

DOC ID  
13/29121

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

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 **JENNIFER ANNE WILSON**  
*Please print clearly* **RAYMOND LLOYD WILSON**

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Doc ID

Submitter no

Submission no **RR-14**

~~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

1. The number of dwelling units.
2. Emphasis on buildings not being too visible from Mean High Water Springs.
3. Buildings within 5 metres of dune lake.
4. Redevelopment of grandstand buildings.
5. Dune lake possible recharge.
6. Position of dune slack wetland.



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

My submission is

(1) Oppose — 350 dwelling units plus visitor accommodation plus retirement village sounds more than ambitious & totally unnecessary. Can understand some need for accommodation for equine events held over two-five days. Why so many dwellings, over what time span & with what finance, as the Racing Club has publicly stated that they do not even have funds to widen the race track.

(2) Require explanation of why this is important. It is more important not to restrict the visual amenity of surrounding residents.

Oppose (3) Excessive numbers of dwelling units as proposed is ridiculous & especially in the vicinity of the Dune Lake. In both Precinct B & D it says that there must be provision for a minimum 10 metre wide 'no development' strip from the Crown land to the south. Any development in the vicinity of the Dune Lake should also have this 10 metre wide 'no development' strip, as wildlife on the lake is very sensitive to human contact & presence. SEE ATTACHED

State the decision you wish Council to make to ensure the issues you raise can be dealt with (i.e. give 4, 5, + 6) <sup>PAGE for</sup>

We would recommend that the Council should decline the plan change request, so that large scale residential units are restricted & building height is restricted. Retaining the present zoning (Coastal Countryside Environment) would eliminate adverse effects on the adjacent DOC reserves, the Dune Lake & the significant wildlife that these areas contain. We do not have a problem with equine activities as listed on the last page of REE (Kualaka Equine Environment) but totally oppose the racecourse being developed into residential.

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 Wilson*

*R Wilson*

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

22-4-13  
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.

J. A. & R. L. WILSON.  
180 MARSDEN POINT ROAD  
RUAKAKA

Continuation of notes opposing specific provisions.

- (4) Oppose - No more development on the grandstand hill, because of further reduction of views from private properties along the ridgeline. We built on the ridge for the expansive sea views, & these should not be further restricted by buildings that would obstruct these views.
- (5) Oppose - Why would this need to happen & what exactly does it entail?
- (6) Need more information.