

## Mail Room

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**From:** Steve Gibson - NCC Consulting Engineers [steve@ncceng.co.nz]  
**Sent:** Tuesday, 27 January 2015 10:03 a.m.  
**To:** Mail Room  
**Subject:** Te Hape Village Plan Change PC112  
**Attachments:** Te Hape Village Plan change submission.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attention Melissa McGrath

Attached please find my submission on this plan change.

Regards

**Steve Gibson | Director**  
B.E.(Civil) MIPENZ CP Eng. Int. PE

**NCC - Consulting Engineers**  
Tel. 09 438 3345 | Mob. 021 979 890  
Email. [steve@ncceng.co.nz](mailto:steve@ncceng.co.nz)



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## Form 5 - Submission on a change proposed to the District Plan

Office use

Plan change number **PC112**

Plan change name **Te Hape Village**

All correspondence to the Policy Department Attn: Melissa McGrath  
Submissions must be received by: 4:00pm Tuesday, 24 February 2015

Full name Geoffrey Stevens Gibson

Please print clearly

Doc ID \_\_\_\_\_

Postal address 12 North Ridge Rise  
RD9 Whangarei 0179

Submitter no \_\_\_\_\_

Telephone no 021 979 890

Submission no \_\_\_\_\_

Email steve@ncceng.co.nz

~~I could/could not \*\*gain an advantage in trade competition through this submission~~

~~I \*am/am not\*\* directly affected by an effect of the subject matter of the submission that :~~

~~a adversely affects the environment; and~~

~~b does not relate to trade competition or the effects of trade competition~~

~~+ Delete the entire paragraph if you could not gain an advantage in trade competition through this submission~~

\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

The eastern access of the indicative road if it joins with SH14 is an unsafe position from which to allow movements to and from the State Highway. All movements to and from the indicative road should be made via Te Hape Rd.



I support/oppose/seek amendment to the specific provision listed above. (delete what's not applicable)

**My submission is**

No access vehicle access to SH14 from the eastern end of the indicative road

**My reasons are** (attach additional pages if required)

This location is unsafe for vehicle movements

**State the decision you wish Council to make to ensure the issues you raise can be dealt with** (i.e. give precise details of what you would like included or deleted from the plan)

No vehicle access to or from SH 14 from the eastern end of the indicative road. All vehicle access from Te Hope road.

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No

Signature of submitter or authorised agent

A signature is not required if you make your submission by electronic means

26/1/15  
Date

**Note to person making submission** - If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Part 1 of Schedule of the Resource Management Act 1991.





**DOC ID**  
 15/9319

Office use

**Form 5 - Submission on a change proposed to the District Plan**

Plan change number **PC112**

Plan change name **Te Hape Village**

All correspondence to the Policy Department Attn: Melissa McGrath  
 Submissions must be received by: 4:00pm Tuesday, 24 February 2015

03 FEB 2015  
 WHANGAREI DISTRICT COUNCIL

Full name *Please print clearly* **TREVOR CHARLES + CYNTHIA IVY GLOVER**

Postal address **582 SH14, RD9, WHANGAREI 0179**

Submitter no \_\_\_\_\_

Telephone no **(09) 4388784**

Submission no \_\_\_\_\_

Email **cynted@actrix.co.nz**

I could/could not \*\*gain an advantage in trade competition through this submission  
 I \*am/am not\*\* directly affected by an effect of the subject matter of the submission that :

- a adversely affects the environment; and
- b does not relate to trade competition or the effects of trade competition

† Delete the entire paragraph if you could not gain an advantage in trade competition through this submission

\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

**TRAFFIC ?**

Concerns over the traffic flow on SH14.

Already it is often very difficult for motorists to get into mainflow traffic from Cemetery Road.

Suggest a roundabout at that intersection which would reduce the speed on SH14.

We have often clocked 80 cars in 5 minutes passing our gate - and most are travelling at well over 100kms in a 70 km area. The problem is becoming worse.

Ours is the property next to the corner (town side) of Te Hape Rd + as there will be more vehicles turning out of Te Hape Rd - at speed! it is going to make it even more difficult for us to get out of our driveway. (They gun their motors to get out into the main flow), and are upon us in no time.

