

From: [Mail Room](#)
To: [Mail Room](#)
Subject: FW: Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Rebecca Reynolds - RC-SUB-HURUPAKI-2
Date: Thursday, 27 January 2022 1:17:15 pm
Attachments: [image002.jpg](#)

From: Whangarei District Council <mailroom@wdc.govt.nz>
Sent: Wednesday, 26 January 2022 8:20 PM
To: Mail Room <mailroom@wdc.govt.nz>
Subject: Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Rebecca Reynolds - RC-SUB-HURUPAKI-2

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Image removed by sender.



Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Rebecca Reynolds - RC-SUB-HURUPAKI-2

Receipt Number: RC-SUB-HURUPAKI-2

Details of person(s) or organisation(s) making submission:

Full name:	Rebecca Reynolds
Postal address:	21 Karanui Road, RD 1, Kamo 0185
Phone:	0273910960
Email:	reb.reynolds@xtra.co.nz

Details for correspondence *(if different from above):*

Full name:	
Postal address:	
Phone:	
Email:	

I am / we are making a submission on the application for resource consent described below:

Name of applicant:	Hurupaki Holdings Ltd
Council references:	SL2100046
Proposal:	<p>Subdivision to create 76 residential allotments, inclusive of recreation and drainage reserve, internal servicing and roading, relocation of stone walls, and landscape and ecological rehabilitation and enhancement, in the General Residential and Rural Production Zones.</p> <p>Landuse consent to establish and operate a café within proposed Lot 22; and building setback and building coverage infringements associated with future development on proposed Lots 55 – 76.</p> <p>This application is assessed as Non-complying activity.</p>

Oppose or Support:

In general, I / we:	Oppose the application
The particular parts of the application I / we support / oppose or wish amendments to be made to are:	<p>Specific parts only</p> <p>This application is assessed as Non-complying activity.</p> <p>The current zones are general residential and rural production zones.</p> <p>Traffic Movements</p> <p>Removing existing stone walls.</p>

Reasons:

The reasons for making my / our submission are:	<p>The current zones are general residential and rural production zones.</p> <p>Rural Production Zones - by councils own definition is as follows - The Rural Production Zone generally comprises land between the Conservation Zone (down the 'spine' of the District) and the Coastal Zone. This land represents a large proportion of the District's farmland, plantation forests along with areas of indigenous vegetation, wetlands and natural landforms.</p> <p>This land is best left as Rural Production land as this is one of the last pockets of this land close to Kamo township designated as such - council designated it as such for a reason - why now go and change it.</p> <p>How can allowing a cafe which is a commercial enterprise into the area in a zone that is deemed general residential but</p>
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acceptable? While delivery times have been taken into account, the impact of trucks coming and going at the very least several times a week will place wear and tear on the council roading network. Are residents going to appreciate additional traffic coming into the area, to use the cafe?

Traffic Movements

Traffic in Kamo and the Whau Valley lights to Western Hills Bypass Area are congested at the current point. Has any thought been given to the additional traffic movements already created by the James Subdivision, let alone another 76 households with potentially 2 cars per house hold all trying to get to work on time. Stating that the subdivision is ex kms from the bus stop is not going to encourage people to catch buses.

Removing existing stone walls

It would be nice to see the developers repair the existing wall, washer it currently stands - as you drive up three mile bush road the wall that they are intending to move is a landmark that has stood there for over 100 years. I should be left where it is and restored to its former glory.

Decision / Conditions Sought

I / we wish Whangarei District Council to make the following decision:	Approve the application with amendments / conditions
Details of nature of any conditions sought:	Leave the existing stone wall where it is and rebuild it to its former glory - this area could form a reserve/park for the resident's. This area would create a bit of a buffer – green strip between the two developments, keeping with the rural aspect of the area.

Hearing:

Hearing by Commissioner if requested by Submitter:	Pursuant to section 100A of the Resource Management Act 1991, I / we request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not part of Council.
Appearance at Council hearing in support of submission:	If others make a similar submission, I will consider presenting a joint case

Served submission:

Submission served?	I / We have served a copy of my / our submission on the applicant.
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FORM 13

Submission on a publicly notified application concerning a resource consent under section 96, Resource Management Act 1991

To:	Whangarei District Council
Name of submitter:	Ministry of Education ('the Ministry')
Address for service:	C/- Beca Ltd PO Box 6345 Wellesley Auckland 1141
Attention:	Sian Stirling
Phone:	09 300 9722
Email:	sian.stirling@beca.com

This is a submission on Hurupaki Holdings Ltd Resource Consent at Three Mile Bush Road, Kamo.

Background

The Ministry of Education (the Ministry) is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing.

The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Northland region.

The Ministry of Education's submission is:

Under the Resource Management Act 1991, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment.

The Ministry has a neutral view of the proposed outcome being a new residential subdivision but is concerned about the potential for the earthworks to affect the safety and operation of Hurupaki School and its students. The school is located less than 300m from the closest boundary of the proposed subdivision.



The Ministry is concerned about the potential effects of dust generation during earthworks and safety effects on student pedestrians along Three Miles Bush Road with the increased presence of heavy vehicles passing the school. These concerns are outlined below.

Dust generation effects:

The applicant has stated dust generation will be managed with best practices. The Ministry is not satisfied that this provides enough detail to ensure any effects on Hurupaki School will be mitigated. Hurupaki School fields and courts are located on the western and northern side of the school, exposing any person using these facilities directly to the area of earthworks. Students could be affected by dust during school sports and lunch breaks if dust generation is not managed appropriately.

Construction traffic effects:

Hurupaki School is located 300m down the road from the site and is positioned on the only road back into the Kamo township. Therefore, construction traffic is likely to pass the school every day for the duration of the activity. There is no pedestrian crossing on Three Miles Bush Road outside the school to provide a safe crossing point for students. The Ministry is concerned about large heavy vehicles transporting bulk earthworks off-site at peak school pick up a drop off times when students are more likely to be crossing Three Miles Bush Road into the school.

The Ministry requests the opportunity to work with the applicant to provide provisions that will ensure the safety of the staff and students at Hurupaki School.

