

X-044

X-050

Sub 10

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 6 - Further submission on a change proposed to the District Plan

Plan change no **PC85 A-D, PC86A and B, PC87, PC102, PC114**
All correspondence to Whangarei District Council Mailroom
Attn: Policy Department
Further submission must be received by: 4:00pm Tuesday 20 December 2016

Office use

Doc ID

Submitter no

Submission no

Full Name
Please print clearly

WAI YEE LEE

Postal address

**183 Sandford Road RD 1
~~WAI~~ RUAKAKA WHANGAREI**

Telephone no

0274 769 338

Email

olivia@daily.co.nz

I am (tick box whether you are):

- a person representing a relevant aspect of the public interest; or
- a person who has an interest in the proposal that is greater than the interest the general public has in it;
- the local authority for the relevant area.



Please explain why you come within the category indicated above:

I support ~~the~~ (delete not applicable) the submission of submitter

Name **MARCOLM A AYWARD**

5 Ian and Cheryl A KITCHEN

Submission no

161

Submission no

302

Submission point

1 X-050

Clearly indicate which particular parts of the submission you support ~~and~~

X-044 (Sub 161)

(sub 302)

- ① to include in the RLE PC85D
- ② will make land owners try to subdivide desirable lots.
- ③ allow lot size of 2000m² or less.

The reasons for my support/~~opposition~~ are (state in summary the nature of your further submission giving clear reasons)

I strongly support "Submission No 302" NR. & MS kitchen are, my property at 183 Sandford-Road, around the area are lifestyle blocks already, It close to nice beach. have school and community hall on the Sandford Road and close to ~~the~~ add public amenities. And the views in Sandford Road very nice. I would like to share this with more people, and to include in the RLE PC85D will help Whangarei economic growth and attract more people. I seek that the whole/~~part~~ of the submission be allowed/~~approved~~ (delete not applicable) move to Ruakaba.

I wish to be heard in support of my further 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

6 Dec 2016
Date

Notes

- 1 A copy of your further submission must be served, within 5 working days after making the further submission to the local authority, and on the person who made the original submission.
- 2 If you are making a submission to the Environmental Protection Authority, you should use form 16C.

X-148

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Attn: Policy Department

Submitter no

Further submission must be received by: 4:00pm Tuesday 20 December 2016

Full Name

Please print clearly

WERNER JEREMY IBOLD

Submission no

Postal address

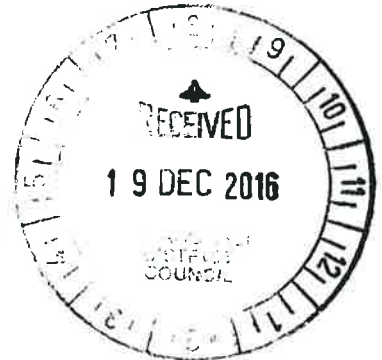
28 HOROEKA AVE, MT EDEN
1024, AUCKLAND

Telephone no

021 208 2270

Email

wj1962@xtra.co.nz



I am (tick box whether you are):

- a person representing a relevant aspect of the public interest; or
- a person who has an interest in the proposal that is greater than the interest the general public has; or
- the local authority for the relevant area.

Please explain why you come within the category indicated above:

I support ~~to oppose~~ (delete not applicable) the submission of submitter

X-148

Name JOHN HOWDORTH

Submission no 0301

Submission point ZONING CHANGES

Clearly indicate which particular parts of the submission you support or oppose

I SUPPORT THE SUBMISSION THAT PROPERTIES ON CLEMENTS ROAD, MATAPOURI SHOULD NOT BE CLASSIFIED 'RURAL PRODUCTION ENVIRONMENT'. THOSE PROPERTIES NOT IN THE 'RURAL ULLAGE ENVIRONMENT' SHOULD BE ZONED 'RURAL LIVING ENVIRONMENT WITH SUBDIVISION BELOW 20ha a DISCRETIONARY ACTIVITY'.

The reasons for my support/opposition are (state in summary the nature of your further submission giving clear reasons)

I SUPPORT A ZONING CHANGE TO 'RURAL LIVING ENVIRONMENT' RATHER THAN 'RURAL PRODUCTION ENVIRONMENT' BECAUSE MANY PROPERTIES ON CLEMENTS ROAD HAVE ALREADY BEEN SUB-DIVIDED WELL BELOW 20ha AND ARE THEREFORE, I BELIEVE, UNSUITABLE FOR RURAL PRODUCTION. ACCESS IS VIA AN UNSEALED NO EXIT ROAD THAT SUPPORTS HOLIDAY HOMES & SMALL LIFESTYLE BLOCKS.