*T. P. Glover. 3-2-15.*

I support/oppose/seek amendment to the specific provision listed above. *(delete what's not applicable)*

My submission is

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My reasons are *(attach additional pages if required)*

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State the decision you wish Council to make to ensure the issues you raise can be dealt with *(i.e. give precise details of what you would like included or deleted from the plan)*

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I wish to be heard in support of my submission

Yes     No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes     No

*C. Glover*    *G. P. Glover*

Signature of submitter or authorised agent

3.2.15

Date

A signature is not required if you make your submission by electronic means

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Plan change name **Te Hape Village**

All correspondence to the Policy Department Attn: Melissa McGrath  
Submissions must be received by: 4:00pm Tuesday, 24 February 2015

DOC ID  
15/11482

Full name **Jane Sweeney**  
*Please print clearly*

Doc ID \_\_\_\_\_

Postal address **40 Golf Harbour Drive  
RD 9 Maunu  
Whangarei 0179**

Submitter no \_\_\_\_\_

Telephone no **09 4387091**

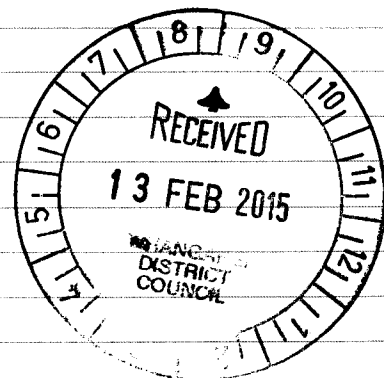
Submission no \_\_\_\_\_

Email **tom.vidden@clear.net.nz**

I ~~could~~/could not \*\*gain an advantage in trade competition through this submission  
I ~~am~~/am not\*\* directly affected by an effect of the subject matter of the submission that :  
a adversely affects the environment; and  
b does not relate to trade competition or the effects of trade competition  
+ Delete the entire paragraph if you could not gain an advantage in trade competition through this submission  
\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

Roading + provision of foot paths /  
cyclewage along the state highway 14  
and increase volume of traffic making  
crossing state highway 14 difficult/  
dangerous for traffic turning out of  
Counethy road, or foot traffic  
crossing to state highway 14.



I ~~support/oppose~~ seek amendment to the specific provision listed above. (delete what's not applicable)

My submission is

that state highway 14 will require footpaths and cycleway on both sides of the road with any change to increase the population of the area.

There should also be consideration for a roundabout at Te Hape Cemetery Road State Highway 14 intersection with an increase volume of traffic.

My reasons are (attach additional pages if required)

with an increase in the population of the area with a Village proposal there MUST be provision for footpaths on both sides of State Highway 14 to Millington Road. (golf course + tennis courts.)

There will be an increase in foot traffic + cycling with an increase in population and <sup>busy road</sup> this must be provided as an already

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

provision of footpaths on both sides of state highway 14 ~~to~~ and provision of traffic islands on state highway 14 to allow pedestrians refuge safety while crossing State Highway 14.

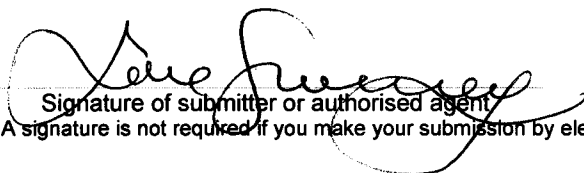
Also consideration for a roundabout at State Highway 14 / Te Hape intersection

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No



Signature of submitter or authorised agent

A signature is not required if you make your submission by electronic means

9.2.15  
Date

**Note to person making submission** - If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Part 1 of Schedule of the Resource Management Act 1991.





I support/oppose/speak amendment to the specific provision listed above. (delete what's not applicable)

My submission is

TRAFFIC MOVEMENTS ON SH14 and  
Te Hape rd.

My reasons are (attach additional pages if required)

ENTERING AND EXITING OUR DRIVEWAY. EXITING  
will be a problem as increased traffic out of  
Te Hape will cause congestion onto SH14.  
High traffic flow out of Te Hape will leave  
us sitting in the middle of the road for extended  
periods while waiting to turn into our drive

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

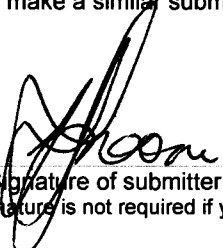
Either reduce the speed limit, or reduce/restrict  
the amount of houses that are built until  
the other end of the Te Hape  
subdivision road is open onto SH14.

