

Rangitikei District Council

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**FORM 5 – SUBMISSION ON PROPOSAL TO CHANGE THE
RANGITIKEI DISTRICT PLAN**

Proposed zoning of 217 hectares of rural land near Marton to industrial

Clause 6 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name *Amanda and Craig Calman*

Postal Address *70 Wings Lane, RD 1, Marton*

Business Phone *06-3230000*

Fax Number

Private Phone

Email *Suedanka@xtra.co.nz*

Mobile Phone *021 2376706*

Contact Person

Address

Phone Number

(if different from above)

SUBMISSION

I support the application

I oppose the application

My submission is *(specific parts of the plan change proposal; whether you wish to have the proposal amended; the reasons for your views)*

Attached.

(continue on a separate sheet if necessary)

I seek the following decision from the Rangitikei District Council (give precise details)

See Attached.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

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

Signature



Date

19/9/19

(Person making the submission, or the person authorised to sign on behalf of the person making the submission)

A signature is not required if you make your submission by electronic means.

Please make sure the submission is received by the Council before the due date – i.e. 23 September 2019, 5.00 pm.

Submission : Industrial Re-Zoning

We own and reside at 70 Wings Line, RD 1, Marton.

Our property boundaries are: Wings Line, Malt Company Road, 76 Wings line and the farm being proposed to be rezoned.

We purchased and moved to Marton in June 2018 to give a quieter, central and more rural life style. We are concerned that the proposed rezoning will allow for future industry to locate into the area which could provide a detrimental effect on our enjoyment of this rural life style.

Our main concerns are;

Increased traffic on Wings Line

Depending on the exact location of any new industry on the proposed re zoned area, there is potential for increased heavy traffic on the Wings line as construction progress's if access were to be obtained from Wings Line.

Wings line road is already difficult to enter from our drive way due to a dip in the road just past number 76. There is a significant blind spot as oncoming traffic is hidden within the dip in the road for a period of time. With increased traffic volumes this risk of collision becomes much higher.

The noise of traffic on this road could increase significantly due to increased numbers of heavy vehicles. The current road restrictions say 'no engine breaking' but this is neither adhered to nor policed currently with many heavy vehicles engine breaking heavily around 5.30am as they slow to turn into the Malt Company road. The concern is that the number of heavy vehicles using the road will increase and the noise will increase impacting on our quality of life at our home.

The current speed limit requires vehicles to be travelling at 50kms by the time they near the edge our property boundary going towards the residential area. This is often not adhered to by traffic and the existing concerns around safety in the residential area with regard to children, elderly and general use of residents are heightened.

Our proposed solution is for access to the industrial area to be from Wings line, close to the State highway before the houses start, or from Makirirkiri Road. (not between 76 Wings line to Malt Company Road)

Noise

Industry of any time is generally not quiet. With the location of the proposed re-zoning, there are large open spaces where noise will carry, we do not believe that we will be the only property affected by the noise, with the potential that some in the residential area will also be subject to increased noise. We understand that the current District Plan outlines that noise moving from one zone to another must adhere to the requirements of the lowest zone,

however it doesn't appear to deal with times in the day/night. Industry potentially setting up close to our property boundary and running 24/7 will emit more noise than is currently occurring and could impact on our (and our neighbors) ability to have a restful night.

Air Pollution

We are concerned that there is potential for new industry to impact on the air quality of the area, we understand that as part of the resource consent process, Air Pollution would be assessed. We ask that this be considered seriously and consent conditions are applied to ensure our rural quality of air is retained.

Impact on property values

It is difficult to foresee the future impact on properties within the Wings line area once the re Zoning goes ahead. We doubt that having an industrial zone around our property is going to have a positive affect on our property value. When people like ourselves are looking for a quieter, central life style w doubt purchasing a 10 acre block next to an industrial estate would tick the box's.

We are very disappointed that this proposed re zoning was not mentioned at the time we purchased a LIM report from Rangitikei District Council, as we understand discussions have been ongoing for a very long time, far before our purchase of the property.

Drainage

The proposed land to be re zoned is much lower than our property (and our neighbors) and currently there is a lot of natural drainage of our property across this area to the stream. If an industry occurs on our boundary we believe that it will impact on the drainage from our property, resulting in our land being wetter and less productive.

Landscape and Visual Amenity

The proposal outlines that there is no significant landscape features that require protection and the property is outside the town boundary. We consider that this property is actually one of the main entrance ways to Marton and there should be some consideration on what this entrance way looks like. We do not deem this property to be on "the edge of an existing industrial area" but rather on the edge of rural land as there is only one industry on the boundary to this property and the size of that piece of the boundary is small in comparison to the full size of the boundary which is predominately rural.

We requested that the Council consider our points of concern, we expect that this will not prevent the re-zoning from progressing but we do request that some restrictions or criteria are considered at the time and are applied to any future consents when industries then look at moving into the area.

Our specific request and proposed solutions are;

- Access to any new industry to be either from the Makiririki Road or access from point very early on in Wings line near the state highway area where there is less residential impact.
- Traffic modelling be completed and sound issues identified with solutions found on how to restrict the noise of increased heavy traffic.
- In the future, any large and potentially noisy industry to be based on the re zoned area closer to State highway rather than closer to the Residential area, this will reduce the impact to the residential area and the current people living in the Rural are of Wings Line.
- A buffer zone be created to reduce potential impact from industry to neighboring properties, this could be a combination of fencing, natural mounds and plantings.
- Drainage impact on surrounding properties be modelled and solutions found to prevent any detrimental effects occurring due to new industry.
- Any detrimental effects to current property owners be remedied by developers.
- Council consider any negative impact on the adjacent property values and consider options to compensate, combat or add value to the potentially affected properties.