

## 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