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No

  
Signature of submitter or authorised agent  
A signature is not required if you make your submission by electronic means

16/2/15  
Date

**Note to person making submission** - If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Part 1 of Schedule of the Resource Management Act 1991.

DOC ID  
15/14361

Private Bag 9023 | Whangarei 0148 | New Zealand  
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632  
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz



# Form 5 - Submission on a change proposed to the District Plan

Office use

Plan change number **PC112**

Plan change name **Te Hape Village**

All correspondence to the Policy Department Attn: Melissa McGrath  
Submissions must be received by: 4:00pm Tuesday, 24 February 2015

CUSTOMER SERVICES  
19 FEB 2015  
WHANGAREI DISTRICT COUNCIL

Full name *Please print clearly* **Tony - Mary Delorm**  
Postal address **588 State Highway 14**  
**R.D9 Maunu**  
**Whangarei**  
Telephone no **(09) 438 1404**  
Email **t.delorma@xtra.co.nz**

Doc ID \_\_\_\_\_  
Submitter no \_\_\_\_\_  
Submission no \_\_\_\_\_

I ~~could~~ could not \*\*gain an advantage in trade competition through this submission  
I \*am/am not\*\* directly affected by an effect of the subject matter of the submission that :  
a adversely affects the environment; and  
b does not relate to trade competition or the effects of trade competition  
\* Delete the entire paragraph if you could not gain an advantage in trade competition through this submission  
\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

Lined area for writing specific provisions of the Plan Change.

I support/oppose/seek amendment to the specific provision listed above. (delete what's not applicable)

My submission is

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
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~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

My reasons are (attach additional pages if required)

We are concerned with the amount of extra traffic that will be traveling up and down SHW 14, especially the extra congestion at Te Hope / SHW 14 / Cemetery intersection. The road is not wide enough for a line of right turning <sup>traffic</sup> to be passed on the inside, also the speed limit is too high for this area.

Will there be a rate increase due to this development?

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

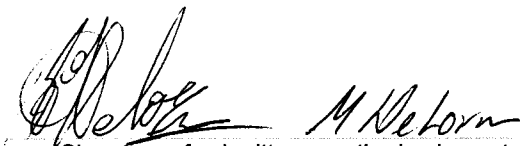
Would like double yellow lines up to the 100km area  
Turning bay and road widened at Te Hope / SHW 14 / Cemetery intersection.  
Speed limit reduced to 50km / 60km

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No



Signature of submitter or authorised agent

A signature is not required if you make your submission by electronic means

17. 02 - 2015

Date

**Note to person making submission** - If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Part 1 of Schedule of the Resource Management Act 1991.



I support/oppose/seek amendment to the specific provision listed above. (delete what's not applicable)

My submission is

*[The submission area is crossed out with a large diagonal line.]*

My reasons are (attach additional pages if required)

I am concerned that the new plans for Te Hape Village will increase the traffic along State Highway 14, plus the speed in which the vehicles travel is too fast.

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

*[The decision area is blank.]*

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No

*J. DeW*

17,02,15

Signature of submitter or authorised agent

Date

A signature is not required if you make your submission by electronic means

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DOC ID  
15/14514

Private Bag 9023 | Whangarei 0148 | New Zealand  
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632  
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# Form 5 - Submission on a change proposed to the District Plan

Office use

Plan change number **PC112**

Plan change name **Te Hape Village**

All correspondence to the Policy Department Attn: Melissa McGrath  
Submissions must be received by: 4:00pm Tuesday, 24 February 2015

Full name *Please print clearly* **Andrew & Wendy Genders**

Doc ID \_\_\_\_\_

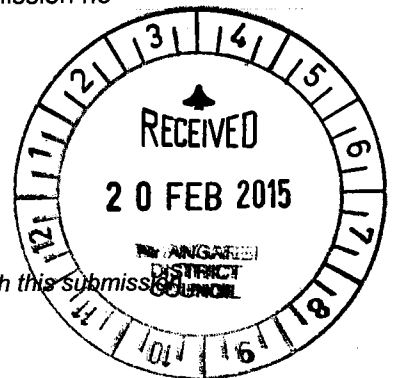
Postal address **50 Te Hape Road, RD1  
Maunu, WHANGAREI**

