

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

Office use

Plan change number **PC113**Plan change name **Ruakaka Racecourse**All correspondence to the Policy Department **Heather McNeal**Submission must be received by **Friday 26 April 2013**

Full name

Please print clearly

Rodney Roberts & Claire Taylor

Doc ID

Postal address

**R&C R&D Ltd
11A Karomiko Ave
Stoke, Nelson 7011**

Submitter no

Telephone no

03 547 4477 027 432 7050Submission no **RR-17.**

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~~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

See attached letter.

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

My submission is

See attached letter

My reasons are (attach additional pages if required)

See attached letter

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)

See attached letter. - sentences in blue type.

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

Date 23.4.13

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.

23 April 2013

Whangarei District Council
Private Bag 9023
Whangarei 0148
Attn. Heather McNeal

PC113 – Ruakaka Racecourse
Property Add. 164 Marsden Point Road, Ruakaka
PID: 1097

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 113 - RUAKAKA

We could not gain an advantage in trade competition through this submission. We own a house at 164 Marsden Point Road and have no business interests in Ruakaka.

I was only able to access the Application on line. The resolution of the file was insufficient to read some content (eg the key on Figure 4).

The specific provisions of the plan change that this submission relates to are those concerning the impact on the visual and amenity values of the coastal environment, in particular the views from houses along Ruakaka Ridge, Ruakaka foothills and other residential areas.

Figure 6 of the application depicts a view from a residential property on Ruakaka Ridge. We attach a photo from the front deck of 164 Marsden Point Road which shows that the racecourse is considerably more obtrusive than visible from the tiny Figure 6. While we accept that the current racecourse buildings already exist, they also serve to demonstrate the impact that buildings of that height and nature have on the natural character of this coastline.

We seek amendment to the provisions that relate to building heights. Allowance is made for buildings up to 4 storeys high, while we feel that this would be very out of character with the environment at one of New Zealand's most scenic coastlines. The existence of the current racecourse grandstand (elevated, square cornered, and largely white in colour) does not justify proliferation of further inappropriate buildings. We seek that a building height limit of 6 metres (sufficient for 2 storeys) be imposed for future developments in precincts A, B and C.

The application states that new building within the footprint will not exceed the height of the commentators box on the existing grandstand. To raise the level of the existing grandstand roof to match that of the commentators box would worsen a very intrusive building (see photo attached). At this level, the sea, the horizon and offshore islands would be obscured from the view of Ruakaka Ridge Residents. We seek amendment to these provisions such that any new building in Precinct D (grandstand and embankment) be limited to the profile of existing buildings.

R&C R&D Ltd

The future development should be in keeping with the natural character of the coastal environment. We seek specific requirements for the adoption of recessive, low reflectance colours that blend with the landscape (in contrast to the prevalence of white on the existing buildings). We seek that any repainting of the exterior of existing buildings also be required to adopt approved paints.

We reserve the right to be heard in support of this submission, but as we are currently living in the South Island, this is unlikely to be practical.

Thank you for the information, and the opportunity to be involved in this plan change.

Yours sincerely

Handwritten signatures of Rodney Roberts and Claire Taylor in blue ink.

Rodney Roberts and Claire Taylor

