

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

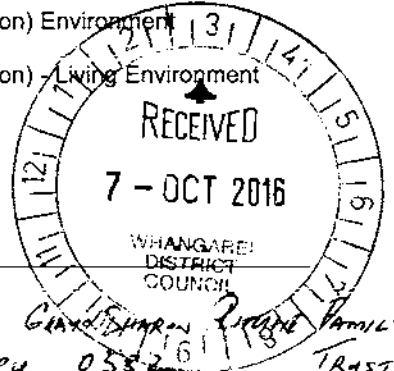
All correspondence to the Policy Department

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:

- | | |
|--|--|
| <input type="radio"/> PC85 Rural Area | <input type="radio"/> PC86A Rural (Urban Expansion) Environment |
| <input type="radio"/> PC85A Rural Production Environment | <input type="radio"/> PC86B Rural (Urban Expansion) - Living Environment |
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| <input type="radio"/> PC85C Rural Village Environment | <input type="radio"/> PC102 Minerals |
| <input checked="" type="radio"/> PC85D Rural Living Environment | <input type="radio"/> PC114 Landscapes |



Full name *Please print clearly* **J G RITCHIE, S G RITCHIE & A DAVIDSON FOR GRANDSHAW RITCHIE FAMILY TRUST**

Postal address **43 ARVA VIEW DRIVE RD 2 HAPOU 0582**

Telephone no **09 4321 679**

Email **grayritchie@xtra.w.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 Date
 A signature is not required if you make your submission by electronic means

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

Our property is located in a Lifestyle Block submission. We therefore believe that the correct zoning should be PC 85D. Please note our title is covenanted to the effect that commercial activities may not be undertaken

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

My submission is

My reasons are (attach additional pages if required)

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)

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 106098



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

5 August 2016

J G Ritchie &
S G Ritchie & A N Davidson
43 Aqua View Drive
RD 2
Waipu 0582

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.

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. 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 and we will endeavor to respond as soon as possible.

Kind regards,

District Plan Team
Policy and Monitoring Department



12345678901 6239



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 and at Whangarei District Council Service Centres at Forum North, Rust Avenue, Whangarei; Ruakaka Service Centre, Takulai 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

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 Fortong
CHIEF EXECUTIVE

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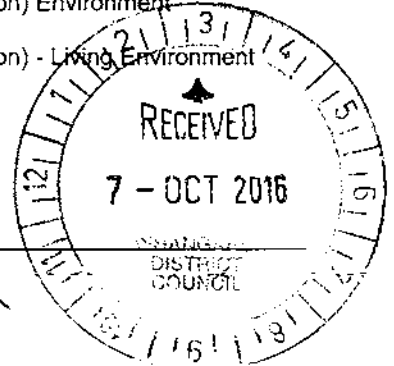
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Full name
Please print clearly *Mal Barratt & Tania Patterson*

Postal address
*386 Brooks Rd
R.D. 2
Waipā 0582*

Telephone no
4321310

Email
Taniapatterson@hotmail.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

[Handwritten signatures]

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

Date *29/9/16*

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

- We oppose the rezoning of Brooks Rd Waipā to Rural Production Environment.
- We oppose lots size of 2oha for subdivision
- We oppose the provision for retiring producers to subdivide when small block owners are not allowed.

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

My submission is

Brooks Rd Waipua be rezoned as
Rural Living Environment PC85D.

My reasons are (attach additional pages if required)

- Brooks Rd (including side roads ^{has} approx 90 sections, only 3 or 4 are over 20ha. This is not a high production area and ^{is} more in keeping with Prescott, Mountfield and Cullen (which are being zoned Rural Living Environment)
- To allow smaller blocks means land is often better managed and more productive. It make sense to group lifestyle blocks.
- It is unfair that only large block holders are allowed to subdivide for retirement.

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)

Rezone Brooks Rd as Rural Living
Environment PC85D.

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.