Submitter no \_\_\_\_\_

Telephone no **4380740**

Submission no \_\_\_\_\_

Email **w.genders@xtra.co.nz**



I ~~could~~ could not \*\*gain an advantage in trade competition through this submission  
I \*am/am not\*\* directly affected by an effect of the subject matter of the submission that :

- a adversely affects the environment; and
- b ~~does not relate to trade competition or the effects of trade competition~~

† Delete the entire paragraph if you could not gain an advantage in trade competition through this submission

\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

\* Current proposed change in Living Zones from L3 / Countyside to LI.

\* Road safety.

I ~~support/oppose~~/seek amendment to the specific provision listed above. (delete what's not applicable)

My submission is

To have the proposed 17 titles to be changed to L3 NOT L1 as specified in current proposed plan.

My reasons are (attach additional pages if required)

We believe the current proposed zone change from L3 to L1 will take away the current rural feel this community currently has, and the reason alot of us bought in this area in the first place. And also the effect <sup>it will have</sup> on the existing ~~Road~~ traffic issues that will accure if changed to a L1 zone. And as we love this area would hate to see that community feel lost as a result.

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

To change, the proposed <sup>via zone</sup> change from L3/Countryside to L1 in the Proposed Plan, so that sections are larger, the area safer (NOT SO MUCH TRAFFIC) and to maintain the current rural community ~~and~~ feeling we all love in this area.

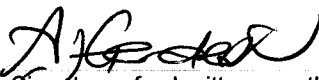
Thankyou  
Andrew & Wendy Genders

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No



Signature of submitter or authorised agent

A signature is not required if you make your submission by electronic means

18-2-2015

Date

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# Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Future Environment
- Open Space
- Scheduled or Overlay Area, S# label
- Croft Timber Overlay
- Kaun Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Proposed Plan Change
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer  
 This map is for information purposes only.  
 This map is not to be used in place of a cadastral or other official map. Northpower provides this service free of charge.  
 The position of the map is not to be used in place of a cadastral or other official map. Northpower provides this service free of charge.  
 The traditional boundaries between the Whangarei District Council and the Whangarei District Council.





DOC ID  
15/14515



### Form 5 - Submission on a change proposed to the District Plan

Plan change number **PC112**

Plan change name **Te Hape Village**

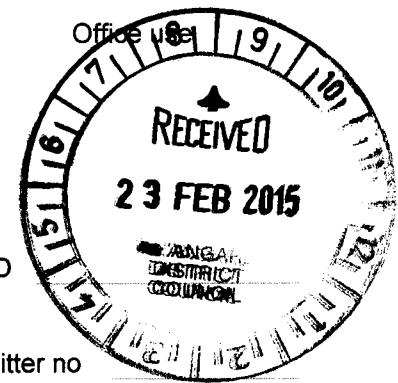
All correspondence to the Policy Department Attn: Melissa McGrath  
Submissions must be received by: 4:00pm Tuesday, 24 February 2015

Full name **MICHAEL JOHN GOODWIN**  
*Please print clearly*

Postal address **PO Box 10183, Te Mai,  
WHANGAREI. 0143.**

Telephone no **09. 4386229**

Email **m.g.goodwin@extra.co.nz**



Doc ID

Submitter no

Submission no

I could/could not \*\*gain an advantage in trade competition through this submission  
\*am/am not\*\* directly affected by an effect of the subject matter of the submission that:  
a adversely affects the environment; and  
b does not relate to trade competition or the effects of trade competition  
+ Delete the entire paragraph if you could not gain an advantage in trade competition through this submission  
\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

- Extension of Living | Environment
- New Indicative Road.

I support/oppose/~~amend~~ amendment to the specific provision listed above. (delete what's not applicable)

My submission is

- #1 • retain the 17 titles as Countryside Environment and Living 3 Environment.
- #2 • have sole access to the new development from S.H. 14 and not via Te Hape Rd.