The Ministry of Education seeks the following decision from the consent authority:

If the consent authority approves the application, the Ministry requests that the above matters be managed via the following conditions of consent:

- 1.) A Construction Traffic Management Plan (CTMP) will be implemented. The CTMP will include the following provisions:
 - a. Heavy construction vehicles will avoid travelling along Three Miles Bush Road during school pick-up and drop-off times (between 8-9am and 3-4pm) during term time.
 - b. Details of how truck drivers will be briefed on the importance of slowing down and adhering to established speed limits when driving past Hurupaki School, and to look out for school children and reversing vehicles at all times.
 - c. The contact details of the Site Manager will be provided to Hurupaki School prior to the commencement of any earthworks to allow the school to raise any safety concerns with the site manager for the duration of the activity.
- 2.) A Construction Management Plan will be implemented which will provide details of how dust generation will be managed onsite to mitigate any effects on Hurupaki School.

The Ministry wishes to be heard in support of its submission.



Sian Stirling

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 28 January 2022



From: [Whangarei District Council](#)
To: [Mail Room](#)
Subject: Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Whangarei District Council - Parks & Recreation, and Waste & Drainage Departments - RC-SUB-HURUPAKI-3
Date: Tuesday, 1 February 2022 1:03:53 pm
Attachments: [SL2100046 -Memorandum from Parks to RMA Consents Hurupaki Holdings.pdf](#)

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Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Whangarei District Council - Parks & Recreation, and Waste & Drainage Departments - RC-SUB-HURUPAKI-3

Receipt Number: RC-SUB-HURUPAKI-3

Details of person(s) or organisation(s) making submission:

Full name:	Whangarei District Council - Parks & Recreation, and Waste & Drainage Departments
Postal address:	Private Bag 9023, Whangarei 0148
Phone:	094703027
Email:	sarah.brownie@wdc.govt.nz

Details for correspondence *(if different from above):*

Full name:	
Postal address:	

Phone:	
Email:	

I am / we are making a submission on the application for resource consent described below:

Name of applicant:	Hurupaki Holdings Ltd
Council references:	SL2100046
Proposal:	<p>Subdivision to create 76 residential allotments, inclusive of recreation and drainage reserve, internal servicing and roading, relocation of stone walls, and landscape and ecological rehabilitation and enhancement, in the General Residential and Rural Production Zones.</p> <p>Landuse consent to establish and operate a café within proposed Lot 22; and building setback and building coverage infringements associated with future development on proposed Lots 55 – 76.</p> <p>This application is assessed as Non-complying activity.</p>

Oppose or Support:

In general, I / we:	Neutral
The particular parts of the application I / we support / oppose or wish amendments to be made to are:	<p>Specific parts only</p> <p>Whangarei District Council - Waster and Drainage Department has an interest in the proposal as far as it relates to the provision, operation, maintenance and upgrading of water, waste water and storm water infrastructure required to service the development.</p> <p>Whangarei District Council - Parks and Recreation has an interest in the proposal as far as it relates to the provision, operation, maintenance and upgrading of water, waste water and storm water infrastructure required to service the development.</p> <p>Each department is would like to ensure that the final form of the development and consent conditions will support the appropriate provision, operation of infrastructure.</p>

Reasons:

The reasons for making my / our submission are:	<p>To provide for the appropriate provision, operation and maintenance of infrastructure to service the development and to ensure that the requirements of built infrastructure and green infrastructure are designed and implemented to be compatible with each other.</p> <p>In particular, particular attention should be paid to the construction and operational requirements of proposed Lot 205 for its intended use as a recreation reserve, and the stormwater assets within it and adjacent to it. This issue is outlined in comments already provided to the reporting planner and which have been attached to this submission.</p>
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With respect to the long maintenance of Lot 205 as a reserve, this could be affected by the design of the proposed playground and quality of the track to access it. Depending on designs, this may be better located closer to the road (for proximity to residents and maintenance vehicles. A relocation could have an impact on both stormwater and reserve assets.

Decision / Conditions Sought

I / we wish Whangarei District Council to make the following decision:	Approve the application with amendments / conditions
Details of nature of any conditions sought:	<ol style="list-style-type: none">1. Conditions of consent are sought which ensure the provision of appropriate landscaping and reserve layout plans to be approved by the Parks and Recreation Manager as far as it relates to Lot 204 and 205.2. Conditions of consent are sought which ensure the provision of appropriate storm water layout plans to be approved by the Waste and Drainage Department Manager as far as it relates to proposed Lot 204 and 205.3. Other conditions of consent as recommended by the Development Engineer4. Any other conditions that might be necessary to ensure that appropriate infrastructure is provided, and can be operated and maintained.

Hearing:

Hearing by Commissioner if requested by Submitter:	
Appearance at Council hearing in support of submission:	I / We wish to be heard in support of my / our submission

Served submission:

Submission served?	I / We have served a copy of my / our submission on the applicant.
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From: [Whangarei District Council](#)
To: [Mail Room](#)
Subject: Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Nola Smart on behalf of Fire and Emergency New Zealand - RC-SUB-HURUPAKI-4
Date: Tuesday, 1 February 2022 3:16:12 pm
Attachments: [Submission - Whangarei District Council - 131-189 Three Mile Bush Road.pdf](#)

EXTERNAL: This email originated from outside Whangarei District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.



