



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

All correspondence to the Policy Department

Submissions must be received by: 4:00pm Tuesday, 4 October 2016

## Plan Change Numbers: PC85 A-D, PC86A and B, PC87, PC102, PC114

Please indicate by ticking the relevant boxes below which Plan Change(s) you are making a submission on:

- PC85 Rural Area
- PC85A Rural Production Environment
- PC85B Strategic Rural Industry Environment
- PC85C Rural Village Environment
- PC85D Rural Living Environment
- PC86A Rural (Urban Expansion) Environment
- PC86B Rural (Urban Expansion) - Living Environment
- PC87 Coastal Area
- PC102 Minerals
- PC114 Landscapes

**Full name**

Please print clearly NIGEL KEITH PYLE

Postal address 920 KOKOPU RD  
NO 9 RD  
WHANGAREI

Telephone no 4373604

Email nigel.pyle@yahoo.com



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

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

*N K Pyle*

Signature of submitter or authorised agent

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

15<sup>th</sup> AUGUST 2016

Date

**The specific provisions of the Plan Change that my submission relates to are**

The fact that we are one of ~~seven~~ houses already surrounding and within walking distance of the kokopu school. Therefore I suggest this area be zoned a rural village

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

**My submission is**

That land within walking distance and boarding the road near Kokopu school be zoned a rural village environment. As it is already 6 houses are within close proximity to the school

**My reasons are** (attach additional pages if required)

If this is zoned as a rural village it will save future re-zoning

**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)

Zone area within 1/2 km of Kokopu school as a rural village

**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.

In reply please quote

PID 5980



**WHANGAREI  
DISTRICT COUNCIL**

5 August 2016

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
Website: [www.wdc.govt.nz](http://www.wdc.govt.nz)

N K Pyle  
PO Box 1249  
Whangarei 0140

Dear Sir/Madam

## Notification of Proposed Plan Changes 85, A – D, 86 A and B, 87, 102 and 114

Whangarei District Council is notifying 10 proposed plan changes to the Whangarei District Plan as part of the Plan's rolling review. This letter is to inform you that pursuant to Schedule 1 of the Resource Management Act, the proposed plan changes will be publicly notified on 10 August 2016 and are open for submissions.

**Submissions can be lodged until 4pm 4 October 2016.**

The plan changes propose new Environments (zones) and Resource Areas (overlays) with associated objectives, policies and provisions. A summary brochure of the following proposed plan changes is enclosed:

PC85 Rural Area	PC86A Rural (Urban Expansion) Environment
PC85A Rural Production Environment	PC86B Rural (Urban Expansion) Living Environment Zoning
PC85B Strategic Rural Industry Environment	PC87 Coastal Area
PC85C Rural Village Environment	PC102 Minerals
PC85D Rural Living Environment	PC114 Landscapes

Full details of all proposed plan changes and information on how to make a submission is available to view on Council's website: [www.wdc.govt.nz/planchanges](http://www.wdc.govt.nz/planchanges).

You have been sent a letter as a potentially affected party as your property has been identified as becoming:

Proposed Environment	Proposed Resource Area
Rural Production	

After the close of the submission period, Council will prepare a summary of all decisions requested by submitters and will advertise the availability of the summary of submissions and where the summary can be inspected. A further submission period is then available for further submissions in support or opposition to matters raised in the submissions already made. Council will then hold a hearing on the proposal and submissions. All submitters who indicated they wished to be heard will be advised of the dates, times and places of the hearing. Any person who makes a submission may lodge an appeal to the Environment Court on the Council's decision on their submission.

We expect that a lot of people will be interested in these proposed plan changes and will be trying to call Council, in the first instance please view our website [www.wdc.govt.nz/planchanges](http://www.wdc.govt.nz/planchanges). If you have any enquiries, please do not hesitate to contact the district plan team on 09 430 4200 or email [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz) and we will endeavor to respond as soon as possible.

Kind regards,

**District Plan Team  
Policy and Monitoring Department**



12345678901 3319



## Notification of proposed plan changes

Whangarei District Council gives notice that it has prepared the following proposed plan changes to the Whangarei District Plan (WDP):

### 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 Production Environment (PC85A)

PC85A proposes to replace the existing Coastal Countryside Environment and Countryside Environment with the Rural Production 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 WDP 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 WDP. 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.

### Effect of the Plan Changes

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

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

### Public Inspection

The plan changes may be inspected from **10 August 2016** onwards on the Council's website at: [www.wdc.govt.nz/planchanges](http://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 plan changes.

### Submissions

Any person may make a submission on the plan changes. Submissions can be made in writing or electronically. Submissions must be in Form 5, or a similar format that complies with Resource Management Act Regulations 2003 and must state whether you wish to be heard on the submission. Copies of this form are available on the Council's website, at the locations listed above, or by contacting Council's Policy and Monitoring Department.

