

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - B N Fulton & J Fulton - PC1-98  
**Date:** Saturday, 22 July 2023 8:03:59 am

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## PC1 - Proposed Plan Change Submission - B N Fulton & J Fulton - PC1-98

Receipt Number: PC1-98

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	B N Fulton & J Fulton
Address for service:	46 Breton Drive Waipu, 0510
Telephone number:	02102567355
Email:	fultonjackie87@gmail.com

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition
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Are you directly affected by an effect of the subject matter of the submission?

I am directly affected

## Your submission

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

Flood Area Maps in the Natural Hazards proposed change

**My submission is:**

Do you support, oppose or seek amendment to the specific provision listed above?

Oppose

My reasons are:

Our property is well above the existing flood risk plan  
We bought the house and property in good faith in May 2021

I seek the following decision from the local authority:

Please refer to the 25th February 2021 RS ENGINEERS Flood Levels document  
Please amend the council records to show that our house is NOT in the Flood Zone

## Hearing

I wish to be heard in support of my submission:

No

If others make a similar submission, I will consider presenting a joint case with them at a hearing:

No

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - Janet Askew - PC1-72  
**Date:** Saturday, 22 July 2023 12:33:11 pm

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## PC1 - Proposed Plan Change Submission - Janet Askew - PC1-72

Receipt Number: PC1-72

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	Janet Askew
Address for service:	74 Ritchie Rd Pārua Bay RD 4 Whangārei 0174
Telephone number:	0211057550
Email:	janetminson@gmail.com

### Declaration

Do you gain advantage	I could not gain an advantage in trade competition
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in trade competition through this submission?	
Are you directly affected by an effect of the subject matter of the submission?	I am directly affected

## Your submission

The specific provisions of the Plan Change that my submission relates to are:	Increased risk of slips and runoff caused by multi small section subdivision planned uphill of my property which is above the town basin at 9 Pātiki St. The subdivision is on 11 Patiki St.
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Support
My reasons are:	I support any changes to the district plan that make subdivisions subject to more stringent rules and increase the chance of some applications being denied as at least partly inappropriate. In 2017 there was a major slip on our ROW below 9 Pātiki St This ROW serves 9 and 11 Patiki St. Half longitudinally of the ROW slid down the hill along 12 m of its length. Luckily EQC paid for the huge retaining work required. The land on 11 Patiki St and directly behind my property is very steep. It is currently grass covered. My property is also steep and has several concrete block retaining walls.
I seek the following decision from the local authority:	I want the protection of my property at 9 Pātiki to be increased. The land above is very steep and should be planted out, preferably in natives to reduce runoff. This would increase the ability of that land to absorb rain. Allowing the proposed earthworks and drives, roofs and stormwater drains will further endanger my property and likely increase pollution of the town basin. This area should be classed as no more than low density housing or retired to native bush.

## Hearing

I wish to be heard in support of my submission:	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	Yes

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - Grant and Barbara Smith - PC1-99  
**Date:** Saturday, 22 July 2023 2:59:04 pm

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## PC1 - Proposed Plan Change Submission - Grant and Barbara Smith - PC1-99

Receipt Number: PC1-99

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	Grant and Barbara Smith
Address for service:	56 Breton Drive, Waipu 0510
Telephone number:	027 284 1199
Email:	bagas@xtra.co.nz

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition

Are you directly affected by an effect of the subject matter of the submission?	I am directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	Our submission concerns the flood area maps in this natural hazards proposed change plan.
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Seek amendment
My reasons are:	<p>We note in the proposed plan change that our property at 56 Breton Drive, Waipu, is designated as having a 1% risk of flooding in any given year. We understand that the flood hazard map is derived from a computer-generated report commissioned by the NRC in 2021. We also understand that there was a sight specific flood assessment report by RS Eng Ltd undertaken in the same year (25 February 2021 - held on file by the WDC) within which is a contour map showing that the entirety of our property is above the maximum predicted flood level of 4.3 metres OTP.</p> <p>In respect of our property, this report by RS Eng Ltd differs markedly from the flood map in the proposed plan change, and we believe that as a sight specific report it should override the computer-generated NRC report that this proposed plan change is based on. We believe that erroneously showing properties as flood prone when they are not could, over time, have an unfair and seriously negative impact on insurability and property values.</p> <p>We also note the conflict between this proposed natural hazards flood map, and the WDC's recent Waipu Placemaking Plan which identifies much of the current flood plain adjacent to the river behind our property as designated for potential infill housing (page 45).</p>
I seek the following decision from the local authority:	We would like the WDC to review the flood hazard assessment map of our subdivision, taking into account the findings of the RS Eng Ltd report mentioned above. Based on the RS Eng Ltd report, we would like to see the entirety of our property shown as above any potential flood risk level i.e. excluded from the flood risk area on the map.

