

Hi, my name is Ants Lydiard and I live at **2108 Whangarei Heads Road McLeod Bay** with my partner Sarah & our family.

My background is in property development both here and in Auckland and therefore I have a basic understanding of the District Plan and how it works.

Our property is situated close to the Deck, (literally 2 doors away) which is the cafe in McLeod Bay and zoned future **Rural Village Centre** environment.

Our property consists of 6 acres and backs onto Mt Aubrey, this is being zoned future **Rural Village Environment** under the proposed plan with an **ONL** overlay and also a **Coastal** overlay.

So there are **3** sets of rules.

We are concerned that the 3 sets of zoning rules are contrary to each other and that council would apply the most restrictive rule to any activity.

I would like to talk about our submission in 3 parts;

#1 LAN Rule 3.4.2;

#2 is subdivision within an ONL and;

#3 is the Rural Viillage Centre

***\*\*Many of the submissions relate to rule LAN 3.4.2 which was added after the draft submission process and we believe may not have been crossed referenced.\*\**** -

Rule LAN 3.4.2 reads "the construction of a residential unit within an **ONL** and within a **Coastal Area** is a discretionary activity"

Rule LAN 3.4.2 - Our first submission was a change to CA.2.3 - Discretionary Activities - it states that you can 'construct or alter a residential unit within a **Coastal Area** but outside a **High Outstanding Character Area**' and we submit that in addition there should also be **1(d)** as a discretionary activity, **'if the ONL is within a living environment'** and the reason being is that it is contrary to LAN 3.4.2

We next submitted C.A.3.1 - Discretionary Activities - it states that the **'distraction or clearance of native vegetation exceeding 250m2 withing an ONL.'**

We submit that in addition there should also be **3(f)** as a discretionary activity,  
**'Up to 500m2 for the construction of an approved dwelling'**

The reason being that it is contrary to LAN 3.4.2

Our next submission relates to CA.4.2 - High Natural Character Area - Non-Complying Activities. We submit that in addition there should also be **2(a)** -

**'unless clearance is for a dwelling in Living 3 or Living environment'**

Because it is contrary to Rule 3.4.2 - Building within an ONL

### **We also submitted on CA.2.3 - Earthworks in a Coastal Area**

We submit that, material removed should be 750m2 and a 2.5 metre batter changed from a 500m2 and 2 metre batter. We think these volumes would be a better representation of a 20 lot subdivision but accept that this could be taken care of as part of the Resource Consent application 223(c).

**Our further submission deals with subdivision within an ONL overlay.**

CA.5.1 - Eligibility Rules for Subdivision

**#2 should be changed to 'subdivision within an ONL area should be a restricted discretionary activity if the underlying zone is a living zone.'**

And the reason is that it is contrary to the objectives and policies of LAN 1

**LAN 1.2- Objectives #4 states 'to promote the conservation, enhancement and rehabilitation of an ONL or ONF'**

**LAN 1.3 - Policies states that 'to avoid adverse affects of subdivision in a coastal area by restricting activities to this of a scale location and design that have only minor or transitional adverse affects'**

**Lan1 - Rehabilitation and Enhancement - #15 reads, 'to recognise the positive affects of development proposals that provide for the enhancement and the rehabilitation of previously compromised localised areas within an ONL'**

*(We are currently managing weed control with the assistance of Weed Action - Jo Barr, a large amount of the designated ONL is in fact definitely NOT ONL, in fact more a weed infestation that we are tackling within the provisions of themany groups and resources that the Whangarei Heads Groups have provided)*

**16C - 'Provision through assessment criteria for additional allotments to be approved during the subdivision application process if formal protection of all or part of ONL or ONF is proposed'**

We also suggest the change to LAN 4.2 - non complying activities

#1 subdivision within an ONL and within a coastal area is a restricted discretionary activity for the same reasons

The third and final submission relates to the proposed Rural Village Centre environment Part of our submission was to consider a change to the area given to the Rural Village Centre in McLeod Bay, this being, as mentioned previously, within 200 metres of our property and the reason for this is twofold, one, we would like to develop a tourist based business and secondly there has also been no provision made to increase the Rural Village Centre in the Whangarei Heads Area including McLeod Bay. We feel council should provide more area for Rural Village Centre in McLeod Bay as it is the largest village in the Heads and council through the proposed Rural Village Environment zone by way of the subdivision rules, could see it double in size over the next 10 years.

**In Conclusion:**

We are concerned that the proposed plan is being rushed through without thorough consultaion. The last plan change seemed to take approx 5 years before it became the operative plan.

Finally we would like to thank you all for your time this afternoon and look forward to your comments and resolutions along with working with council on what will be our new distrcit plan.

