the intent of Plan Change 37.</li> <li>• Supports the statements and policies in the plan change (5B.3.3.2(ii), 5B.3.3.3(i), 5B.3.3.6(v)) that recognise the contribution Lopdell House makes to the character, amenity, identity and provision of activities in the village, and provide for the buildings continued use and development.</li> <li>• Ensure that the plan does not introduce any statements, policies or objectives that would unduly and unnecessarily</li> </ul>

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					hinder or constrain the continued use and enhancement of Lopdell House.
37/75	Dr Mels Barton	PO Box 60 203	Titirangi	Waitakere City 0642	<ul style="list-style-type: none"> <li>• Withdraw Plan Change 37 in its entirety.</li> <li>• In the alternative, if plan change is not withdrawn, then the following relief is sought:</li> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.3 but oppose elements of part (i) 5.3.3.3 Strengthening the Village's Built Environment that suggest buildings will be at least 2 or 3 storeys in height.</li> <li>• Oppose references in Section 5B.3.3.3 to additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Road.</li> <li>• Amend Section 5B.3.3.2 part (ii) Protecting, Restoring and Enhancing the Natural Character to include the statement <i>"protecting views from the Village to the bush and harbour beyond"</i>.</li> <li>• Support Section 5B.3.3.5 Objective Titirangi Village, but seek that part (viii) is amended by adding the text <i>"protects views from the Village to the bush and harbour beyond"</i>.</li> <li>• Oppose elements of part 5B.3.3.6 Policy Titirangi Village part (i) that enable development (other than community facilities) in the Open Space Environment.</li> <li>• Oppose the enabling of non-residential activities in the "Non-Residential Activity Overlay" in section 5B.3.3.6 Policy Titirangi Village parts (i) and (iii).</li> <li>• Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), rule 4.3(ii) and Rule 7.3(i) and seek amendments that buildings exceeding 8 metres in height are a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: <i>"4(f) The extent to which the height of the building or development will</i></li> </ul>

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					<p><i>interrupt views of the bush or the harbour” instead of only referring to ‘identified public views’.</i></p> <ul style="list-style-type: none"> <li>• Amend Section 5B.3.3.6 Policy Titirangi Village part (xiii) to include <i>“including the proliferation of sandwich boards”.</i></li> <li>• Amend Rule 7.1 Permitted activities to retain the statements <i>“which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish”</i> and <i>“and which provide a view from the road through the building to the bush at the rear”.</i></li> <li>• Retain the statement in assessment criteria 7(b) that <i>“maintains the low rise character of the area”.</i></li> </ul>
37/76	Combined Waitakere Ranges Ratepayer and Residents Groups	C/- Ron Watson ronwatson@slingshot.co.nz			<ul style="list-style-type: none"> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.3 but oppose elements of part (i) 5.3.3.3 Strengthening the Village’s Built Environment that suggest buildings will be at least 2 or 3 storeys in height.</li> <li>• Oppose references in Section 5B.3.3.3 to additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Road.</li> <li>• Amend Section 5B.3.3.2 part (ii) Protecting, Restoring and Enhancing the Natural Character to include the statement <i>“protecting views from the Village to the bush and harbour beyond”.</i></li> <li>• Support Section 5B.3.3.5 Objective Titirangi Village, but seek that part (viii) is amended by adding the text <i>“protects views from the Village to the bush and harbour beyond”.</i></li> <li>• Oppose elements of part 5B.3.3.6 Policy Titirangi Village part (i) that enable development (other than community facilities) in the Open Space Environment.</li> <li>• Oppose the enabling of non-residential activities in the “Non-Residential Activity Overlay” in section 5B.3.3.6 Policy Titirangi Village parts (i) and (iii).</li> </ul>