**The closing date for submissions is 4pm on Tuesday 4 October 2016.**

Submissions should be posted to:

Whangarei District Council  
Private Bag 9023  
WHANGAREI 0148  
Attention: Policy and Monitoring Department

Faxed to: 09 438 7632

Emailed to: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz).

Delivered to: Whangarei District Council Offices, Forum North, Rust Avenue, Whangarei.

### Public Participation Process

The process for public participation in the consideration of the plan changes under the Act is as follows:

- after the closing date for submissions, Whangarei District Council must prepare a summary of the submissions and this summary must be publicly notified
- there must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held
- Whangarei District Council must give its decision on the plan changes (including its reasons for accepting or rejecting submissions)
- any person who has made a submission has the right to appeal the decision on the plan changes to the Environment Court

This notice is given pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991.

R Forlong  
CHIEF EXECUTIVE

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

All correspondence to the Policy Department

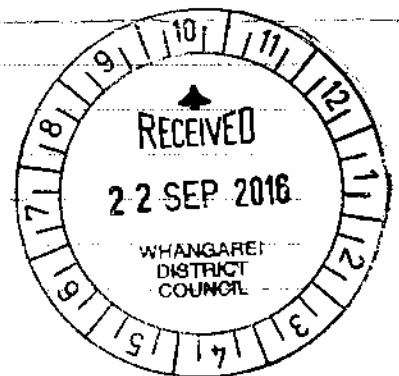
Submissions must be received by: 4:00pm Tuesday, 4 October 2016

## Plan Change Numbers: PC85 A-D, PC86A and B, PC87, PC102, PC114

Please indicate by ticking the relevant boxes below which Plan Change(s) you are making a submission on:

- PC85 Rural Area
- PC85A Rural Production Environment
- PC85B Strategic Rural Industry Environment
- PC85C Rural Village Environment
- PC85D Rural Living Environment
- PC86A Rural (Urban Expansion) Environment
- PC86B Rural (Urban Expansion) - Living Environment
- PC87 Coastal Area
- PC102 Minerals
- PC114 Landscapes

Full name *Please print clearly* **ROBIN and GRAEME BOWKETT**  
 Postal address **21 GLEN ATKINSON ST  
ST. HELENS  
AUCKLAND 1071**  
 Telephone no **021-956 909**  
 Email **robin.bowkett@gmail.com**



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

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

*Robin Bowkett*

22.9.16

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

Date

The specific provisions of the Plan Change that my submission relates to are

LAN. 2. ONL - LANDUSE RULES

2.3.3. INDIGENOUS VEGETATION CLEARANCE :

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

My submission is

- ★ That Earthworks within an ONL covering private property be permitted:
- ✓ for creating new walking or mountain bike tracks within the vegetation canopy up to 1.5m wide under existing tree cover.
- ✓ for a small campsite in the bush.

My reasons are (attach additional pages if required)

- ★ enabling recreational use of property.

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)

as ★ above.

**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.



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

All correspondence to the Policy Department

Submissions must be received by: 4:00pm Tuesday, 4 October 2016

## Plan Change Numbers: PC85 A-D, PC86A and B, PC87, PC102, PC114

Please indicate by ticking the relevant boxes below which Plan Change(s) you are making a submission on:

- PC85 Rural Area
- PC85A Rural Production Environment
- PC85B Strategic Rural Industry Environment
- PC85C Rural Village Environment
- PC85D Rural Living Environment
- PC86A Rural (Urban Expansion) Environment
- PC86B Rural (Urban Expansion) - Living Environment
- PC87 Coastal Area
- PC102 Minerals
- PC114 Landscapes

Full name

Please print clearly

Summerland Estates Ltd.

Postal address

8 Galatea Terrace  
Herc Bay, Auckland 1011

Telephone no

021 246 0330

Email

nicky.spencer@spencers.co.nz



I ~~can~~ 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

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

19/9/16.  
Date

The specific provisions of the Plan Change that my submission relates to are

- LAN 2.2
- LAN 3.12
- LAN 3.13
- LAN 3.14
- LAN 3.2
- LAN 3.5



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

My submission is

See attached pages.

My reasons are (attach additional pages if required)

See attached pages.

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 pages.

**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.



Whangarei District Council

Policy Department

Private Bag 9023

Whangarei 0148

### **Submission on Plan Change 114 - Landscapes**

Please find outlined below the additional information relating to our submission on the above Plan Change as indicated on our submission form. These comments have been presented by addressing each of the provisions of the Plan we seek amendments to in turn, and outlining the changes sought and the reasons for this.

1. LAN 2.2 Relating to Notification

Delete point 1 that states that all proposals that are non-complying must be publicly notified.