Hurupaki Holdings Ltd (SL2100046) Resource Consent Submission - Nola Smart on behalf of Fire and Emergency New Zealand - RC-SUB-HURUPAKI-4

Receipt Number: RC-SUB-HURUPAKI-4

Details of person(s) or organisation(s) making submission:

Full name:	Nola Smart on behalf of Fire and Emergency New Zealand
Postal address:	Beca Limited, 21 Pitt Street, Auckland 1010
Phone:	6493009278
Email:	nola.smart@beca.com

Details for correspondence *(if different from above):*

Full name:	
Postal address:	
Phone:	

Email:	
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I am / we are making a submission on the application for resource consent described below:

Name of applicant:	Hurupaki Holdings Ltd
Council references:	SL2100046
Proposal:	<p>Subdivision to create 76 residential allotments, inclusive of recreation and drainage reserve, internal servicing and roading, relocation of stone walls, and landscape and ecological rehabilitation and enhancement, in the General Residential and Rural Production Zones.</p> <p>Landuse consent to establish and operate a café within proposed Lot 22; and building setback and building coverage infringements associated with future development on proposed Lots 55 – 76.</p> <p>This application is assessed as Non-complying activity.</p>

Oppose or Support:

In general, I / we:	Neutral
The particular parts of the application I / we support / oppose or wish amendments to be made to are:	

Reasons:

The reasons for making my / our submission are:	Please see attached letter
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Decision / Conditions Sought

I / we wish Whangarei District Council to make the following decision:	Approve the application with amendments / conditions
Details of nature of any conditions sought:	Please see attached letter

Hearing:

Hearing by Commissioner if requested by Submitter:	
Appearance at Council hearing in support of submission:	I / We wish to be heard in support of my / our submission

Served submission:

Submission served?	I / We have served a copy of my / our submission on the applicant.
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**Submission on resource consent**

This submission on an application for resource consent is made under Section 96 of the Resource Management Act 1991.

Please complete all sections of this submission form including those on the reverse. Please print clearly. It is important that you complete this form in full. If you have any questions about making a submission please contact the duty planner at Whangarei District Council, on 09 430 4200.

To Whangarei District Council
Private Bag 9023
Whangarei 0148
Att: Manager, RMA Consents

or: Hand deliver to any Whangarei District
Council office
Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

**Details of person(s) or organisation(s) making submission**

Full name MARGARET ANN POHE
Postal address 144 THREE MILE BUSH ROAD, KAMO, WEL
Phone (09) 435 1240 Email margaretpohe@xtra.co.nz

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____
Postal address _____
Phone () _____ Email _____

I am/we are making a submission on the application for resource consent described below

Name of applicant HURUPAKI HOLDINGS LTD Council ref APP.043180.01.01
Proposal SITE DEVELOPMENT WORKS FOR A RESIDENTIAL
SUBDIVISION AT THREE MILE BUSH ROAD, KAMO

In general I/we (please ✓ appropriate box)

☐ Support the application

☒ Oppose the application

☐ Neutral

The particular parts of the application I/we support/oppose or wish amendments to be made to are (please ✓ appropriate box)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

Please refer to attached sheet

The reasons for making my/our submission are (Attach any additional sheets used)

1. Dust on our roof from the development and road, contaminating our tank water supply.
2. The movement of large trucks travelling on the road to and from the development causing vibrations and damage to our house.
3. TMB Road becoming more dangerous through increased traffic flow.

I/we wish Whangarei District Council to make the following decision

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

☐ I/we **wish to** be heard in support of my/our submission (This means that you **can** speak at the hearing)

☒ I/we **do not** wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)

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

My/our signature(s) and date signed

M. A. Pohe

Signature of person making submission or person authorised to sign on behalf of person making submission

24-01-22

Date

☐ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(6) of the Resource Management Act 1991)

Notes on Council hearings

A hearing may not be held on this application for resource consent in accordance with Section 100 of the Resource Management Act 1991 if the consent authority does not consider it necessary and/or the applicant and the submitters do not wish to be heard.

In accordance with Section 101 of the Resource Management Act 1991, if a hearing is to be held on the application for resource consent, persons who have made a submission will be notified 10 working days before the date of the hearing of the date, time and place of the hearing.

Pre-hearing meetings are provided for by Section 99 of the Resource Management Act 1991 for the purpose of clarifying, mediating or facilitating resolution of any matter or issue relating to the application for resource consent. Persons who have made submissions on the application may be invited to such a meeting if held.

Privacy Information

Once your submission is lodged with the Council it becomes public information. The information will be stored on a public register and held by the Whangarei District Council. The details of your submission may also be available to the public on the council's website.

SUBMISSION ON RESOURCE CONSENT

My name is Margaret Pohe and I have lived and raised a family in my residence on freehold family land at 144 Three Mile Bush Road, Kamo since 1976.

Back in the 1970's, Three Mile Bush Road was largely farmland and there was a 'Horticultural' zoning in place to preserve the rich volcanic land for production of food. Eventually, the zoning was changed to allow subdivision of ten acre blocks and, in more recent years, subdivision for housing. The narrow road has become increasingly busier, noisier and dangerous and is set to get worse with the development of the James property.

Our family has already endured dust, smoke and noise from the housing development behind us, off Ketenikau Road, along with storm water issues which resulted from a culvert and open drain created by Council around our west and southern boundaries. It was disturbing to hear that the larger James property, which up until now was farmland, has also been sold for housing development.

The development of Stage One appears to be nearing completion. Sadly, many mature trees have been felled to afford extra allotments and infrastructure. Despite the use of water tankers to dampen down groundwork, we have had to put up with dust from the development, and dust from trucks travelling up and down the road blowing onto our roof and into our water supply. Our family rely solely on tank water. This contamination will no doubt continue if Stage Two of the development goes ahead on the opposite side of the road to our home. The noise from heavy machinery, day in and day out, is very tiresome and will eventually be replaced with that of house building, also very tiresome, which will go on for years; first Stage One and then Stage Two should it proceed.

With the extra trucks going up and down the road carrying heavy loads over the past two years, our family has noticed that traffic vibrations have caused damage to cladding and window frames on the front of our house. While we accept that the age of our building materials are part of the problem, we believe vibration from the increased number of large trucks rumbling past has exacerbated the damage.

IN CONCLUSION, MY MAIN REASONS OF CONCERN ARE:

1. Dust on our roof from the development and road, contaminating our tank water supply.
2. The movement of large trucks travelling on the road to and from the development causing vibrations and damage to our house.
3. Three Mile Bush Road is narrow and becoming more dangerous through increased traffic flow.

For the reasons stated above, **I OPPOSE** the application for resource consent.