My reasons are (attach additional pages if required)

- #1 • Te Hape village is on the extreme boundary of the city with many areas closer to the centre of Whangarei that could support further housing. Classification of Living 3 Environment would ensure the feeling of a transition from city to country was maintained in this area.
- #2 • Te Hape Road is not safe for a large increase in traffic volume as it is not overly wide; has a distinct bend in it; and cars parked on it reduce vision.

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

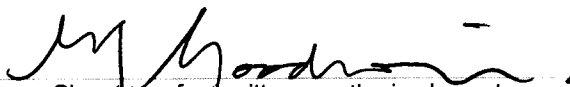
- #1 • Do not change the zoning of the 17 titles.
- #2 • Have the road servicing the new subdivision enter and exit onto SH 14 and not join up with Te Hape Road.

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No

  
Signature of submitter or authorised agent  
A signature is not required if you make your submission by electronic means

18/2/2015  
Date

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DOC ID
15/14516

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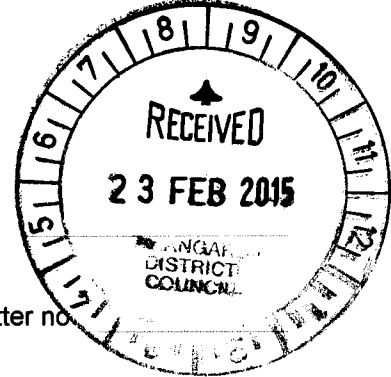
Full name *CORY FAMILY TRUST (B & Bory)*  
 Please print clearly

Postal address *Box 10065 TE MAE WHANGAREI 0143*  
*RES' ADDRESS 4 TE HAPE RD MAUNU*

Telephone no *09437 7516*

Email \_\_\_\_\_

Office use



Doc ID \_\_\_\_\_

Submitter no \_\_\_\_\_

Submission no \_\_\_\_\_

I could/could not ~~\*\*gain an advantage in trade competition through this submission~~

I ~~\*am/am not\*~~ directly affected by an effect of the subject matter of the submission that :

- a adversely affects the environment; and
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~~\* Delete the entire paragraph if you could not gain an advantage in trade competition through this submission~~

~~\*\* Select one~~

The specific provisions of the Plan Change that my submission relates to are

*Te Hape Rd is too narrow for the extra traffic this new subdivision will create.*

*This road was never designed for this increase in traffic numbers*

*The intersection of Te Hape Rd - SH14 - Cemetery Rd is long overdue now for upgrading let alone this new subdivision as it will only bring more traffic to the intersection.*

*B & Bory*

I support/oppose/seek amendment to the specific provision listed above. *(delete what's not applicable)*

My submission is

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My reasons are *(attach additional pages if required)*

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State the decision you wish Council to make to ensure the issues you raise can be dealt with *(i.e. give precise details of what you would like included or deleted from the plan)*

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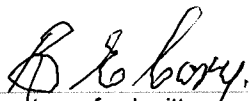
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I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No



Signature of submitter or authorised agent  
A signature is not required if you make your submission by electronic means

19 / 2 / 15  
Date

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DOC ID  
15/15020  
Office use

### Form 5 - Submission on a change proposed to the District Plan

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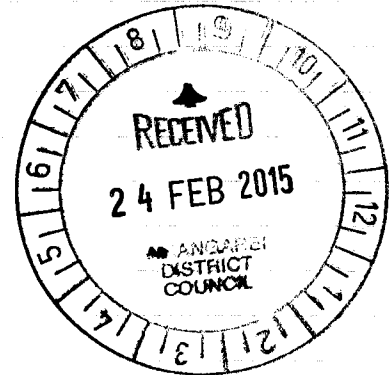
Full name *JANET ALEXANDRA HOLMES.*  
*Please print clearly*  
Postal address *528 STATE HIGHWAY 14*  
*RD 9 MAUNU*  
*WHANGAREI*  
Telephone no *021 586 484*  
Email *janholmes@hotmail.co.nz*

Doc ID  
Submitter no  
Submission no

I ~~could~~ could not \*\*gain an advantage in trade competition through this submission  
I ~~am/am not~~ directly affected by an effect of the subject matter of the submission that :  
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\*\* Select one

The specific provisions of the Plan Change that my submission relates to are

*PLEASE SEE ATTACHED PAGES*



I ~~support~~/oppose/seek amendment to the specific provision listed above. (delete what's not applicable)

My submission is

PLEASE SEE ATTACHED PAGES

My reasons are (attach additional pages if required)

PLEASE SEE ATTACHED PAGES.