I seek that the whole/part of the submission be allowed/~~be allowed~~ (delete not applicable)

" PROPERTIES ON CLEMENTS ROAD SHOULD NOT BE CLASSIFIED RURAL PRODUCTION ENVIRONMENT. THOSE PROPERTIES NOT IN RURAL VILLAGES ENVIRONMENT SHOULD BE ZONED RURAL LIVING ENVIRONMENT WITH SUBDIVISION A DISCRETIONARY ACTIVITY".

I wish to be heard in support of my further 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

15/12/2016
Date

Notes

- 1 A copy of your further submission must be served, within 5 working days after making the further submission to the local authority, and on the person who made the original submission.
- 2 If you are making a submission to the Environmental Protection Authority, you should use form 16C.

X-219 (sub 479)

X-501 (sub 423)

Further Submission on Proposed Plan Changes 85 A-D to Whangarei District Plan

To Whangarei District Council
Name Whangarei Growers Market Association Ltd
Beverly Ann Gailey
Secretary
Address RD 8
Whangarei 0178



Whangarei Growers Market Association Ltd wishes to be heard in support of this further submission

- 1) I am the secretary and a stallholder of Whangarei Growers Market Assn Ltd. I make this further submission on behalf of Whangarei Growers Market Assn Ltd .
- 2) Whangarei Growers Market brings fresh Northland produce to Whangarei consumers every Saturday morning.
- 3) Our growers use a range of systems including field cropping, hydroponics and orchards. Property sizes range from under a hectare upwards.
- 4) The 2013 "Social and Economic Impact of Whangarei Growers Market" report (Northtec and Hughes Economics) estimated the market's total economic impact at \$8.77 million in 2013 with horticultural produce to the value of \$3.6 million sold via the market that year. This sector has seen considerable expansion since 2013, and the market has also grown. However, Northland's horticultural sector is much larger than Whangarei Growers Market. Many growers not affiliated to the market export produce outside the district. Some of the market growers also export outside the District and bring revenue in.

Plan Changes 85A-D 86A-B and 87

- 5) Whangarei Growers Market Association Ltd SUPPORTS Whangarei District Council's intent to reduce or avoid "reverse sensitivity" and the fragmentation of productive rural land.
- 6) Whangarei Growers Market Association Ltd SUPPORTS the submission of Horticulture New Zealand on plan changes 85A-D 86A-B, 87 and 114. (submission #0423)
- 7) Whangarei growers Market Ltd is especially concerned that existing horticultural businesses operations. may be compromised by some zone changes.
 - a) Zoning some existing operational horticultural properties into "Rural Living" may increase reverse sensitivity problems in these areas, thus negating the intent of the plan changes.
 - b) Orchardists are especially vulnerable to 'reverse sensitivity'. Trees take years to grow into productivity and can't be relocated to appease a complaining neighbour.
- 8) **Action requested: Whangarei Growers Market requests that rural living environments should not be imposed over existing horticultural operations.**

X-219

X-501

Handwritten signature or initials in black ink, located at the bottom right of the page.

- a) Where new zoning brings potential reverse sensitivities we request that Whangarei District Council require that developers of new residential (and other potential reverse sensitive activities) bear the onus of mitigating the effects of existing operations. For example, new residences adjoining existing horticultural operations should be double glazed and built of noise reducing materials.
- b) Whangarei Growers Market supports the use of setbacks of residential units from existing horticultural operations on a separate site as a means of limiting reverse sensitivity in rural living zones. Setbacks, bunding and vegetation could all be considered to reduce sensitivity to noise and visual impact.

9) Rural Production environment boundaries

- a) Whangarei Growers Market Assn Ltd has concerns re potential for reverse sensitivities at boundaries where rural living environments interface with rural production environments.

10) Requested actions:

- a) • WGM supports residential building setback provisions between the Rural Production Environment, and Living 1, 2 and 3 environments.
- b) Whangarei District Council should consider provision of buffer zones between the Rural Production Environments, Rural Village and Living 1, 2 and 3 environments. Providing the land for buffer zones should be the responsibility of the developer.
- c) • Whangarei Growers Market requests Whangarei District Council require that new residential units adjoining existing horticultural operations should be double glazed and built of noise reducing materials. Bunding and vegetation should also be considered to reduce visual and aural sensitivity.

11) Proposed Definitions PC 85 A-D, PC 86 and PC 87. (Evaluation Report Part 1 appendix 1) (rural plan changes “proposed meaning meaning of words:)PC85-A _ D, PC86 and PC 87.