## Hearing

I wish to be heard in support of my submission:	No
If others make a similar submission, I will consider presenting a joint case with them at a	No

hearing:

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - John Leigh Calder - PC1-61  
**Date:** Saturday, 22 July 2023 11:12:28 pm

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## PC1 - Proposed Plan Change Submission - John Leigh Calder - PC1-61

Receipt Number: PC1-61

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	John Leigh Calder
Address for service:	32 Attwood St, Waikaraka 0174 Northland NZ
Telephone number:	+64 (0) 211691569
Email:	jazzblues100@gmail.com

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition



Are you directly affected by an effect of the subject matter of the submission?	I am not directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	Natural Hazards Plan Notification of Proposed Plan Change 1 Natural Hazards Clause 5 of the First Schedule of the Resource Management Act 1991 (the Act) We believe our house should not be included in this Natural Hazards Plan and Coastal Flooding hazards should not be mapped on our property. Our house is built on high ground and our land well elevated above and beyond the reach of flooding. An inspection is welcomed.
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Seek amendment
My reasons are:	Our property at 32 Attwood St, Waikaraka is not affected by floods or sea level rises, our house is 5 metres at the lowest point above sea level. Our house is higher on all sides including the road and creek to the side which makes it impossible to flood. We had our 500 year flood about 4 years ago and the water levels did not get anywhere near our land and we were not affected in any way. I'm happy to have an inspection of our property as the land area our house is built on is elevated way above possible flood levels. This house is at least fifty / seventy metres back from the waterfront plus the property is well elevated above both the sea and the creek so we don't believe we should have a flood zone put on our house.
I seek the following decision from the local authority:	We would like our property deleted from this natural hazards map as it does not come under a sea rising or flood threat. There have been many storms in the time we have been there, since 2016, including spring tides and major flooding of the creek as well as neighbouring properties flooded but none of our land or house has ever been affected. This includes the 500 year flood a few years back and the recent cyclones to name a few serious weather patterns. We feel our property has been included only on the geographic location not taking into consideration the elevation of the property.

## Hearing

I wish to be heard in support of my submission:	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	No



**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - Willie Popata - PC1-90  
**Date:** Sunday, 23 July 2023 10:35:44 am

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## PC1 - Proposed Plan Change Submission - Willie Popata - PC1-90

Receipt Number: PC1-90

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	Willie Popata
Address for service:	42 Pacific Bay Road Tutukaka Whangarei 0173
Telephone number:	0274837486
Email:	willie.popata@gmail.com

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition

Are you directly affected by an effect of the subject matter of the submission?	I am directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	I oppose needing to get a Northland Regional Council resource consent to alter or change our buildings.
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Oppose
My reasons are:	Northland Regional Council Resource Consent Coastl- I contest needing a resource consent from Northland Regional council for building or renovating on our property which will be classed as a coastal flooding area.
I seek the following decision from the local authority:	Remove Northland Regional Council resource consent to alter or change our buildings.

## Hearing

I wish to be heard in support of my submission:	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	Yes

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - John Andrew Glenie - PC1-100  
**Date:** Sunday, 23 July 2023 11:59:24 am

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## PC1 - Proposed Plan Change Submission - John Andrew Glenie - PC1-100

Receipt Number: PC1-100

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	John Andrew Glenie
Address for service:	PO Box 28300 Remuera Auckland 1541
Telephone number:	+64274820800
Email:	jglenie@awgardner.co.nz

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition
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Are you directly affected by an effect of the subject matter of the submission?	I am not directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	Land Instability overlay
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Seek amendment
My reasons are:	I accept land instability has recently become an issue throughout NZ. However, I feel the instability overlays proposed by WDC are over-comprehensive, as they cover a huge proportion of the District's land. Yes, we do have a lot of potentially erosion-prone land, but a lot of the slips and slumps in the district have fortunately been of a minor nature, and I feel it is unfair for Council to place restrictions on areas where historical slippage has been minor, or nothing at all. It just seems to me that any land at all with cliffs or steep slopes has been blanketed with a proposal to restrict any further development, even possibly minimal. I have to add the last point as I have been completely unsuccessful in gaining any meaningful discussion with the District planners. After several weeks of trying I have got nowhere at all, just being referred to written FAQs and being asked whether I have actually read the proposals (which I have).
I seek the following decision from the local authority:	To re-assess the instability overlay for 1088 Matapouri Rd, and push the overlay back from the area already developed. I ask this because we had Tonkin and Taylor investigate the site before we purchased it, and report, among other things, on instability. The engineer found no evidence of potential slippage, and noted this in his report. That report would have most likely been part of our application(s) for building consent.

## Hearing

I wish to be heard in support of my submission:	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	Yes

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - charmain weston - PC1-101  
**Date:** Sunday, 23 July 2023 12:18:42 pm

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## PC1 - Proposed Plan Change Submission - charmain weston - PC1-101

Receipt Number: PC1-101

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	charmain weston
Address for service:	218 Cemetery Road RD 9
Telephone number:	0276970534
Email:	charmain_w@hotmail.com

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition
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Are you directly affected by an effect of the subject matter of the submission?	I am directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	I want to correct the map regarding the possible medium and high risk of instability of our property.
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Seek amendment
My reasons are:	I have a site suitability report for Lot 6 DP353572; 218 Cemetery Road Maunu dated 20.12.2010 that confirms there is no instability on the property. I request that the High and Medium risk shown on the maps be removed. The Council will have the Site Suitability Report on Council file.
I seek the following decision from the local authority:	To remove the high and medium risk shown on the maps from 218 Cemetery Road property.