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					<ul style="list-style-type: none"> <li>• Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), rule 4.3(ii) and Rule 7.3(i) and seek amendments that buildings exceeding 8 metres in height are a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: “4(f) <i>The extent to which the height of the building or development will interrupt views of the bush or the harbour</i>” instead of only referring to ‘identified public views’.</li> <li>• Amend Section 5B.3.3.6 Policy Titirangi Village part (xiii) to include “<i>including the proliferation of sandwich boards</i>”.</li> <li>• Amend Rule 7.1 Permitted activities to retain the statements “<i>which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish</i>” and “<i>and which provide a view from the road through the building to the bush at the rear</i>”.</li> <li>• Retain the statement in assessment criteria 7(b) that “<i>maintains the low rise character of the area</i>”.</li> </ul>
37/77	Titirangi Ratepayers and Residents Association	C/- Greg Presland 512 South Titirangi Road	Titirangi	Waitakere City 0604	<ul style="list-style-type: none"> <li>• Commercial and residential areas should be kept separate so that these activities so no interfere with each other.</li> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.3 with addition of a full commitment on the part of the Council to establish children’s play provision in cooperation with Vector on the Vector sub station site at 515 South Titirangi Road.</li> <li>• Oppose elements of part (i) 5.3.3.3 Strengthening the Village’s Built Environment that suggest buildings will be at least 2 or 3 storeys in height.</li> <li>• Oppose references in Section 5B.3.3.3 to additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Road.</li> <li>• Amend Section 5B.3.3.2 part (ii) Protecting, Restoring and Enhancing the Natural Character to include the statement</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p><i>“protecting views from the Village to the bush and harbour beyond”.</i></p> <ul style="list-style-type: none"> <li>• Support Section 5B.3.3.5 Objective Titirangi Village, but seek that part (viii) is amended by adding the text <i>“protects views from the Village to the bush and harbour beyond”.</i></li> <li>• Oppose elements of part 5B.3.3.6 Policy Titirangi Village part (i) that enable development (other than community facilities) in the Open Space Environment.</li> <li>• Oppose the enabling of non-residential activities in the “Non-Residential Activity Overlay” in section 5B.3.3.6 Policy Titirangi Village parts (i) and (iii). Delete the Titirangi Non-Residential Activity Overlay.</li> <li>• Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), rule 4.3(ii) and Rule 7.3(i) and seek amendments that buildings exceeding 8 metres in height are a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: <i>“4(f) The extent to which the height of the building or development will interrupt views of the bush or the harbour”</i> instead of only referring to ‘identified public views’.</li> <li>• Amend Section 5B.3.3.6 Policy Titirangi Village part (xiii) to include <i>“including the proliferation of sandwich boards”.</i></li> <li>• Amend Rule 7.1 Permitted activities to retain the statements <i>“which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish”</i> and <i>“and which provide a view from the road through the building to the bush at the rear”.</i></li> <li>• Retain the statement in assessment criteria 7(b) that <i>“maintains the low rise character of the area”.</i></li> </ul>
37/78	The Grassroots Action Group	C/- Dr Mels Barton PO Box 60 203	Titirangi	Waitakere City 0642	Withdraw the plan change in its entirety.
37/79	John Edgar ONZM	PO Box 21495	Auckland 0650		Withdraw the plan change in its entirety.

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
37/80	Kubi Witten-Hannah	kubi@wittenhannah.com			Withdraw the plan change in its entirety.