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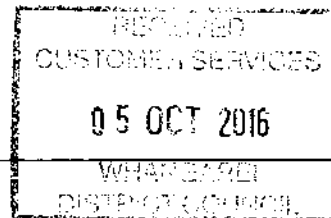
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- PC86B Rural (Urban Expansion) - Living Environment
- PC87 Coastal Area
- PC102 Minerals
- PC114 Landscapes



Full name
Please print clearly

Peter & Wendy Ferguson

Postal address

296 Kara Road - Whangarei
R.D. 9

PID 6242

Telephone no

4346 820 -021 434629

Email

peter.ferguson@slingshot.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 :

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- b does not relate to trade competition or the effects of trade competition

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** 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

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

P.C 85 A - We oppose strongly the change in zoning from rural living to rural production

~~PC 85 D - We oppose the change from rural living to a house~~

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

My submission is

The description of rural living best describes the use of our land and the surrounding 8 house blocks which make up a hamlet. The zoning of rural production is a nonsense as 6 of these properties have no livestock or production of any sort. There has been no consideration ^{given} of access to water which is vital for rural production or block size & soil types.

My reasons are (attach additional pages if required)

- (1) The placing of further restrictions of use on private freehold land
- (2) A lack of science & consultation directly with effected party & a displayed lack of understanding of economic or farming practice

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)

I would like the council to thro out the change of zonings until a report is prepared for each effected property based on science & the circumstances directly applicable.

I would request that Council members with vested interests in this plan change publicly identify these.

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.

Mail Room

From: Gay Kerr
Sent: Friday, 7 October 2016 9:53 a.m.
To: Mail Room
Subject: FW: Re:Submission
Attachments: Submission to WDC on quarry.docx

From: eilean rawson [<mailto:eileanr@hotmail.com>]
Sent: Thursday, 6 October 2016 1:38 p.m.
To: Gay Kerr
Subject: Re:Submission

My son had problems getting on last week and threw it over to me and I was hopeless. Then I delayed - fatal!

I sincerely apologise sending this through you and am happy to rush a hard copy down to Council Offices this afternoon if you so advise. I simply got bogged down in stuff and then couldn't work out who to send it to. Sorry.

Hope you have received the lease documents by now.

Eilean

From: Gay Kerr <Gay.Kerr@wdc.govt.nz>
Sent: 05 October 2016 02:12
To: 'eilean rawson'
Subject: RE: Whangarei Theatre Company

Hi Eilean

Sorry about the delay - a tad busy. However there were issues with our Web site yesterday. You can send your submission in , however it will be received as a late submission.

Cheers

Gay Kerr
Property Officer | Whangarei District Council
Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz

From: eilean rawson [<mailto:eileanr@hotmail.com>]
Sent: Wednesday, 5 October 2016 1:46 p.m.
To: Gay Kerr
Subject: Re: Whangarei Theatre Company

Nothing to do with theatre. My son has taken all the guff I need for info to Auckland.

I wish to write a submission on the District Plan and can't seem to get the website to work. If I write a letter, to whom do I address it ? Can I do it my email ?

Eilean



495 State Highway One,
Lookout Hill,
R.D.8
WHANGAREI 0178

Whangarei District Council.

Submission to reduce 500 m MEA buffer area for Mineral Extraction Area 9 (MEA9)

The 500m reverse sensitivity buffer zone currently in place around MEA 9: the HEB quarry on the corner of Loop Road and State Highway One, should terminate with the boundary of State Highway One.

The off-site effects of quarrying are primarily

- Dust
- Vibration
- Noise
- Traffic
- Visual effects

The adverse effects of major roads are similar to quarrying, and include:

- Degradation of visual amenity value
- High levels of noise and vibration
- Discharges into the air of dust, exhausts and other contaminants
- Generation of traffic/increased volumes.

In setting a standard 500m buffer around all MEA zones, Council has failed to take into account that State Highway One is a significant barrier to the effects of quarrying and a buffer extending over S.H.1 is an unnecessary restriction on properties that are not associated with the operation of the quarry.

Traffic volumes from the HEB quarry are a minor component of S.H.1 traffic volumes and NZTA manages state highways to ensure that traffic effects extending onto the highway corridor are minimised, consequently traffic effects across the highway corridor are effectively negated. Noise, vibration and dust effects from the quarry are negligible in relation to the geographically closer effects of State Highway 1.

Plantings, including native and exotic shelter belts and existing 'Beautiful NZ' roadside planting on properties adjacent to S.H.1 mitigate the effects of the highway and also the quarry on the other side of S.H.1.

Desired outcome – reduce reverse sensitivity area to terminate along State Highway 1 western edge on the south side of Lookout Hill.

E.E. Rawson