Signed... M. A. Pohe

Date... 24-01-22

From: [Mail Room](#)
To: [Mail Room](#)
Subject: FW: History of Hurupaki Mountain and surrounding land and why they should be saved as is.
Date: Wednesday, 2 February 2022 12:26:16 pm

From: Denis Hewitt <denis.p.hewitt@gmail.com>
Sent: Thursday, 6 January 2022 9:29 am
To: Melissa McGrath <MelissaM@barker.co.nz>; mailroom@wdc.gvt.nz
Subject: History of Hurupaki Mountain and surrounding land and why they should be saved as is.

You don't often get email from denis.p.hewitt@gmail.com. [Learn why this is important](#)

- (1) pre European Hurupaki Mountain was a Maori Pa . This Pa contained about 70 deep pits for storing Kumara for food. These Kumara would have been grown on the surrounding volcanic soil. Pohe was said to be the chief.
- (2) During World War 11 Hurupaki Mountain was occupied by New Zealand and American Soldiers. The top of Hurupaki Mountain was a strategic point for relaying War time messages all over Northland. My father, Captain Arthur Hewitt , monitored these messages to determine where the enemy ships from Japan and Germany were cruising along our coast.
- (3) The mountain was grazed with cattle and sheep. When the Mountain became a reserve these farm animals were fenced out. I was amazed how the native vegetation recovered. As a botanist (D.P. Hewitt , Ph Chem, Botany and as a teacher of these subjects) I was also intrigued by the variety of plants that grew at the different levels of the Mountain. Hurupaki Mountain is a very special place for Northland's Native plants.
- (4) When the native plants had grown native birds and our rare native bats appeared. These reside in the Bush in the daytime and then at night they venture out onto the surrounding farmlands to feed. Kiwi in particular. They forage in the green grass on the lower slopes of Hurupaki Mountain.

It is therefore really important that NO more houses are built on Hurupaki Mountain. We must save the Mountain and its native plants and inhabitants.

More people mean more cats , more dogs and people interfering with the present balance of nature.

That is why I am against houses being built on Hurupaki Mountain.,

Besides , I, like many other people, like looking at the way Hurupaki Mountain looks as it is!! Let's hope that no houses are ever built there to change this view.!!

Re subdividing and building houses on the farmlands below Hurupaki Mountain.

This land is all free draining volcanic soil which is a rarity in N.Z., It starts below Hurupaki Mountain and stretches all the way to just past and including the land around Church Road. About 150 years ago the Whangarei County Council (comprised mainly of farmers) recognised the value of this soil for farming animals, growing crops, fruit trees and other food for human consumption. They therefore saved this land for that use only.

My land ,just south of this proposed subdivision has, like my neighbours, produced everything from fruit, vegetables ,beef, other meats, chickens, nuts, flower plants for export plus many, many other horticultural crops.,

There are huge orchards of nut trees, avocados and other crops still growing profusely on this soil in this area.

Soils of this type are quite rare in N.Z. Whangarei had more than most.Sadly we have lost most of them such as in Puriri Park , Maunu, Tikipunga. etc. They are now all wall to wall houses and not producing food as they used to about 50 years ago.. The same is happening elsewhere in N.Z. e.g Pukekohe is now under pressure from an expanding Auckland City.

Food is just so important. What can be more important to our existence? If we don't eat we DIE Four weeks? Five weeks? maybe six weeks we will last without food before we are ALL DEAD!

It is imperative that we save our top food producing soils for producing food! !

Re-shifting the historic stone walls!

Nice idea and considerate. Glad that they are appreciated.

However,

A French stonewall expert, who was inspecting and photographing our stone walls, showed me that no two walls in Three Mile Bush were exactly the same. He showed me how each wall was made slightly differently. All made by different people. So if this wall is shifted it will no longer be an old historic wall so don't "kid" everyone that it will be!

I believe that this proposed subdivision should NOT be permitted. This land has been saved for many years for the production of food. If it had not been saved by legislation it would have been subdivided years ago!

Why should these newcomers be allowed to change the rules for their own financial interests?

Re Waterways on this site and on nearby farms.

How will the proposed subdivision affect the underground waterways both on their proposed site and all the surrounding farm lands and houses.?

What procedures have the applicants been forced to undergo to reach these decisions?

We had to, over 40 years ago !!

We were not allowed to build until we had proved that our house and workplace would not affect the underground and surface streams. A very expensive process costing thousands of pounds. We had to pay engineers ,Council staff and others to determine the effects.

How will the new subdivision, with houses, affect the underground waterways? Will they attract water from further afield and perhaps drain distant properties? Will the water drain into the Whangarei Harbour or into the Northern Wairoa river? or both?

It is critical that these vital structures are analyzed NOW before any subdivision is even considered.

I am all against this land being subdivided.

THIS LAND SHOULD NOT BE SUBDIVIDED!!!

I say NO to any subdivision.

.It is of considerable importance to keep it the way it is and not allow newcomers to subdivide for their own financial interests.

D.P.Hewitt Ph.B.Chem,Botany, G.D. Teach Sci., Botany, Horticulture, Agriculture and Planning of same.

R.D. 1

Kamo

0185

Submission on resource consent

This submission on an application for resource consent is made under Section 96 of the Resource Management Act 1991.

Please complete all sections of this submission form including those on the reverse. Please print clearly. It is important that you complete this form in full. If you have any questions about making a submission please contact the duty planner at Whangarei District Council, on 09 430 4200.

To Whangarei District Council or Hand deliver to any Whangarei District Council office
 Private Bag 9023 Email: mailroom@wdc.govt.nz
 Whangarei 0148 Fax: 09 438 7632
 Att: Manager, RMA Consents

Office use

Details of person(s) or organisation(s) making submission

Full name Jo Henderson
 Postal address Henderson Auckland
 Phone 022 4753445 Email _____

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____
 Postal address _____
 Phone () _____ Email _____

I am/ we are making a submission on the application for resource consent described below

Name of applicant Hurupaki Holdings Ltd Council ref SL 2100046

Proposal A joint resource consent application by Hurupaki Holdings Ltd to create a 76 residential allotment subdivision at 131 and 189 Three Mile Bush Road Land use consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthwork

☐ Support the application ☒ Oppose the application ☐ Neutral

The particular parts of the application I/we support/oppose or wish amendments to be made to are (please if appropriate box)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

16 reasons for making my/our submission are (Attach any additional sheets used)

Removal of stone walls my grandfather maintained here and in Mangatopere. they have protected the developments in the area that have occurred here, rebuilt the stone walls ~~into the~~ and kept them in 3 mile Bush.
Traffic Volume, increased and dangerous.