This is not a fair and reasonable requirement as it is far more onerous than the requirements of the RMA. The tests outlined in the RMA give sufficient and reasonable protection to affected parties and the natural environment and these can therefore be relied upon to achieve the objectives of this natural landscape area. Imposing this requirement for all applications to be publicly notified will increase processing and compliance costs and significantly increase timeframes without achieving an improved Resource Management outcome.

The change sought is that this rule be deleted so the standard requirements of the RMA are relied upon for notification of non-complying activities.

2. LAN 3.1.2 LAN 3.2 LAN 3.5 Relating to Construction of Dwellings on Approved Building Platforms in ONL's

The Construction of a dwelling on a building platform which has already been approved as part of subdivision consent should be a permitted activity. This should occur by inserting a new 3.1.2.6 which reads;

*"Construction of a Residential dwelling on an approved building platform identified through a previous subdivision consent."*

To be consistent with the current drafting format of the Plan this new rule should also list some provisions that this activity should comply with. It is suggested that the requirements from LAN.3.1.2.2.a, b and c could be replicated here, with the exception that the maximum gross floor area be 200m<sup>2</sup> instead of 100m<sup>2</sup>. This would make all buildings subject to the same requirements and acknowledge that on an approved building platform a dwellings effects would already have been assessed through the subdivision application and did not need to be re assessed at the time of

building.

A dwelling on an approved building platform should not need resource consent, even as a Controlled activity as proposed and this should be deleted from LAN 3.2 by completely removing Rule 2.

If it is to be a Controlled activity, then Rule 3.2.2.a should be deleted. This is the requirement that the building platform be "*identified through a professional landscape assessment.*" This requirement is unclear in how it is worded, and would result in a duplication of assessment as the effects of the building platform would already have been assessed at the time of subdivision.

LAN 3.2.3.a should also be deleted and replaced with a more certain and relevant matter of control, such as ; "*The visual prominence of the building from public areas located outside of the site, the buildings height, building materials and reflectivity.*"

It is also noted that the rules as drafted do not provide for the construction of a residential dwelling in an Outstanding Natural Landscape if it is not in the Coastal area and is not on an approved building platform. It is considered that this must be an oversight and it is suggested that this activity be added to Rule 3.4 as a Discretionary activity.

The reasons for the above requested changes are that approved building platforms confer with them the right to be able to build a dwelling. The building platforms created since the RMA, and definitely those created in the last 15 years, would have undergone close scrutiny as part of the Subdivision consent process that established them, to assess the visual effects of the dwelling that would be established on the site. If, at the time of subdivision, Council had any concerns at all about the proposed location of a building platform, then it would have been most common for a report to have been required from a Landscape Architect to demonstrate that the building that is to be established on the site will not create adverse effects on the environment. Any building platforms that were considered to create a degree of adverse effects that were not acceptable in the receiving environment would have been required to be relocated before the subdivision was granted. It is not fair or reasonable to require a landowner to go through this process again and apply for a resource consent to establish a dwelling on a building platform when this process had already been gone through at the time of subdivision. This is a waste of time, money and resources for both the landowner and the Council in needing to assess this issue again.

In terms of the currently proposed rule, passing a section 32 assessment to be the best option for ensuring adverse effects are not created, we consider this would not be the case. This is due to the doubling up of assessment and the limited number of situations that would exist at the time of notification of the Plan where there would be a building platform that existed without a dwelling unit on it. Due to this and the previous assessment that would have occurred to establish the building platform in the first place, there is very low risk that allowing dwellings on approved building platforms to be a permitted activity (subject to standards) would create unexpected or adverse effects. Requiring either a controlled resource consent application that must provide a landscape assessment or a non-complying activity consent is a duplication of assessment and process, is unfair and unreasonable, is not an efficient use of resources and will not result in improved resource management outcomes for the District as the matter would have been previously assessed.

The dwelling should either be Permitted or Controlled with assessment matters relating to the appearance of the building and not relating to the content or presence of any previous landscape report.

### 3. LAN 3.1.3 3.2 Earthworks

The current proposed rules list earthworks as being permitted if they are for certain activities AND they comply with certain standards. We are concerned that while earthworks for the maintenance and upgrade of existing farming and forestry tracks is listed as permitted, this is only the case if the earthworks are less than 150m<sup>2</sup> in a 12 month period. Given that farming and forestry tracks would generally be around 2-3m in width, this would mean that only a length of 50 - 75 m could be maintained in any one year without resource consent.

It is requested that LAN 3.1.3 be amended so that the restriction of 150m<sup>2</sup> does not apply to the repair and maintenance of roads, driveways, farm and forestry tracks. This can be done by adding a note to 3.1.3 c.i.