37/81	Paul and Leonie Osborne	10 Turanga Road	Waiatarua	Waitakere City 0612	<ul style="list-style-type: none"> <li>• Correct inconsistencies in spelling of 'Te Kawerau' in 5B.3.3.2(iv).</li> <li>• Take into account that increasing the number of businesses operating in the village will increase the parking problems along with traffic jams during peak hours in 5B.3.3.3(i).</li> <li>• Consider what is a 'pest' in the statement in 5B.3.3.3(ii).</li> <li>• Car parking needs to be seriously considered in 5B.3.3.5(iii) and 5B.3.3.6(b) &amp; (c) if area is a gateway and is to grow.</li> <li>• Clarify the statements 'inappropriate vehicle access to Titirangi Road and 'flexible approach to the provision of car parking' in 5B.3.3.6(x) and (xi).</li> <li>• Rule 7.2(v) 18 car parks at the corners of Titirangi and South Titirangi Roads will not be enough to cater for increase in business.</li> <li>• Amendments to Rule 8 of the Bush Living Environment are different to Plan Change 36.</li> </ul>
37/82	South Titirangi Ratepayers and Residents Association	C/- Robert Richards 49 Arapito Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.3 but oppose elements of part (i) 5.3.3.2 Strengthening the Village's Built Environment that suggest buildings will be at least 2 or 3 storeys in height. This should state that <i>"buildings will be a maximum of two storeys in height"</i>.</li> <li>• Amend Section 5B.3.3.3 part (ii) Protecting, Restoring and Enhancing the Natural Character to include the statement <i>"protecting views from the Village to the bush and harbour beyond"</i>.</li> <li>• Support Section 5B.3.3.5 Objective Titirangi Village, but seek that part (viii) is amended by adding the text <i>"protects views from the Village to the bush and harbour beyond"</i>.</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<ul style="list-style-type: none"> <li>• Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), rule 4.3(ii) and Rule 7.3(i) and seek amendments that buildings exceeding 8 metres in height are a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: “4(f) <i>The extent to which the height of the building or development will interrupt public views (as listed in Appendix K of the policy section of the plan)</i>”.</li> <li>• Amend Section 5B.3.3.6 Policy Titirangi Village part (xiii) to include “<i>including the proliferation of sandwich boards</i>”.</li> <li>• Amend Rule 7.1 Permitted activities to retain the statements “<i>which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish</i>” and “<i>and which provide a view from the road through the building to the bush at the rear</i>”.</li> <li>• Retain the statement in assessment criteria 7(b) that “<i>maintains the low rise character of the area</i>”.</li> <li>• Retain the statement in assessment criteria 7(f) that “<i>the extent to which the external cladding of buildings uses materials that connect the buildings with the bush setting, or the dominant building in the centre, Lopdell House</i>”.</li> <li>• Retain the statement in assessment criteria 7(g) that “<i>the extent to which buildings have a visual appearance, including facade and roof form which compliments the village atmosphere</i>”.</li> <li>• Regarding Area ‘A’ on Survey Plan S067597 alluded to following Rule 7.4 as 7(j) a terrace or deck should be established, accessible to the general public of adequate size and dimension for public viewing incorporating a public convenience.</li> </ul>
37/83	Belinda Harvey and Martin Vink	387 Titirangi Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Same as submission 37/3</li> <li>• Oppose increased urbanisation of Titirangi Village.</li> <li>• Oppose the proposal to allow 3 storey buildings.</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<ul style="list-style-type: none"> <li>• Oppose any apartments in the Village.</li> <li>• Oppose development of the toilet block with a three storey building.</li> <li>• Only allow buildings up to 2 storeys, designed with quality materials in keeping with the character of the Village.</li> </ul>
37/84	Dr Judy Blakey	41 Newhaven Terrace	Mairangi Bay	North Shore City 0630	<ul style="list-style-type: none"> <li>• Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), rule 4.3(ii) and Rule 7.3(i)</li> <li>• Require that buildings exceeding 8 metres in height are a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: “4(f) The extent to which the height of the building or development will interrupt views of the bush or the harbour”.</li> </ul>