I/we wish Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

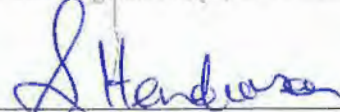
Hearing by Commissioner if requested by Submitter:

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

- ☐ I/we wish to be heard in support of my/our submission (This means that you **can** speak at the hearing)
- ☒ I/we do not wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ If others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed



Signature of person making submission or person authorised to sign on behalf of person making submission

17.2.22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Notes on Council hearings

A hearing may not be held on this application for resource consent in accordance with Section 100 of the Resource Management Act 1991 if the consent authority does not consider it necessary and/or the applicant and the submitters do not wish to be heard.

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Submission on resource consent

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To Whangarei District Council
Private Bag 9023
Whangarei 0148
At: Manager, RMA Consents

or Hand deliver to any Whangarei District Council office
Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name

Leesa Taylor

Postal address

4/21 Whau Valley Road Kamo Whangarei

Phone

0211 892955

Email

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name

Postal address

Phone

Email

I am/We are making a submission on the application for resource consent described below

Name of applicant

Hurupaki Holdings Limited

Council ref

SL2100046

Proposal

Joint notified resource consent application by Hurupaki Holdings Ltd to create a 7 residential allotment subdivisions at 131 and 189 Three Mile Bush Road Kamo. Land use consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks.

☐ Support the application

☒ Oppose the application

☐ Neutral

Please particular parts of the application that support/oppose a view/arguments to be made to are (please be appropriate here)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

RECEIVED 21 JAN 2022

21 JAN 2022

WHANGAREI DISTRICT COUNCIL

Give reasons for making my/our submission and (Attach any additional sheets used)

I am a descendant and we have lived here many generations
we have seen the traffic volume increase in this area
Removal of stone wall that are a part of the history of
hurupaki I oppose strongly

I/we wish Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

- ☐ I/we wish to be heard in support of my/our submission (This means that you can speak at the hearing)
- ☒ I/we do not wish to be heard in support of my/our submission (This means that you cannot speak at the hearing)
- ☒ If others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S. Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

16/1/22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

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Other information

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or Hand deliver to any Whangarei District Council office
Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name MAR CARET HILNI

Postal address 5 MANAPOURI ST, TIKI PUNGA, WHANGAREI.

Phone () 0220 195892 Email _____

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____

Postal address _____

Phone () Email _____

I am/we are making a submission on the application for resource consent described below

Name of applicant Hurupaki Holdings Limited.

Council ref SL2100046

Proposal Grant notified resource consent application by Hurupaki Holding Ltd to create a 76 residential allotment subdivision at 131 and 189 Three Mile Bush Road Koro Laiduse consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthwork for a subdivision including the diversion and discharge of stormwater associated with earthwork

☐ Support the application

☒ Oppose the application

☐ Neutral

The particular parts of the application I/we support/oppose or wish amendments to be made to are (please / appropriate box)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council.

The reasons for making my/our submission are (Attach any additional sheets used)

I/we ask Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)


Hearing by Commissioners if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

- ☐ I/we wish to be heard in support of my/our submission (This means that you **can** speak at the hearing)
- ☒ I/we do not wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☒ If others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed


Signature of person making submission or person authorised to sign on behalf of person making submission

18/1/22
Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Hearing on Council hearing

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or Hand deliver to any Whangarei District Council office
Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Offline use

Details of person(s) or organisation(s) making submission

Full name Don Henderson
Postal address 238 mahia Road Manurewa, Auckland.
Phone (02) 74576645 Email _____

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____
Postal address _____
Phone () _____ Email _____

I am/we are making a submission on the application for resource consent described below

Name of applicant Hurupaki Holding Limited Council ref SL2100046

Proposal joint notified resource consent application by Hurupaki Holdings Ltd to create a 76 residential allotment subdivision at 131 and 169 Three Mile Bush Road Kamo. Land use consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks

☐ Support the application

☒ Oppose the application

☐ Neutral

The particular parts of the application I support/oppose or wish amendments to be made to are (please tick appropriate box)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

to be used for making my/our submission and (attach any additional sheets used)

Removal stone wall my grandfather maintained for many years

I/we wish Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

- ☐ I/we wish to be heard in support of my/our submission (This means that you **can** speak at the hearing)
- ☒ I/we do not wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ if others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S. Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

17.2.22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Notes on Council hearings

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Public Information

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or Hand deliver to any Whangarei District Council office
Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Office Use

Details of person(s) or organisation(s) making submission

Full name

Cody Henderson

Postal address

238 Mahia Road Manurewa Auckland.

Phone

(027)4806232

Email

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name

Postal address

Phone

()

Email

I am/We are making a submission on the application for resource consent described below

Name of applicant

Hurupaki Holdings Ltd

Council ref

SL-2100046

Proposal

Grant resource consent application by Hurupaki Holdings Ltd to create a 76 residential allotment subdivision at 131 and 187 Three Mile Bush Road Rano Land we consent to establish and operate a cafe, building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks

☒ Support the application

☐ Oppose the application

☐ Neutral

The particular parts of the application I/we support/oppose or wish amendments to be made to are (please use appropriate box)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

The reasons for making my/our submission are (Attach any additional sheets used)

I/we wish Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

- ☐ I/we wish to be heard in support of my/our submission (This means that you **can** speak at the hearing)
- ☒ I/we do not wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ If others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed



Signature of person making submission or person authorised to sign on behalf of person making submission

17.2.22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

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Office use

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Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name