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give precise details of what you would like included or deleted from the plan)

PLEASE SEE ATTACHED PAGES

I wish to be heard in support of my submission

Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes  No

Signature of submitter or authorised agent  
A signature is not required if you make your submission by electronic means

23 / 02 / 2015  
Date

**Note to person making submission** - If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Part 1 of Schedule of the Resource Management Act 1991.



I oppose the Plan Change 112 Te Hape Village

I oppose the "Extension of Living 1 Environment" - this rezones 17 titles (approx. 21ha) adjoining the northern and eastern edge of Te Hape Village from the existing combination of Countryside Environment and Living 3 Environment to Living 1 Environment

I oppose the New Indicative Road – shown on District Plan Map 41, which extends in an easterly direction from the end of Te Hape Rd and terminates in the south eastern corner of Lot 2 DP 311722

## **My Submission**

### **1. My submission regarding the "Extension of Living 1 Environment"**

I oppose the "Extension of Living 1 Environment" - this rezones 17 titles (approx. 21ha) adjoining the northern and eastern edge of Te Hape Village from the existing combination of Countryside Environment and Living 3 Environment to Living 1 Environment

My submission regarding the "Extension of Living 1 Environment" is that at present I live in Countryside Environment which I enjoy. The Council wants to put an "New Indicative Road" 3 metres from my back door and to do this they are changing the living zone from Countryside Environment to Living 1 Environment.

If this area was not changed to a Living 1 Environment there would be no subdivisions, the New Indicative Road would not be needed and my living environment would not be destroyed.

I believe that if I wanted to build a house 3 metres from any road the council rules would prohibit this. Yet the Council can propose that a New Indicative Road can be placed within 3 metres of my house. This must be in breach of the Council's own rules.

The council report 5.2 page 21 of the PC112 says " those properties most likely to be affected by a loss of rural outlook (relative to the existing environment) are those adjoining the eastern boundary of the Slatter property. However, these lots are well screened by existing vegetation, and on this basis it is unlikely that they attain a level of amenity from the Slatter property in any event."

The property being referred to is my property Lot 2 DP 203145 and the existing vegetation, a hedge, will NOT screen my houses from the disturbance created by a public roadway placed 3 metres away as suggested on 5.2 page 21 of the PC112.

## Extension of Environmental Living 1 Environment

I am concerned about the Stormwater Management Plan see Land Use Suitability Assessment 5 figure 4: WDC hazard map.

The south draining surface runoff that follows the natural topography of the land does NOT all flow to the State Highway 14 roadside culvert system whether it is partially blocked or not. It flows onto the south eastern part of Lot 2 DP 311722 across the paddock under the hedge and attempts to flow in through my front door on Lot 2 DP 203145.

This flooding has occurred on average once every year for the 13 years I have lived here despite our efforts to prevent it.

The report reads as if the south flood hazard is not too important and that this part of the south flood hazard does not exist at all.

The previous owners and my partner and I have taken steps to reduce the risk of the stormwater flowing where it wants to go i.e. in through our front door. However, when there are a lot of impervious surfaces covering the ground on Lot 2 DP311722 including a large road down the outside of our hedge our management system is likely to fail and our house is going to be flooded every time there is a heavy rain.

**2. My submission regarding the New Indicative Road** is that I oppose a New Indicative road being placed down the western boundary of my property Lot 2 DP 203145 along the present route of the access road over Lot 2 DP 311722 for access to Lot 1 DP 311722 as it will have a major effect on my property Lot 2 DP 203145.

I have lived on my property for 13 years and I am very aware of the noise, vibration, dust, dirt, glare of headlights and vehicular fumes that just one household can create travelling up and down their roadway on the other side of our hedge – according to information provided by council we only have to suffer one trip per hour or 8-10 traffic movements per day. This is a short narrow straight piece of private road but I can assure you great speeds, noise and disturbance at all hours of day and night can be attained.

