

Summary of Submissions

Private Plan Change 135 - GNLC Ltd

Submission No.	Surname/ Company	First Name/ Contact Person	Support/ Oppose	Submission Topic	Relief Sought	Reasons	Wish to be Heard?
PC135-01	Daji	Yvonne	Support	PC135 as it affects properties (Lot nos) 35, 48,49, 54, 55	Grant PC 135	Would like to see progress after 7 years of nothing.	Yes
PC135-02	AI Ltd	Geoffrey Axtens	Support		Council to facilitate a growing interest in the private sector and Government support to invest in Northland	Rules need relaxing to encourage more economic activity in general area and GNLC Limited; existing infrastructure which has languished needs economic boost; more residential options generates people activity that grows the local economy; greater revenue for Council (rates); potentially cheaper land or section values supports development and offers opportunities for homebuyers north of Auckland; proposed retirement village will require a 'community need' that can be supported by light industry and residential development, and small retail activity; Plan Change is consistent with a need for regional Northland to attract more economic activity in the Marsden area development.	No
PC135-03	Northport Ltd	Emma Miller	Opposes changes to NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 2	PC135 Rule NAV.6.5	Decline the request to change Rule NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 2	Proposal fails to adequately consider the potential reverse sensitivity effects resulting from removal of noise attenuation provisions on existing legally established activities, including Northport; and on the transportation network, in particular State Highway 15 that is a strategic land transportation link that services Northport. Proposal fails to adequately consider the provisions of Section 75(3)(c) of the RMA as it does not give effect to the policies of the RPS for Northland that relate to regionally significant infrastructure, of which Northport is identified as being. By failing to consider these matters, the proposed Plan Change does not achieve sustainable management under Part 2 of the Act.	Yes
PC135-04	Marsden Maritime Holdings Ltd	Emma Miller	Opposes changes to NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 2	PC135 Rule NAV.6.6	Decline the request to change Rule NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 2	Proposal fails to adequately consider the potential reverse sensitivity effects resulting from removal of noise attenuation provisions on activities that can be established as permitted activities within the nearby and surrounding Business 2 and Business 4 Environments, and in particular that land owned by Marsden Maritime Holdings; and on the transportation network, in particular State Highway 15 that is a strategic land transportation link that services Marsden Maritime Holdings land holdings.	Yes

Summary of Submissions

Private Plan Change 135 - GNLC Ltd

Submission No.	Surname/ Company	First Name/ Contact Person	Support/ Oppose	Submission Topic	Relief Sought	Reasons	Wish to be Heard?
PC135-05	Refinery NZ	Mr Riaan Elliot	Opposes changes to NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 3	PC135 Rule NAV.6.7	Decline the request to change Rule NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 3	Proposal fails to adequately consider the potential reverse sensitivity effects resulting from removal of noise attenuation provisions on existing legally established activities, including the Refining NZ operation at Marsden Point; and on the transportation network, in particular State Highway 15 that is a strategic land transportation link that services Refining NZ operations at Marsden Point. Proposal fails to adequately consider the provisions of Section 75(3)(c) of the RMA as it does not in our view give effect to Policy 5.1.3 of the RPS for Northland that relates to reverse sensitivity effects on regionally significant infrastructure.	Yes
PC135-06	NZ Transport Agency	Sarah Ho	Opposes changes to NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 4	PC135 Rule NAV.6.8	Decline the request to change Rule NAV.6.5 to remove the noise attenuation requirements from the Marsden Primary Centre Noise Zone 4	Proposed Plan Change gives rise to potential reverse sensitivity effects on the State Highway, from the establishment of noise sensitive activities on the site that do not contain appropriate noise attenuation measures. The State Highway is a potentially high traffic-noise environment with a high proportion of heavy vehicles, and this may have consequential effects on future operations of state highway network. NZTA seeks to ensure a minimum 100m buffer setback from the edge of the state highway as outlined in the <i>Guide to Management of Effects on Noise Sensitive Landuse near to the State Highway Network 2015</i> .	Yes
PC135-07	Margaret Barbara Hicks		Opposes the proposed noise levels - 7:00 hours - 22:00 hours - 55 decibels and 22:00 hours - 7:00 hours 45/70 decibels to replace those introduced on 24th May 2016.	PC135 Rule NAV.6.1	There should be no changes to accommodate mixed development.	Such a plan change is a retrogressive step reminiscent of the 18th century rather than the present days. Noise is a source of pollution. 1. The land in question is not fit for purpose. 2. Vulnerability to the affects of climate change. 3. Decelopment has not sold well should tell the district council that the MPC is not a viable option.	Yes