LAN 3.2 1 a. should also be deleted as the need for the earthworks to have been identified through a professional landscape assessment is onerous, costly and not necessary to ensure the potential effects of the activity are avoided, as the landscape effects of the earthworks associated with an approved building platform would already have been assessed at the time of subdivision.

### 4. LAN 3.1.4 LAN 3.2 Indigenous Vegetation Clearance

We request that the additional activity of "the construction of a dwelling on an approved building platform" is added to the list of activities for which vegetation removal is permitted in LAN 3.1.4 by adding a new point vi and making this up to a maximum area of 250m<sup>2</sup> as this would be the minimum required for a dwelling. (An additional area may be required for driveways).

The reason for this is in some cases, vegetation may have started to regenerate on previously approved building platforms where work to develop the house has not yet occurred on a historically approved site.

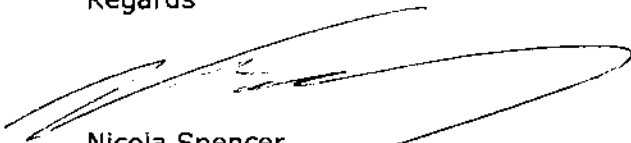
Removing the vegetation on a previously approved site does not create an adverse effect that was not considered at the time of subdivision consent as either the subdivision assessment would have taken into account that the building site would be devoid of vegetation or the site was actually bare at the time of the assessment. Requiring a resource consent to be prepared and assessed in this situation is again an unnecessary situation where it will not be achieving the prevention of any adverse effect that had not already been assessed or anticipated.

If this is not considered to be sufficient then, to give additional assurance that this rule would not result in the loss of significant vegetation, the Plan could include an activity standard in relation to vegetation removal related to the construction of dwellings on an approved building platform that stated that no vegetation with a girth greater than 500mm shall be removed. This would ensure that only areas of young regenerating bush could be removed in these circumstances.

If this activity is to remain controlled it is requested that the reference to a "professional landscape assessment" in LAN 3.2 1.a be deleted as this is onerous and a duplication of previous assessments without improving the outcome. It is also unclear in the way it is worded what this actually means.

We trust that you will find these suggested amendments a more efficient way of achieving the desired environmental outcomes for the Outstanding Natural Landscapes of the District. We look forward to hearing from you in due course.

Regards

A handwritten signature in black ink, appearing to read 'Nicola Spencer', written over a large, light-colored oval shape.

Nicola Spencer

For Summerland Estates Ltd



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

All correspondence to the Policy Department

Submissions must be received by: 4:00pm Tuesday, 4 October 2016

## Plan Change Numbers: PC85 A-D, PC86A and B, PC87, PC102, PC114

Please indicate by ticking the relevant boxes below which Plan Change(s) you are making a submission on:

- PC85 Rural Area
- PC85A Rural Production Environment
- PC85B Strategic Rural Industry Environment
- PC85C Rural Village Environment
- PC85D Rural Living Environment
- PC86A Rural (Urban Expansion) Environment
- PC86B Rural (Urban Expansion) - Living Environment
- PC87 Coastal Area
- PC102 Minerals
- PC114 Landscapes

**Full name**

Please print clearly

Sumnerland Estates Ltd

**Postal address**

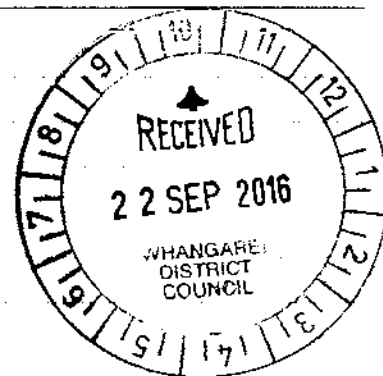
8 Galata Terrace  
Herc Bay, Auckland 1011

**Telephone no**

021 246 0330

**Email**

nicky.spencer@spencers.co.nz



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**

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

19/9/16

**The specific provisions of the Plan Change that my submission relates to are**

RPE 1.2.3  
RPE 1.3.10

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

My submission is

RPE 1.2.3. Add the words: "remedy or mitigate" to this objective.

RPE 1.3.10.a - delete the requirement must be for the purpose of supporting "one of the listed Rural Productive activities, a record so that the subdivision "does not detract from the functioning of" - the rural productive activities.

My reasons are (attach additional pages if required)

RPE 1.2.3 -

RPE 1.3.10.a - by stating that subdivision can only occur if it is for the purpose of supporting one of the rural production activities, it is too restrictive a point to place on the use of land. It is understood that productive activities should have priority in this case but if a subdivision activity does not adversely affect them, it should not be prevented. This is consistent with the other objectives policies for the zone.

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)

Delete and amend the two policies and objectives as described above.

**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.