- a) Crop protection, support or artificial shelter structures including greenhouses should remain defined as currently in ‘definitions’ proposed through PC85-A _ D, PC86 and PC 87.
- b) However there is concern that these structures, which are essential to many horticultural operations, could in future be included with ‘buildings.’
- c) • Cultivation for horticultural purposes -eg preparing for field crops, removing and replanting orchard trees and/or shelter belts, ripping of shelter belt roots etc should be included in the “definition of farming” proposed through PC85-A _ D, PC86 and PC 87.
- d) Hydroponic growing is widespread in Northland, and allows horticultural production of crops on otherwise unsuitable soils. Hydroponic systems and crop protection structures should not be defined as buildings.

12) Requested actions

Amend Proposed Definitions Appendix 1 PC85-A _ D, PC86 and PC 87.

- a) Farming (b) to “Horticulture, including hydroponics, and covered cropping as in greenhouses.”
- b) Exclude crop protection structures, hydroponic systems, crop coverings and artificial crop/orchard shelters from the definition of ‘buildings.’

c) Add "cultivation for horticultural purposes -eg preparing for field crops, removing and replanting orchard trees and/or shelter belts, ripping of shelter belt roots to "definition of farming" proposed through PC85-A _ D, PC86 and PC 87."

13) PC85C Rural Village Environment

a) There is potential for reverse sensitivity where a Rural Village Environment interfaces with a rural production environment.

b) Some rural villages in the Whangarei District are on or adjoining easy contoured land and versatile soils.

c) Some have market garden cultivations near a village. The Maungakaramea area is a hub for these activities. Orchards are also a feature of the district, with produce including avocados, tamarillos, and citrus.

d) The market's field crop growers provide a large volume of crops, in particular cabbage, cauli, broccoli, carrots, kumara and onions to the market. It is essential to the ability of the market to meet Whangarei's demands for fresh local vegetables that any plan change does not reduce or curtail these growers' ability to produce.

e) Therefore Whangarei Growers market supports Rural Village Environment VE 1.2.1 _ Development pressures must be managed in areas that are susceptible to natural hazards or that comprise high class versatile soils.(RVE 1.2.1

f) Whangarei District Council should consider provision of buffer zones between the Rural Production Environments, Rural Village and Living 1, 2 and 3 environments. Providing land for buffer zones should be the responsibility of the developer.

g) Whangarei Growers Market Association Ltd requests Whangarei District Council require that new residential units adjoining existing horticultural operations should be double glazed and built of noise reducing materials

14) Requested action

a) Require setbacks of residential units and other sensitive buildings from existing horticultural operations on a separate site as a means of limiting reverse sensitivity in rural living zones. Require new developments establish buffer zones.

b) Require that new residential units adjoining existing horticultural operations should be double glazed and built of noise reducing materials.

Submission ends

Beverly Gailey
Secretary
Whangarei Growers Market Assn Ltd.

Beverly Gailey
19/12/2016

X-038

Private Bag 9023 | Whangarei 0148 | New Zealand
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Attn: Policy Department
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Office use
Doc ID
Submitter no
Submission no

Full Name *WILLIAM + OLIVIA Hyslop*
Please print clearly
Postal address *27 CAWDOPE LANE*
Urquharts BAY RD4
Whangarei 0174
Telephone no *09-434 0772*
Email *wah121@yahoo.com.*

I am [tick box whether you are]:

- a person representing a relevant aspect of the public interest; or
- a person who has an interest in the proposal that is greater than the interest the general public has; or
- the local authority for the relevant area.

Please explain why you come within the category indicated above:

I support/ ~~oppose~~ *NEIGHBOURING Property.* (delete not applicable) the submission of submitter

Name *JOHN DAVID Hyslop*

X-038
Submission no *391*
Submission point *PC 85 A/85 D*

Clearly indicate which particular parts of the submission you support or oppose

- o I oppose the rezoning of this property to RPE as proposed by WDC*
- I support the re-zoning of THIS Property to Rural Living Environment as proposed by his submission.*

The reasons for my support/opposition are (state in summary the nature of your further submission giving clear reasons)

- ① THIS Property is only 2.5ha, which is too small for production farming.
It is already a "lifestyle" block.
- ② The property has been mainly planted in native trees and has an area of native bush stream gully.
- ③ The property is a sensitive environment very close to Broom Head Reserve, with a stream passing into UARuhurts BAY only 300 m away.

