

Plan Changes 85 A-D, 86 A-B, 87, 102, 114 Rural Package

Notice of Decision

- Notice in the Leader
- Appeal Information Sheet
- Extract of Minutes – Planning Committee Meeting
- Mailing List of all Submitters
- Recommendations of the Hearing Panel



Notification of decision on plan changes

Whangarei District Council gives notice that it has made its **decision** on the provisions and matters raised in submissions on the following Plan Changes:

Plan Changes 85 A-D, 86 A-B, 87, 102 and 114

Each plan change includes specific proposed changes to the District Plan text and maps. In summary these include:

- New Resource Area Chapters, with objectives, policies and rules.
- New Environment Chapters, with objectives, policies and rules.
- New Coastal Area Map series.
- Changes to the Resource Area and Environment Map series.
- Consequential changes to text.
- New definitions and consequential changes to Chapter 4 Meaning of Words.

Plan Change 85 – Rural Area (PC85)

PC85 proposes to identify the environmental expectations and outcomes for rural areas through the proposed Rural Area (RA) objectives, policies and performance standards (which apply to all of the proposed Rural Environments).

Plan Change 85A – Rural Countryside Environment (PC85A)

PC85A proposes to replace the existing Coastal Countryside Environment and Countryside Environment with the Rural Countryside Environment (RPE). The RPE seeks to provide primarily for the productive use and development of rural land and resources.

Plan Change 85B – Strategic Rural Industries Environment (PC85B)

PC85B proposes to replace District Plan Scheduled Activities 14, 15 and 16 with the Strategic Rural Industries Environment (SRIE). The SRIE seeks to recognise and provide for the retention and managed expansion of established industries of strategic significance located in rural areas.

Plan Change 85C – Rural Village Environment (PC85C)

PC85C proposes to replace existing Living 1 and 3, and Business 2, 3 and 4 Environments in the existing rural and coastal villages with Rural Village Environment (RVE) and three Sub-Environments: Rural Village Residential (RVRE), Rural Village Centre (RVCE), and Rural Village Industry (RVIE). The RVE seeks to provide for a range of activities which support village communities, while also protecting the amenity values within each Sub-Environment.

Plan Change 85D – Rural Living Environment (PC85D)

PC85D proposes to rezone clusters of rural lifestyle development from Countryside Environment to Rural Living Environment (RLE). The RLE seeks to provide opportunities for the on-going development of land for rural living activities in locations that have an existing density compatible with lifestyle development.

Plan Change 86A – Rural (Urban Expansion) Environment (PC86A)

PC86A proposes to rezone clusters of rural residential development in close proximity to Whangarei City from Countryside Environment to Rural (Urban Expansion) Environment (RUEE). Together with proposed Living 1 and Living 3 Environment rezoning (PC86B) the RUEE seeks to provide for the future urban growth of Whangarei City in areas that are contiguous with urban development.

Plan Change 86B – Rural (Urban Expansion) Living Environment Zoning (PC86B)

PC86B proposes to rezone specific locations in close proximity to Whangarei City from Countryside Environment to Living 1 and Living 3 Environments. These proposed new residential areas will provide for projected population growth in the Whangarei district.

Plan Change 87 – Coastal Area (PC87)

PC87 proposes to protect the values of the coastal environment through a new Coastal Area (CA) Resource Area overlay in the District Plan. Parts of the CA are also identified as High and Outstanding Natural Character Areas. PC87 seeks to implement the Northland Regional Policy Statement 2016 (RPS) by mapping the “coastal environment” and High and Outstanding Natural Character Areas. The CA and High and Outstanding Natural Character Areas (together with the RPE) replace the Coastal Countryside Environment.

Plan Change 102 – Minerals (PC102)

PC102 proposes a Minerals Chapter. The Minerals Chapter seeks to manage mineral resources and Mineral Extraction Areas (nationally and regionally significant mineral extraction) to avoid, remedy and mitigate adverse effects on the environment from mineral extraction, and to protect significant mineral resources from constraints by conflicting land use.