37/85	Megan Vertelle	81 Beach Valley Road	Piha	Waitakere City	<ul style="list-style-type: none"> <li>• Support the Statement of Existing Character and Amenity in Section 5B.3.3.2.</li> <li>• Support the Statement of Future Character and Amenity in Section 5B.3.3.2 [correct reference is 5B.3.3.3] but oppose elements of part (i) 5.3.3.2 Strengthening the Village’s Built Environment that suggest buildings will be at least 2 or 3 storeys in height.</li> <li>• Amend Section 5B.3.3.2 part (i) to state that “buildings will be a maximum of 2 storeys in height”.</li> <li>• Oppose references in Section 5B.3.3.2 [5B.3.3.3] to additional non-residential activities (other than home occupations) in the Village Periphery and South Titirangi Road.</li> <li>• Delete the “Titirangi Non-Residential Activity Overlay”.</li> <li>• Oppose enabling of 3 storey buildings on Titirangi Road in section 5B.3.3.6 Policy Titirangi Village part (vii), rule 4.3(ii) and Rule 7.3(i) and seek amendments that buildings exceeding 8 metres in height are a non-complying activity.</li> <li>• Amend assessment criteria in Rule 4 as follows: “4(f) The extent to which the height of the building or development will</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p><i>interrupt views of the bush or the harbour”.</i></p> <ul style="list-style-type: none"> <li>Amend Rule 7.1 Permitted activities to retain the statements “<i>which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish</i>” and “<i>and which provide a view from the road through the building to the bush at the rear</i>”.</li> <li>Retain the statement in assessment criteria 7(b) that “<i>maintains the low rise character of the area</i>”.</li> </ul>
37/86	John McKail Geddes	Geddes Law PO Box 60060	Titirangi	Waitakere City 0642	<ul style="list-style-type: none"> <li>Revision of all issues, conditions and proposed new rules and regulations to reduce same to a form for guidance of owners, if this is necessary, whilst carrying out the purpose of the Waitakere Heritage Area Act 2008 and considered absolutely necessary to rectify inadequacies in the District Plan rules and distinguishing between rural and existing built up areas.</li> <li>Ensure this is summarised to be intelligible to owners and not prolix and incapable of use for the enjoyment of their own properties.</li> <li>Amend the proposed Human Environment Maps G9 and 10 to show the additional open space environment section north of the small one given to Council by the Geddes Family (north side of the former community house at the corner of Titirangi and Rangiwai Roads).</li> <li>Extend the Titirangi Non-Residential Activity Overlay over the site at 15 Rangiwai Road and amend the yellow boundary of the Titirangi Village Local Area in the Legend to include this property.</li> <li>Reference be made also to the useful interim Guideline Rules for Titirangi Shopping area and to ensure that if undue or excessive height to 3 floors in the recent Rodondo development is allowed this must only be on the basis that ample public access is allowed to upper floors above street level as exists at the entrance to Baileys Realty Offices above Masala Indian Restaurant at 400 Titirangi Road.</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
37/87	Tanya Wilkinson	1 Rangiwai Road	Titirangi	Waitakere City 0604	<ul style="list-style-type: none"> <li>That the building height in the village be limited to two storeys above street level.</li> <li>That the Non Residential Activity Overlay be applied to 1 Rangiwai Road</li> </ul>
37/88	Keith Wilson, John Lusk, David Crabb	2 Rangiwai Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>That 2 Rangiwai Road is included in the Community Environment zoning.</li> </ul>
37/89	Marie McNeill	37 Cornwallis Road	Cornwallis	Waitakere City 0604	Withdraw Plan Change 37.
37/90	Janet Vaughan	PO box 60659	Titirangi	Waitakere City 0642	<ul style="list-style-type: none"> <li>Decide against the village becoming a total bottle neck.</li> <li>Each new business should provide at least six new parking spaces within the zone.</li> <li>Public toilets to be retained.</li> <li>Sunlight, trees and birds need more allowance.</li> </ul>
37/91	Kate Frances	393 Henderson Valley Road	Henderson	Waitakere City	<ul style="list-style-type: none"> <li>Support Plan Change 37.</li> </ul>
37/92	Duplicate of 37/88				
37/93	Lopdell House Society	418 Titirangi Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>Support Plan Change 37.</li> <li>Amend section 5B.3.3.6 to read: <i>“Recognising the contribution that Lopdell House and the art gallery makes ...”</i></li> </ul>
37/94	Colleen Pilcher	9 Steam Hauler Track	RD2 Henderson	Waitakere City 0782	Withdraw Plan Change 37 in its entirety.
37/95	Eric Vossen	8 Rangiwai Road	Titirangi	Waitakere City	Withdraw Plan Change 37 in its entirety.