I seek that the whole/part of the submission be allowed/~~disallowed~~ (delete not applicable)

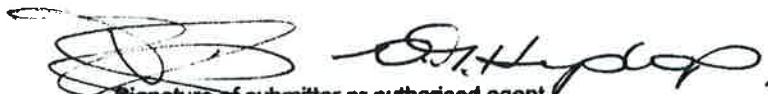
Allow re-zoning as Rural Living Environment.
(RLE)

I wish to be heard in support of my further 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 29/11/2016

Notes

- 1 A copy of your further submission must be served, within 5 working days after making the further submission to the local authority, and on the person who made the original submission.
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X-039

30607

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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Submitter no

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Full Name

Please print clearly

WILLIAM + OLIVIA Hyslop

Submission no

Postal address

27 CALLIOPE LANE
URQUHARTS BAY RDY
WHANGAREI 0174

Telephone no

09 434 0772

Email

wah121 + yahoo . com

I am (tick box whether you are):

- a person representing a relevant aspect of the public interest; or
- a person who has an interest in the proposal that is greater than the interest the general public has; or
- the local authority for the relevant area.

Please explain why you come within the category indicated above:

I support/oppose (delete not applicable) the submission of submitter
NEIGHBOURING Property

Name MAARILYN E. BERRY

Submission no *X-039* 390

Submission point PC 85A / 85D

Clearly indicate which particular parts of the submission you support or oppose

0 ~~WE~~ WE support the re-zoning of HER Property to Rural Living Environment (RLE) as proposed by her submission

0 WE OPPOSE the re-zoning of Her property to Rural Production Environment (RPE) as has been proposed by WDC

The reasons for my support/opposition are (state in summary the nature of your further submission giving clear reasons)

- ① HER property has an area of 6.5 ha which is too small for production farming. It is already a lifestyle block.
- ② Her property comprises NATIVE BUSH, streams & gullies and has a very small pasture area.
- ③ HER Property is next to Bream HEAD RESERVE with streams entering. URQUHARTS BAY only 300 m. away.
- ④ As I said before, the area is too small for farming production

I seek that the whole/~~part~~ of the submission be allowed/~~disallowed~~ (delete not applicable)

Allow re-zoning as RURAL LIVING Environment (RLE)

I wish to be heard in support of my further 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

29/11/2016
Date

Notes

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X-163

Lisa McColl

From: Bill Stead <taraire@inspire.net.nz>
Sent: Tuesday, 20 December 2016 12:59 PM
To: Mail Room
Subject: FURTHER SUBMISSION FORM 6
Attachments: DJSCOTT FORM6Interactive-Form-6-Further-Submission.pdf

Categories: Blue Category

Please find attached submission in support

WT STEAD

X-202

Private Bag 9023 | Whangarei 0148 | New Zealand
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Full Name **William Thomas Stead**

Postal address **444 Mangakahia Road
RD9
Whangarei 0179**

Telephone no **0274473094**

Email **taraire@inspire.net.nz**

Office use

Doc ID

Submitter no

Submission no

I am (*select appropriate response*)

- a person representing a relevant aspect of the public interest; or
 a person who has an interest in the proposal that is greater than the interest the general public has; or
 the local authority for the relevant area.

Please explain why you come within the category indicated above:

We are orchardists who would be affected by the proposed rules for the rural environment

I support oppose (*select appropriate response*) the submission of submitter

Name **Dennis J SCOTT**

Submission no **195**

Submission point

Clearly indicate which particular parts of the submission you support or oppose

We support the above submission in its entirety

The reasons for my support/opposition are (state in summary the nature of your further submission giving clear reasons)

1. Council has yet to ground-truth the effects of the proposed rules.
2. There appears to be no published rationale for the proposed rules affecting commercial operations in the rural area
2A. Council needs to provide how the limitations have been derived as there does not appear to be full and open discussion on how the rules and limits have been contrived. Example: What logic was used to limit traffic movements?
Example: What justification is there for placing limits on distances of dwellings from a road?
Example: Agricultural industries involve operations that may occur at any time of a 24 hour period. The proposals appear to have been composed by staff with little or no understanding of the activities traditionally carried out.
3. We submit there is little evidence of protecting versatile soils, and at the same time allowing residential development in areas within those soil types, that because of past volcanic eruption have produced rocky areas most suitable for housing and building rather than cultivation and orchard developments.

I seek that the **whole** **part of the submission be** **allowed** **disallowed** (select appropriate response)

I wish to be heard in support of my further submission

Yes No

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

Yes No

20 DECEMBER 2016

Signature of submitter or authorised agent

Date

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

Notes

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