Plan Change 114 – Landscapes (PC114)

PC114 proposes a Landscapes Chapter. The Landscapes Chapter seeks to implement the RPS Outstanding Natural Landscapes and Features mapping as a Resource Area overlay, and to protect Outstanding Natural Landscapes and Features.

The decision on the plan change is available for viewing on the Council’s website at: www.wdc.govt.nz/planchanges and at Whangarei District Council Service Centres at Forum North, Rust Avenue, Whangarei; Ruakaka Service Centre, Takutai Place, Ruakaka and Whangarei Central Library, Rust Avenue, Whangarei.

Please contact Council’s Policy and Monitoring Department if you have any questions about the proposal.

Those parties entitled to lodge appeals to the Environment Court must lodge their appeals within 30 working days of receipt of the decision.

This notice is given pursuant to Clause 10 of the First Schedule of the Resource Management Act 1991.

R Forlong
CHIEF EXECUTIVE

Appeal Information Sheet

Making an Appeal on Decisions on a Plan Change

Under Clause 14 of the First Schedule of the Resource Management Act 1991 (RMA), any person who made a submission or further submission on a plan change may lodge an appeal with the Environment Court in regard to any matter, or matters, on which they made a submission.

Such an appeal must be lodged within 30 working days of service of the decision(s) on the submitter (ie delivery of letter containing decisions to the submitter's address as given in the submission).

A copy of the appeal must also be served on the Whangarei District Council within the 30 working day period.

In addition, the appeal must be served on every person who made a submission on that particular provision within 5 working days of lodging the appeal. The list of names on whom the appeal was served has to be submitted to the Court within 10 working days.

A list of people who made submissions on the plan change is attached for your information.

Any appeal to the Environment Court should state:

- a)** The decision that is appealed (include the summary of the decision);
- b)** The reasons for the appeal and relief sought;
- c)** Include documentation regarding the original or further submission, the decision, and one other document explaining the reason for the appeal;
- d)** The address for service of the person who made the appeal; and
- e)** Any other matters required by regulations (see form 7 of the RMA Regulations).

The appeal must be filed with the Environment Court in Auckland, PO Box 7147, Wellesley Street, Auckland 1141, together with the filing fee as required.

Planning and Development Committee Meeting Minutes

Date: Wednesday, 13 December, 2017
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance

Cr Greg Innes (Chairperson)
Her Worship the Mayor Sheryl Mai
Cr Crichton Christie
Cr Vince Cocurullo
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Sue Glen
Cr Phil Halse
Cr Cherry Hermon
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy
Gavin Benney
Cr Stu Bell

Not in Attendance

1. Declarations of Interest

Item 4.4 – Minerals, Landscape, Coast and Rural Plan Change Decision

2. Apology

Cr Stu Bell

Moved By Cr Greg Innes

Seconded By Cr Greg Martin

That the apology be sustained.

Carried

4.4 Minerals, Landscape, Coast and Rural Plan Change Decision

Moved By Cr Greg Innes

Seconded By Her Worship the Mayor Sheryl Mai

That the Planning and Development Committee:

- a. adopts the report and recommendations of the Hearing Panel dated 23 November 2017 on proposed Plan Changes PC102, PC114, PC87, PC 85 A – D and PC86A & B, in accordance with Clause 10 of Part 1 of Schedule 1 of the Resource Management Act 1991; and
- b. resolves to publicly notify, on 17 January 2018, Council's decision on PC102, PC114, PC87, PC 85 A – D and PC86A & B, in accordance with Clauses 10 and 11 of Part 1 of Schedule 1 of the Resource Management Act 1991.

Carried

Cr Deeming declared a conflict of interest and withdrew from the table taking no part in discussions or voting on Item 4.4.

Cr Halse declared an interest and withdrew from voting on Item 4.4.

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