The New Indicative Road when built is planned “to signal the preferred access route for the majority of the land being rezoned under PC112 (from the end of Te Hape Rd)” which is proposed to be 256 new lots which means 256 vehicles per peak hour, i.e. a vehicle every 4-5 per minute, are likely to travel along this route creating noise particularly at night, vibration, dust, dirt, the glare of headlights and vehicular fumes. There will also be the glare of the street lights even when the vehicles are not there.

I will have no privacy. I already have State Highway 14 on one side and private roads on the other two sides. I will effectively be living on a roundabout.

This will be an unsafe environment for children and pets to live in.

It will also increase the risk of burglary and crime on my property as there will be easier access as it will have public roads on 2 sides and private roads on 2 sides, effectively roads all around it.

This will destroy the environment that I chose to live in and it will remove any pleasure that I have of living on a lifestyle block away from the close neighbours and crowds of the city. It will remove and ruin the more peaceful countryside environment that I chose, paid and still pay to live in.

There are 2 houses on my property and the smaller and second house (a recently converted honey house) is built the required 3 metres from the property boundary and it overlooks the Slatter property (Lot 2 DP 311722 ) and has a high level of amenity and rural outlook as a result. The proposed New Indicative Road has been placed very close to this house, 3 metres, without any consideration for the owners/occupants.

The existing vegetation, a hedge, will NOT screen this house from the disturbance created by a public roadway placed 3 metres away from the kitchen door as suggested on 5.2 page 21 of the PC112.

The planners 'section 32' analysis is either incorrect or relies upon the SKM (NZ Transport Agency) access option report (appendix 7 page 29) which clearly states that the proposed Slatter access road does not comply with the Transit standard for the spacing of rural intersections" i.e. that the indicative road is not to connect to State Highway 14 in the south eastern corner of the Slatter property.

The New Indicative Road will make accessing the driveway to my property extremely hazardous.

Drivers turning left from the New Indicative Road onto State Highway 14 will only be looking for traffic coming from the right and will not see a vehicle turning into or out of my driveway which is only 1-2 metres on their left. At peak times State Highway 14 is very busy and turning onto it is difficult and I foresee accidents occurring because the road is so close to my driveway.

This is likely to be even more of a problem if it is a left turn only road as suggested to me by Melissa McGrath Team Leader – District Plan.

#### **Other considerations:**

Table 3.2 Minimum Width Requirements – Rural Environments (Countryside, Coastal Countryside and Living 3 Environments),

The above table indicates that the New Indicative Road when built will be a Collector Road because of its traffic volume 700-2500 vehicles/day which means it will be 8 metre wide.

This appears to be wider than Te Hape Road. As a result many of the residents of the properties at the lower end of Te Hape Road will prefer to use this road because of its greater size giving more

comfort and feeling of safety when used. Also, it will be easier to access State Highway 14 because turning onto State Highway 14 at a T junction will be much easier than at the crossroads at Te Hape Rd (even when it has its proposed upgrade). As a result a lot of the traffic from Te Hape Rd will travel along the New Indicative Road in preference, so I believe that the traffic figures are conservative as these people will not own one of the new lots.

There is a pull off bay for State Highway 14 just beside my driveway and frequently tourists and others stop to admire the view of the harbour and Mount Manaia from this vantage point – an excellent picturesque sighting of our beautiful harbour. For safety this will have to be removed when the Indicative Road is put in. This will create further traffic hazard as people will then stop on the roadside.

There is mention in the PC112 of the vegetation on my boundary lessening any effects that the proposals of will cause me. Most of the vegetation is not on my property Lot 2 DP203145 but is on Lot 1 DP203145 which I also happen to own. The vegetation is there to absorb some of the ever increasing vibration, noise, dust, dirt, glare of headlights and fumes of the traffic traveling on State Highway 14. However, I suspect that the New Indicative Road will not be there for long before the Council requires the hedges to be cut and the trees to be removed so that the vehicles on the New Indicative Road can have a clearer view of the highway.

