

PUBLIC NOTICE

PROPOSED PLAN CHANGE No.15 – Takanini Structure Plan Area 6 TO THE OPERATIVE PAPAURA DISTRICT PLAN

Notification in accordance with the First Schedule, Resource Management Act 1991

The Papakura District Council, in accordance with Clause 5 of the First schedule to the Resource Management Act 1991, gives notice that, at its meeting on 21 July 2009, Council resolved to adopt for the purposes of public notification **Plan Change No. 15** (renumbered) – **Takanini Structure Plan Area 6** to the Operative Papakura District Plan 1999.

Plan Change No. 15 seeks the rezoning of Takanini Structure Plan Area 6 from Rural Takanini to Industrial 1 (~16.6ha), Industrial 3 (~24.8ha), Residential 8 (~5ha), Residential 1 (~0.3ha) and Reserve (~4.7ha) zones. The area is bounded by Papakura Stream to the north, Takanini School Road to the west, Porchester Road to the east and to the south by the existing residential zoned land adjacent Manuroa Road.

Changes include new or amended:

- Issues, Objectives, Policies, Rules (land use and subdivision), Activity Status tables, and Assessment Criteria.
- A Structure Plan for Takanini Structure Plan Area 6.
- Planning and Flood Hazard maps.
- Roading standards for Takanini School Road, Porchester Road, Popes Road and the intersection of Popes Road and Porchester Road in a new Appendix 16D to Section Three.
- Network Utility Yard for the future Mahia Branch Sewer Line.
- Consequential and/or minor amendments throughout the Plan

Specific provisions are included to address issues regarding potential amenity, traffic, stormwater and geotechnical effects and protecting the amenity of neighbouring residential and reserve areas.

Copies of the Proposed Change may be viewed during normal business hours at the Papakura District Council Offices, 35 Coles Crescent Papakura, and at the Sir Edmund Hillary Library, Level 4, Accent Point Mall, 28 East Street Papakura. Copies of the Proposed Change and supporting material may be obtained on CD at no charge or in hard copy, which will generally incur a charge, from the offices of the Papakura District Council during normal business hours.

Any person may make a submission on the Proposed Change. Written submissions must be lodged at the offices of the Papakura District Council, **no later than Friday, 4.30pm on 26th February 2010**. Submissions must be made on Form 5 of the Resource Management (Forms, Fees, and Procedures) Regulations 2003. Forms suitable for this purpose are available at the Council's office.

The processes for public participation in consideration of the proposed plan change are:

- a. This public notification.
- b. The making of submissions.
- c. The public notification of the availability of a summary of all decisions requested by those who make submissions, setting out where the summary and the submissions can be inspected and the date on which further submissions close.
- d. The making of further submissions in support or in opposition to those submissions made under b. above.
- e. Every person who makes a submission and who has requested to be heard, will be given at least 10 working days notice of the time, date and place of the hearing of that submission by Council and will be entitled to be heard in support of that submission.
- f. Every person who makes a submission will be notified of the decision of the Papakura District Council with the Council's reasons.
- g. Any person who makes a submission may appeal the Council's decision to the Environment Court, providing the subject of the appeal was referred to in that persons submission. The process for such Appeals is set out in Clause 14 of the First Schedule to the Resource Management Act 1991.

Address for service is the: Papakura District Council, Private Bag 7, Papakura 2244, Attention: Nathanael Savage. Telephone enquires to Customer Services, Ph 09 295 1300.

Note:

The above change requires a joint process with the Auckland Regional Council. The Auckland Regional Council is concurrently notifying changes to the Auckland Regional Policy Statement (RPS Change No.14) and a Variation (No.3) to the Proposed Auckland Regional Plan: Air, Land and Water. Please refer to the separate Public Notice by the Auckland Regional Council for further information.

Papakura District Council has also notified a Notice of Requirement to designate land for a stormwater pond to service the Plan Change area. Please refer to the separate Public Notice by the Papakura District Council for further information.

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*Joy Hames: Director – Policy and Democracy Services
On behalf of Papakura District Council*