Sandra Henderson

Postal address

152 Three Mile Bush Kamo

Phone

(021) 0271 3808

Email

sarahhenderson001@gmail.com

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name

Postal address

Phone

Email

I am/we are making a submission on the application for resource consent described below

Name of applicant

Hurupaki Holdings Limited

Council ref

SL2100046

Proposal

A joint notified resource consent application by Hurupaki Holdings Ltd to create a 16 residential allotment subdivision at 131 and 189 Three Mile Bush Kamo Land use consent to establish and operate a cafe building setback and building coverage infringements under the Resource Management Act 1991
bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks

☐ Support the application

☒ Oppose the application

☐ Neutral

The particular parts of the application I/we support/oppose or wish amendments to be made to are (please ☒ appropriate box)

☒ Whole application, or (Attach any additional sheets used)

Oppose the application

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

The reasons for making my/our submission are (Attach any additional sheets used)

Mai Tunura was the ~~the~~ Ngati Kahui chief buried at Regent Anglican church he wanted Haurapaki were I have people most access here were added by him Google Tipene Hori on internet we have lived here since 1800s many generation and know only to well of the history he named haurapaki it was a paradise and food source this area was a ~~a~~ zoned for farming and the stone walls go back to the battle years 1800s they are protected we don't want them removed I have been in contact with NZ heritage about the first James Development

Health and Safety issues need to be raised (I/we wish Whangarei District Council to make the following decision)

(please ☒ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

Sparks overtaking
Dangerous
Scenes or later
Deaths meter
buses don't cover it
we live here and have seen
the changes

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ☒ appropriate box)

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- ☐ I/we do not wish to be heard in support of my/our submission (This means that you cannot speak at the hearing)
- ☐ if others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S. Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

17.1.2022

Date

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Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Office use

Details of person(s) or organisation(s) making submission

Full name

Patrick Ace

Postal address

Flat 5 / 31 Moody Ave. Whangarei

Phone

(02) 212 105699

Email

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details of correspondence (if different from above)

Full name

Postal address

Phone

()

Email

I am making a submission on the application for resource consent described below

Name of applicant

Hurupaki Holdings Limited

Council ref

SL2100046

Proposal

A joint notified resource consent application by Hurupaki Holdings Ltd to create a 76 residential allotment subdivision at 131 and 159 The Bush Road and use consent to establish a safe building setback and building coverage, infringements undertaken earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks.

☐ Support the application

☒ Oppose the application

☐ Neutral

The entire or parts of the application / I do support / oppose or am indifferent to be made to and (please if appropriate)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

Reasons for making my/our submission are (Attach any additional sheets used)

Removal of stone walls I oppose.

High speeds

Hurupaki significant site. Nguti Kahu chief Tipene is my ancestor and ~~Advised~~

I/we wish Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

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- ☒ I/we **do not wish** to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ if others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S. Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

17.1.22

Date

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Office use

Details of person(s) or organisation(s) making submission

Full name

George Ace

Postal address

Flat 9 31 moody Ave. Whangarei

Phone

(02) 11738393

Email

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details of any companions (if different from above)

Full name

Postal address

Phone

()

Email

I am/we are making a submission on the application for resource consent described below

Name of applicant Hurupaki Holdings Limited

Council ref SL2100046

Proposal A joint notified resource consent application by Hurupaki Holdings Ltd create a 46 residential allotment subdivision at 131 and 189 Three Mile Bush Road Land use consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks

☐ Support the application

☒ Oppose the application

☐ Neutral

The particular parts of the application (the supporting papers or the documents) to be made to and please (if appropriate)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

18 reasons for making my/our submission are (Attach any additional sheets used)

Stone wall removal opposing as walls are under protection
Traffic Volume High speeds in area since new developments
have occurred in the area of 3 mile bush Kamo

I/we wish Whangarei District Council to make the following decision

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

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- ☒ I/we **do not** wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ if others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

17. 1. 20

Date

- ☐ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

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Office use

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or Hand deliver to any Whangarei District Council office
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Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name

Joanne Rihari

Postal address

1113 Triangle Road Massey Auckland

Phone

(02) 2931400

Email

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name

Postal address

Phone

()

Email

I/we are making a submission on the application for resource consent described below

Name of applicant

Hurupaki Holdings Limited

Council ref

SL2100046

Proposal

A joint notified resource consent application by Hurupaki Holdings Ltd to create 76 residential allotment subdivisions at 131 and 189 three mile push Koro Road use consent to establish and operate a cafe building setback and building coverage requirements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks.

☐ Support the application

☒ Oppose the application

☐ Neutral

The particular parts of the application that I/we support/oppose or suggest amendments to be made to are (please tick appropriate box)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

Reasons for making my/our submission are (Attach any additional sheets used)

Removal of stone walls

Historical Area walls protected.

Developments have happened in area, about 4-5.

Traffic volume ^{High} speeds overtaking before a rise

I am a descendant of Ngati Kahurangi chief my ^{great} grandmother did the first development here on Binle bush Kamo. We have resided as a family since 1800s.

(please ☒ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ☒ appropriate box)

- ☒ I/we **wish to** be heard in support of my/our submission (This means that you **can** speak at the hearing)
- ☒ I/we **do not wish** to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ if others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

13 ~~2~~ 22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Appears at Council hearings

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Pre-hearing meetings are provided for by Section 99 of the Resource Management Act 1991 for the purpose of clarifying, mediating or facilitating resolution of any matter or issue relating to the application for resource consent. Persons who have made submissions on the application may be invited to such a meeting if held.

Information on my/our submission

Once your submission is lodged with the Council it becomes public information. The information will be stored on a public register and held by the Whangarei District Council. The details of your submission may also be available to the public on the council's website.



Submission on resource consent

This submission on an application for resource consent is made under Section 96 of the Resource Management Act 1991.

Please complete all sections of this submission form including those on the reverse. Please print clearly. It is important that you complete this form in full. If you have any questions about making a submission please contact the duty planner at Whangarei District Council, on 09 430 4200.