37/96	Wally Thomas	445 Titirangi Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>Amend section 5B.3.3.2 ‘Built Environment’ to include the text <i>“A number of high quality homes – several dating back to the 1920s – sit atop the ridgeline between South Titirangi Rd and Atkinson Rd”</i>.</li> <li>In the section headed ‘Community Focal Point’, amend the</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p>second to last sentence to read: "These community facilities and nearby residential homes are an essential part of the village".</p> <ul style="list-style-type: none"> <li>• Amend 5B.3.3.4 Issues to add "Disruptions to the lifestyle of local residents"</li> <li>• Amend 5B.3.3.5 Objectives to add "Protects and/or enhances the lifestyle of those living in or within close proximity to the Village". Or alternatively add this to the policy section.</li> <li>• On page 6(vi) add the words "noise and traffic impacts" after "layout".</li> </ul>
37/97	Shayne Cox	Corazon Wines Limited	PO Box 121120	Waitakere 0650	<ul style="list-style-type: none"> <li>• Support Plan Change 37.</li> </ul>
37/98	Mrs Nannette Doering	511 South Titirangi Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Support Plan Change 37.</li> <li>• Apply the Titirangi Non-Residential Activity Overlay to the property at 511 South Titirangi Road.</li> <li>• Provision is given for more diversity of businesses in Titirangi village, including a health shop and beauty therapy products which would not currently be provided for in the rules.</li> <li>• Need to address the issue of car parking.</li> <li>• Slow down traffic speeds and provide pedestrian crossing on South Titirangi Road.</li> <li>• A business should be able to have a sign to advertise their business.</li> <li>• That Council build a playground behind the community house.</li> </ul>
37/99	Greg Holdsworth	PO Box 56640	Dominion Road	Auckland	<ul style="list-style-type: none"> <li>• Delete reference in 5B.3.3.6 to Lopdell House marking the 'western edge of the village'.</li> </ul>
37/100	Paul Osborne	10 Turanga Road	Waiatarua	Waitakere	<ul style="list-style-type: none"> <li>• Correct spelling inconsistency in references to 'Te Kawerau A Maki' in 5B.3.3.2 Statement of Existing Character and Amenity of Titirangi Village section (iv) Significance to Tangata Whenua.</li> </ul>
37/101	Jeff Parker	78 Rayner Road	Piha	Waitakere	<ul style="list-style-type: none"> <li>• Amend Plan Change 37 in accordance with Heritage Area</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p>Act.</p> <ul style="list-style-type: none"> <li>• Implementation of clear character and amenity statements for future.</li> <li>• Establishment of clear edge to metropolitan urban limit.</li> </ul>
37/102	Esme McEwan	310 Titirangi Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Objects to high rise buildings in Titirangi village or on the south side of Titirangi Road.</li> <li>• Toilet block and car park could be upgraded.</li> <li>• Less land agents.</li> <li>• Do not need any more commercial building.</li> </ul>
37/105	Watercare Services Limited	Private Bag 92 521	Auckland	Attn: Nick Woodley	<ul style="list-style-type: none"> <li>• Support Plan Change 37.</li> </ul>
37/106	Margaret Theresa Derham	118 Park Road	Titirangi	Waitakere City	<ul style="list-style-type: none"> <li>• Zone 118 Park Road as Titirangi Non-Residential Activity Overlay.</li> </ul>
37/107	Thomas Mahoney R	59 Scenic Drive	Titirangi	Waitakere 0604	<ul style="list-style-type: none"> <li>• Opposes plan change because does not reflect views of members of community.</li> <li>• Opposed to taller buildings on either side of Titirangi Road. Opposed to construction of three storey buildings.</li> <li>• Opposed to contiguous building frontage on the northern side of Titirangi Road.</li> <li>• Opposed to enabling of activities in the Titirangi Non-Residential Activity Overlay (section 5B.3.3.6).</li> </ul>