#### **Suggestions:**

There is no reason why the only access to State Highway 14 for all the new lots could not be via Te Hape Rd with the New Indicative Road finishing at the driveway to Lot 2 DP 438274 using a short part of the access road to Lot 1 DP 311722 over Lot 2 DP31172 with the rest of that access over Lot 2 DP311722 being deleted and reabsorbed into Lot 2 DP 311722.

Or

There is no reason why the New Indicative Road on Lot 2 DP311722 needs to follow the route of the access for Lot 1 DP 311722 over Lot 2 DP 311722.

Slatters Lot 2 DP311722 is large and the New Indicative Road could be anywhere on that Lot.

The Waste Water Management Plan on Slatters Lot 2 DP 311722 proposes 3 rows of sections with houses with The New Indicative Road down the eastern side. The New Indicative Road could be between the houses e.g. down the centre, which would give better access for the owners, fewer right of ways, and they would all buy their section knowing where there is a road and they would be able to set their house back off the road as they please.

Lot 1 DP311722 and Tafts Lot 2 DP 438274 could gain access to State Highway 14 via the New Indicative Road and the land at present used as the access for Lot 1 DP311722 could be reabsorbed into Slatters Lot 2 DP311722 once the new Indicative Road is built.

I am sure this would be to the advantage of Lot DP311722 as they would not have to upkeep the New Indicative Road.

The NZTA would not have to be concerned about another road having access to their State Highway 14.

**The decisions and relief I would like Council to make:**

**“Extension of Living 1 Environment”**

That no decision is made regarding changes in the Living Environment as per PC 112 Te Hape Village until it is decided that the New Indicative road is not to be put down the western boundary of my property Lot 2 DP 203145 along the present route of the road access over Lot 2 DP 311722 for access to Lot 1 DP 311722.

That the only access to State Highway 14 for all the new lots are via Te Hape Rd with the New Indicative Road finishing at the driveway to Tafts Lot 2 DP 438274 using a short part of the access road to Lot 1 DP 311722 over Lot 2 DP311722 and the rest of the access road being deleted and reabsorbed into Lot 2 DP 311722.

That there is a review and correction to the Stormwater Management Plan see Land Use Suitability Assessment 5 and figure 4: WDC hazard map is corrected, and that before subdivision occurs preventative action is taken to ensure my property is not flooded every time there is a heavy rain.

**The New Indicative Road**

That a New Indicative road is not put down the western boundary of my property along the present route of the road access over Lot 2 DP 311722 for access to Lot 1 DP 311722

That the only access to State Highway 14 for all the new lots are via Te Hape Rd with the New Indicative Road finishing at the driveway to Tafts Lot 2 DP 438274 using a short part of the access road to Lot 1 DP 311722 over Lot 2 DP311722 and the rest of the access road being deleted and reabsorbed into Lot 2 DP 311722.

## **Definition of "an indicative road"**

Whangarei District Council Part C Policies OBRoad Transport

**22.4.2 Road Linkages:** To identify and provide for future road linkages.

**Explanation and Reasons:** Indicative roads can be identified in the Plan to illustrate where it is desirable to construct roads in the future. They can be used to guide development into certain areas of the District. The design and location of indicative roads will contribute to a safe and efficient road transport network.

Whangarei district Plan - Subdivision Rules Living 1,2,3 Environment part F

**Road Formation:** Where roads are to be provided, these should be of a legal width and of a formation standard sufficient to serve their intended purpose. In some instances indicative roads have been shown on the Planning Maps, and it is a requirement for proposed roads to follow the indicative alignment.

### ***2.1 Indicative roads - Auckland District Council***

1. Where an indicative road traverses land that is being subdivided, the subdivider must form the road over the land in accordance with the indicative roads and open space overlay subject to clauses 4.4.9.21.2.1.2 and 4.4.9.21.2.1.3 and transfer ownership of the formed road to council.
2. The location of any formed road may vary from the alignment of the indicative road by a maximum of 20m, except that:
  - a. the point or points at which the indicative road links in with any existing road, or any other indicative road, must not be varied
  - b. the alignment of the road at the point where any indicative road intersects with a site boundary must not be varied.
3. The profile of formed indicative roads must enable access to adjoining sites at a gradient that meets the council's engineering design standards.