To Whangarei District Council
Private Bag 9023
Whangarei 0148
Att: Manager, RMA Consents

or Hand deliver to any Whangarei District Council office
Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Online form

Details of person(s) or organisation(s) making submission

Full name

Mihiwira Johnson

Postal address

48 Fairdene Ave Henderson Auckland

Phone

(0)226219609

Email

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name

Postal address

Phone

()

Email

I am/are making a submission on the application for resource consent described below

Name of applicant

Hurupaki Holdings Limited.

Council ref

SL 2100046

Proposal

A joint notified consent application by Hurupaki Holdings Ltd to create a 16 residential allotment subdivision at 131 and 189 Three Mile Bush Road Kamo. Land use consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks.

☐ Support the application

☒ Oppose the application

☐ Neutral

Do particular parts of the application give support/oppose or both attachments to be made to it? (please if appropriate only)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

the reasons for making my/our submission are (Attach any additional sheets used)

I am the great granddaughter whom did the first development here in 3 mile bush road Kamo. I am also the granddaughter of the person who maintained the stone walls here and in Maungatapu. The stone walls are protected this is a farming zone area traffic volume has increased since many developments have occurred here. Speed is a safety issue overtaking a traffic box and signage is not enough. This area has a significant historical area as my family have lived here since the 1800s and still do today.

(please ☒ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

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Appearance at Council hearing in support of submission (please ☒ appropriate box)

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- ☒ I/we do not wish to be heard in support of my/our submission (This means that you cannot speak at the hearing)
- ☐ If others make a similar submission I will consider presenting a joint case with them at the hearing.

(My/our signature(s) and date signed)

S. Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

17.1.22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Notes on Council Hearings

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Office use

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Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name Loretta Sandbrook
Postal address 2 Sherwood rise Onerahi
Phone (09) 436 0076 Email _____

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____
Postal address _____
Phone () _____ Email _____

I am/we are making a submission on the application for resource consent described below

Name of applicant Hurupaki Holdings Ltd Council ref SL-2100046

Proposal Appl resource consent application by Hurupaki Holdings Ltd to create a 76 residential allotment subdivided at 131 and 139 Three Mile Bush Road and use consent to establish and operate a cafe build setback and building coverage infringements under take bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks

☐ Support the application ☒ Oppose the application ☐ Neutral

The particular parts of the application I/we support/oppose or wish amendments to be made to are (please <appropriate here>)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

the reasons for making my/our submission are (Attach any additional sheets used)

Traffic Volume. Speed
Removal of stone walls

I/we ask Whangarei District Council to make the following decision

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

- ☐ I/we wish to be heard in support of my/our submission (This means that you **can** speak at the hearing)
- ☒ I/we do not wish to be heard in support of my/our submission (This means that you **cannot** speak at the hearing)
- ☐ If others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed

S Henderson

Signature of person making submission or person authorised to sign on behalf of person making submission

17.1.22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Appeal to Council hearings

A hearing may not be held on this application for resource consent in accordance with Section 100 of the Resource Management Act 1991 if the consent authority does not consider it necessary and/or the applicant and the submitters do not wish to be heard.

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Privacy Information

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Submission on resource consent

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Office use

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 Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name Sophia Hobson
 Postal address 216 Corn Street Kensington
 Phone (09) 4377488 Email _____

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____
 Postal address _____
 Phone () _____ Email _____

I am/we are making a submission on the application for resource consent described below

Name of applicant Hurupaki Holdings Ltd. Council ref SL 2100046

Proposal Apouti notified resource consent application by Hurupaki Holdings Ltd to create a 76 residential allfarms subdivision at 131 and 189 Three Mile Beach Road Kamo. Land use consent to establish and operate a cafe building setback and building coverage infringements undertake bulk earthworks for a subdivision including the diversion and discharge of stormwater associated with earthworks

☐ Support the application

☒ Oppose the application

☐ Neutral

Are particular parts of the application I/we support/oppose or wish amendments to be made to are (please specify appropriate here)

☒ Whole application, or (Attach any additional sheets used)

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

The reasons for making my/our submission are (Attach any additional sheets used)

Removal of stone walls.

I/we wish Whangarei District Council to make the following decision:

(please ✓ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

- ☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

Appearance at Council hearing in support of submission (please ✓ appropriate box)

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- ☐ if others make a similar submission I will consider presenting a joint case with them at the hearing.

My/our signature(s) and date signed



Signature of person making submission or person authorised to sign on behalf of person making submission

17.1.22

Date

- ☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(4) of the Resource Management Act 1991)

Notes on Council hearings

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Email: mailroom@wdc.govt.nz
Fax: 09 438 7632

Details of person(s) or organisation(s) making submission

Full name CRAIG CHEESEMAN
Postal address 31 BONSELAAR DRIVE, KAMO WHANGAREI
Phone (09) 435 3362 Email CRAIG.CHEESEMAN13@GMAIL.COM

Please note Council will issue all correspondence via electronic delivery, unless specified otherwise above.

Details for correspondence (if different from above)

Full name _____
Postal address _____
Phone () _____ Email _____

I am/~~we~~ are making a submission on the application for resource consent described below

Name of applicant HURUPAKI HOLDINGS LTD Council ref SL2100046
Proposal 76 LOT SUBDIVISION 131 + 189 THREE MILE BUSH ROAD.
1 LOT PROPOSED CAFE (LOT 22)

In general I/~~we~~ (please ☒ appropriate box)

☐ Support the application ☐ Oppose the application ☒ Neutral

The particular parts of the application I/~~we~~ support/oppose or wish amendments to be made to are (please ☒ appropriate box)

☐ Whole application, or (Attach any additional sheets used)

INTEGRATED TRAFFIC IMPACT REPORT

AS PER ATTACHED SHEETS (AS PER TITLE BELOW)

SUBMISSION ON RESOURCE CONSENT - WDC REF SL2100046 (HURUPAKI HOLDINGS LIMITED)
PAGE 1
PAGE 2

A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on Whangarei District Council

The reasons for making my/~~our~~ submission are (Attach any additional sheets used)

- 1/ CONCERNS AROUND TRAFFIC SAFETY AND MANAGEMENT.
- 2/ THE PROPOSED T-INTERSECTION LOCATION NEEDS REVIEWING DUE TO VISIBILITY CONCERNS EASTWARD DOWN THREE MILE BUSH ROAD.
- 3/ CONSIDERATION OF A ROUNDABOUT INCORPORATING THE EXISTING CROSSING OF PUKEMIRO ROAD.