37/108*	WH & CP Horryng	333 Laingholm Drive	Titirangi	Waitakere 0604	<ul style="list-style-type: none"> <li>• Amend 5B.3.3.2 (ii) to describe the fact that one and two storey buildings are part of the character of Titirangi Village.</li> <li>• Amend Section 5B.3.3.3.1 (i) by deleting all reference to opportunity for three storey high buildings and ensure that buildings remain significantly lower than Lopdell House.</li> <li>• Amend Section 5B.3.3.6 by adding a point that specifically refers to the need to provide and retain views on the ground floor through buildings.</li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<ul style="list-style-type: none"> <li>• Amend Section 5B.3.3.6 (ix) by replacing the proposed policy with “<i>requiring buildings on the northern side of Titirangi Road to be designed with gaps in between to allow sunlight to enter the street from the northern side.</i>”</li> <li>• Amend proposed rules throughout by deleting reference to ‘Titirangi Town Centre’ and replacing with ‘Titirangi Village’</li> <li>• Amend rule 7 by deleting rules that provide for buildings of three storey’s and reduce the maximum height of buildings to 7 metres from street level on Titirangi Road.</li> <li>• Amend rule 7.2 by adding a requirement that buildings have an external surface finish of horizontal weatherboards or rusticated stone work or brick or smooth plaster finish which provide a view from the road through the building to the bush at the rear.</li> <li>• Amend Rule 7.2(v) by retaining ‘<i>there is a useable terrace or deck accessible to the public.</i>’ This was inserted as a result of an Order of the Environment Court and should be retained.</li> <li>• Amend Assessment Criteria 7(b) by retaining ‘<i>maintains the low rise character of the area.</i>’</li> </ul>
LATE SUBMISSIONS					
37/103	Duplicate of 37/94				
37/104	Aranne Donald	17 Taraire Road	Titirangi	Waitakere 0604	<ul style="list-style-type: none"> <li>• Support 5B.3.3.1 Introduction and seek that this be retained except for the use of the words ‘local area’ and the map.</li> <li>• Support the Statement of Existing Character and Amenity of Titirangi Village (Section 5B.3.3.2) and seek that this be retained with amendments as follows: <ul style="list-style-type: none"> <li>– In (i) its <i>international significance</i> in the first paragraph, and its <i>topography</i> (it falls steeply away on both sides of the ridge) in the second paragraph. Add ‘<i>rare and unique</i>’ in the last paragraph.</li> <li>– In (ii) add that <i>Lopdell House dominates the village and is also iconic</i> (Lopdell House is like a logo recognised</li> </ul> </li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p>internationally by people and associated with Titirangi).            Include and acknowledge that the development in the village is <i>low rise and low intensity</i> in character.</p> <ul style="list-style-type: none"> <li>- In (iii) the concept that the community catchment is wide and far flung (we generally have to travel by car to get there, as do visitors).</li> <li>- In (iv) add the meaning of the word "Titirangi"</li> </ul> <ul style="list-style-type: none"> <li>• Support 5B.3.3.3 Statement of Future Character and Amenity of Titirangi Village and seek that this be retained with amendments.               <ul style="list-style-type: none"> <li>○ Oppose aspects of 5B.3.3.3 (i) that indicate there will be provision for 3 storey buildings and further development of non residential activities down South Titirangi Road.</li> <li>○ Seek that the second paragraph is reworded as follows or similar: <i>"...Buildings will have a maximum height of 2 stories above street level on Titirangi Road."</i> (delete the rest of the sentence)</li> <li>○ Delete the third paragraph entirely and replace with the following or similar:                   <p style="margin-left: 20px;"><i>"A limited range of non residential activities, generally as home occupations, may be able to be accommodated around the periphery of the Village provided their effects do not undermine the proper functioning of the commercial area contained along the ridgeline and they can fit within the limited carrying-capacity of the local environment and the Village. This will complement the Village and accommodate activities that support the well being of the community. Community facilities including churches located on the periphery will also continue to provide for the well being of the community."</i></p> </li> <li>○ Include the following sentence (or similar wording) in paragraph 5 (or 6) to ensure that Lopdell House retains its iconic status in the Village and remains the dominant building in the Village. Also include the need to protect the views to and from Lopdell House from within the</li> </ul> </li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p>Village.</p> <p><i>"Lopdell House will remain the dominant building in the Village. Views to and from it from within the Village will be identified, protected and retained for present and future generations to enjoy. This will ensure that the building remains an icon always associated with Titirangi and the Waitakere Ranges."</i></p> <ul style="list-style-type: none"> <li>• Amend objectives, policies and rules to achieve the protection of these views and to ensure the iconic status of Lopdell House is maintained.