## Hearing

I wish to be heard in support of my submission:	No
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	No



**From:** [Phillip Andrews](#)  
**To:** [District Plan Consult](#)  
**Subject:** submission on notified proposal for plan change or variation. Mains Ave  
**Date:** Sunday, 23 July 2023 2:55:41 pm

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**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.

Dear Council,

We have learned of the proposed change Plan 1: Natural Hazards flooding to our only rental property Flat 3 .8A Mains Ave

We have heard of this proposal, not from the council to whom we pay rates, but from a thoughtful neighbor, who made simple enquires, with much less information than our district council holds, regarding the ownership of property.

1: This surely is a breach of information sharing to relevant parties. At which point has the team working on this change made any effort to investigate who owns a property? Are all people who own a rental property excluded from being informed of this proposal change, in any kind of reasonable process?

## 2: **WE OPPOSE THE PROPOSAL**

This property is NOT a flood hazard and the Northland District Council have no right to retrospectively classify it as such.

We will not have our property devalued, and thus our insurance premiums increased, by an imagined "risk assessment" that has no grounds, no investigation and no consultation with us ,the owners, for the purposes of the Council somehow protecting itself from liability.

3: This property has not flooded AT ALL through any of the very severe weather events .It has indeed not flooded AT ALL in the entire 10 years we have owned it.

4: Had your team investigated in any form, you would have found that this unit was built with a Soak Trench in the middle of the lawn that is 30 feet long and 14 feet deep, and that the soil is also Volcanic.. Our tenants are aware of this and know to keep the two entries in the lawn to this drain clear.

Also at the end of the shared driveway there is a very large grill. that is the access for any accumulated driveway water to drain into the council stormwater system. Should the council wish to consult the plans that were submitted to the council on 30.05.1966 this would be known. Legal description Lot2 Deposited Plan 58119.

The future planning for water management at the initial construction of this property has proven to well be conceived and entirely effective.

There is absolutely no grounds for any legal change by the council for this property. and your proposal has no factual basis.

Should there be, in any future time, a flooding issue, it will be due to inadequate council management of systems.

kind regards

Kim and Phillip Andrews  
philand44@yahoo.com  
109 Alcoba St  
phone. 0212174702

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - Russell Hodgson - PC1-102  
**Date:** Sunday, 23 July 2023 8:31:21 pm

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## PC1 - Proposed Plan Change Submission - Russell Hodgson - PC1-102

Receipt Number: PC1-102

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	Russell Hodgson
Address for service:	9 Manaia View Road
Telephone number:	0274366347
Email:	russell.michele@slingshot.co.nz

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition

Are you directly affected by an effect of the subject matter of the submission?	I am not directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	We have lines going through our house and close by
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Oppose
My reasons are:	We have a rock wall just built along in front of our home
I seek the following decision from the local authority:	I would like to have these lines removed from our property

## Hearing

I wish to be heard in support of my submission:	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	No

**From:** [Whangarei District Council](#)  
**To:** [District Plan Consult](#)  
**Subject:** PC1 - Proposed Plan Change Submission - Peter Robert Blundell - PC1-67  
**Date:** Monday, 24 July 2023 9:14:54 am

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## PC1 - Proposed Plan Change Submission - Peter Robert Blundell - PC1-67

Receipt Number: PC1-67

### Plan Change details

Plan Change number:	1
Plan Change name:	Natural Hazards

### Your details

Submitters full name:	Peter Robert Blundell
Address for service:	548 State Highway 14, Maungatapere 0179
Telephone number:	0275774158
Email:	peter@kaiparakumara.co.nz

### Declaration

Do you gain advantage in trade competition through this submission?	I could not gain an advantage in trade competition

Are you directly affected by an effect of the subject matter of the submission?	I am directly affected
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## Your submission

The specific provisions of the Plan Change that my submission relates to are:	The flood area marked in the new map that covers half of my house.
<b>My submission is:</b>	
Do you support, oppose or seek amendment to the specific provision listed above?	Seek amendment
My reasons are:	<p>Previous maps did not have this, and I can't understand why half of my house is covered because of the height my house sits on the land in relation to drainage and my house being on a hill.</p> <p>I have lived here for 5 years and never seen any flooding even in big weather events like Cyclone Gabriel.</p> <p>If I go to sell looks really bad with half my house covered.</p>
I seek the following decision from the local authority:	<p>I would like the flood area deleted from over my house.</p> <p>I am happy with my front yard being identified as a flood risk. But that is only if drains are blocked.</p>

## Hearing

I wish to be heard in support of my submission:	No
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	No