I/we wish Whangarei District Council to make the following decision

(please ☒ appropriate box and if appropriate give details of the nature of any conditions sought)

☐ Approve the application

☒ Decline the application

DECLINE UNTIL SATISFACTION IS PROVIDED THAT ALL TRAFFIC IMPLICATIONS INCLUDING PUBLIC TRANSPORT LIMITATIONS ARE (CONSIDERED) IN FULL.

(Attach any additional sheets used)

Hearing by Commissioner if requested by Submitter

☐ Pursuant to section 100A of the Resource Management Act 1991 I/we request that you delegate your functions, powers and duties required to hear and decide the application to 1 or more hearings commissioners who are not part of Council.

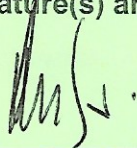
Appearance at Council hearing in support of submission (please ☒ appropriate box)

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

My/our signature(s) and date signed



Signature of person making submission or person authorised to sign on behalf of person making submission

26 JANUARY 2022

Date

☒ I/we have served a copy of my/our submission on the applicant (This is required by Section 96(6) of the Resource Management Act 1991)

Notes on Council hearings

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My house was built in 2008 it backs onto Three Mile Bush Road (TMB). At the time of building I had the option of having my driveway entrance off TMB Road. I decided against this as I felt there was a lack of traffic visibility created by the crest in the road looking east along TMB Rd and also safety concerns I had for my two young children.

It is now 2022 and to my knowledge there have not been any significant road safety improvements made in the 14 years I have resided here. There has however been considerable residential development west of my property along TMB Road during that time which has led to increased traffic flows.

I do not totally oppose the subdivision however I do have concerns regarding some of the information provided including assumptions made within that information.

My primary concerns are that of;

- Road safety (visibility)
- Traffic management (speed)
- The likely impact on existing roads (Ketenikau Rd & Pukemiro Rd)
- Public transport accessibility and infrastructure
- The ramifications to surrounding dwellings and their residents during the earthworks development, infrastructure implementation and residential house construction phase (environmental pollution to property, vehicles and personal wellbeing)

The Integrated Traffic Impact Report (ITIR) (Appendix 7), which was not included in the information pack sent out by the WDC has room for further investigation and hence my objection to the WDC approving the application at this point in time.

I would like to point out some areas needing clarification in the ITIR downloaded from the WDC.

- Will the small realignment of the road that eliminates one of the bends also solve the visibility blind spot created by the crest in the road that is currently well within 119 metres of the proposed entrance to the subdivision?
- Is the 119 metres sightline towards the east correct? Assuming that this is after completing the road alignment and is the visibility unobstructed?
- The photos supplied on page 6 of the ITIR numbered 1 – 3 do not provide the most accurate representation of the possible road safety issues, visibility and speed concerns.
- A traffic survey was compiled (A Tuesday afternoon in July 2021 between 4.30pm – 5.15pm (5.1 – page 7). Does 45 minutes provide an accurate measure of traffic movements in the area and allow the WDC to make an informed decision? The education facilities in the immediate vicinity, Hurupaki Primary, Kamo Primary and Hurupaki Kindergarten, would have ended for the day, each of these sites are heavy pick up and drop of areas on TMB Rd. A more comprehensive picture of traffic movements and safety issues would be realised by conducting a full weekday survey 6am to 6pm along with a one day weekend survey to provide a comparison.

- Whilst it is accepted that bike usage is on the uptake one should expect that this is mainly for recreational use and not for commuting to and from work. Bus usage although an option would require a change in frequency and upgrades in bus stops. A winter walk in the rain is less than desirable. It can be concluded that private car usage will be the preferred transport option for new residents in the proposed subdivision.
- Over the past few years vehicle movements travelling west along TMB Rd to places like Maunu and other destinations in that direction have increased as this provides an alternative route to the Western Hills By-pass and Maunu Rd.
- The visibility to the west from the proposed intersection is considered acceptable however despite the speed zones changing from 80km to 50km outside 205 TMB Rd vehicles often take longer to adjust to the new speed limit. This is in part down to the gradient of the road and a reluctance to brake coming of a crest in the road and the downward slope.
- The ITIR is very comprehensive and I am in no way qualified to question the professional opinion and facts offered in the report. I am a concerned resident that has concerns about road safety and driver behaviour leading to incidents.

I would like consideration given to address my concerns and offer these comments.

- The 50km speed restriction moved further west along TMB Rd past Smithville Road
- A roundabout option considered incorporating Pukemiro Rd junction with TMB Rd
- Upgrading Pukemiro Rd
- Widening the entrance into Ketenikau Rd which is currently unsuitable
- Permanent speed cameras to calm traffic speed and increase safety
- Investigating the option of a bus stop further west along TMB Rd. The closet bus stop is outside 63 TMB Rd which is around 1 kilometre walk and includes a gradient west. Providing this maybe difficult as at present there is not an acceptable turning point along TMB Rd.
- Upgrade the current bus stop outside 63 TMB Rd to an actual covered shelter. This would provide cover in those wet winter months and shade in summer.
- The frequency of the current Fairway Drive bus service (No 7) to the closet bus stop is inadequate. When I caught the bus to town for work I was dropped off in Kamo to pick up that service.

I understand that some of these comments may not be relevant to the current subdivision proposal at 131 & 189 Three Mile Bush Road in that they are outside the scope for consideration and outside Hurupaki Holdings Ltd area of responsibility.

I do however believe that there is a tie in with the WDC for this proposed development and indeed future developments west east along TMB Rd and all should be considered with that in mind and not in total isolation.

This is the first time I have made a submission and I would like to thank the WDC and Hurupaki Holding Limited for publicly notifying this resource consent and allowing me to express my concerns.

Thank you
Craig Cheeseman