</li> <li>• Support in part section 5B.3.3.4 Issue subject to the following matters being included: <ul style="list-style-type: none"> <li>. creeping urbanisation</li> <li>. Traffic matters</li> <li>. Protection of views within and from the village</li> </ul> </li> <li>• Identify important views and view shafts and amend the objectives, policies, rules and maps to achieve this protection of views within and from the Village.</li> <li>• Add in the first sentence "A failure to <i>actively</i> manage..."</li> <li>• Support the objectives in 5B.3.3.5 with amendments to outline the issue of views and view shafts.</li> <li>• Support the policies in 5B.3.3.6 with amendments to outline the issue of views and view shafts.</li> <li>• Oppose the enabling of non-residential activities in the "Titirangi Non-Residential Activity Overlay". Remove this overlay is completely from the map and all references to it in the policies and rules and anywhere else in the plan change.</li> <li>• Remove the word '<i>enhancement</i>' from section 'v' in the policies and replaced with '<i>protection</i>'.</li> <li>• Oppose the provision for 3 storey buildings in the village, also the enclosing of Titirangi Road with buildings. Want the character of the village to remain low rise (max 2 storeys) with Lopdell House remaining clearly dominant and that view shafts of the bush between buildings should be provided for in</li> </ul>

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					<p>appropriate locations. Avoid the canyon effect along Titirangi Road. Policies are amended accordingly to address these matters.</p> <ul style="list-style-type: none"> <li>• Don't want a village full of restaurants, this will not serve the needs of the local community. Policies are amended accordingly to address these matters.</li> <li>• Strictly control signs in the village to avoid adverse effects on the visual and physical amenity of the village, sandwich boards should not be permitted. Policies are amended accordingly to address these matters.</li> <li>• Rules: Oppose the use of the words "<i>Titirangi Town Centre</i>". All references in the plan change to '<i>Titirangi Town Centre</i>' are deleted and replaced with '<i>Titirangi Village</i>'.</li> <li>• Rules: Support the height of buildings in the Village being limited to a max of 8 metres (2 stories) only. Oppose the ability to go to 11 metres as a discretionary activity. Buildings over 8 metres be a non complying activity.</li> <li>• Oppose Assessment Criteria and these should be accompanied by a design guideline with illustrations.</li> <li>• Oppose the removal of the principles embodied in assessment criteria 7(a) to (d) and the standards under rule 7.1. Seek that these urban design principles are retained in the plan and that illustrated design guidelines are prepared to assist designers, developers and decision makers understand the outcomes that are required.</li> <li>• Oppose the use of the words "<i>the extent to which</i>" in all of the assessment criteria. Remove from <b>all</b> of the assessment criteria and replaced with "whether" (in some criteria the rest of the wording may need to be altered to make clear what is expected as an outcome) or alternatively it would be preferable if the criteria are re-worded using "should" or 'shall' to make very clear what is to be aimed for and the outcome to be achieved. An illustrated guideline would avoid erroneous interpretations.</li> <li>• Oppose the removal of the phrase "<i>maintains the low rise</i></li> </ul>

No.	Submitter Name	Address for Service 1	Address for Service 2	Address for Service 3	Decision Sought from Waitakere City Council
					<p><i>character of the area</i> from criterion 7(b) and seek that this is retained.</p> <ul style="list-style-type: none"> <li>• Seek that residential activities at street level in the Village are a non complying activity.</li> <li>• Support the rules for signs however make sandwich boards a non complying activity.</li> <li>• Delete the local area map from the plan.</li> <li>• Council undertake traffic modelling to determine the implications of increased development and activity within and on the periphery of the village.</li> </ul>

\* This submission was received within the statutory submission period but did not come to the attention of the relevant Council department until Thursday 6 May 2010. The decisions sought in this submission have been included in this updated version (12 May 2010) of the summary of decisions sought.