

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 Philippa Hancock

Postal Address 76 Wings Line Marton

RECEIVED

20 SEP 2019

To: MH  
File: 1-PL-2-9  
Doc: 003

Business Phone \_\_\_\_\_

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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) \_\_\_\_\_

As attached

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

As attached

- Signature Mt aneck Date 20/9/19

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**

I reside at 76 Wings Line a property I own and have lived at for 12 – nearly 13 years.

I moved from Auckland to enjoy a slower quieter pace of life.

I love Marton and intend to be here for many years to come.

I am concerned that the proposed rezoning will allow for future industry to locate into the area which could provide a detrimental effect on my enjoyment of this rural life style.

### **My main concerns are:**

#### **Increased traffic on Wings Line.**

This is my biggest worry and concern for now and moving into the future unless indepth traffic modelling is done and done well.

My driveway opens directly onto Wings Line and the right (towards the highway) is a dip which has created a blind spot.

I have always had concerns entering my drive especially from the highway and leaving my driveway heading to the highway.

Traffic at times gets up to a horrifying speed in both directions and you are always waiting for that “bang” – which none of us want.

With the potentially increased traffic that may occur this is extremely worrying not just for me but for other residents in the road also.

I have horse racing stables across the road which already create big heavy traffic entering and leaving/a neighbour to my left which is turn are directly against the Malting company road – I fear this could cause a very busy dangerous bottleneck.

As a bypass road it is constantly used by House Removal Companys moving houses.

When the railway overbridge on the state highway is under water traffic is diverted along Wings Line.

The road certainly its current condition is certainly not up to any increased traffic there are 2 patched areas of road by my place and just the other week a big heavy truck slipped off the road.

My 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 the Malting Company)

### **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. I 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 my 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**

I am concerned that there is potential for new industry to impact on the air quality of the area, and understand that as part of the resource consent process, Air Pollution would be assessed. Can I 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. I doubt that having an industrial zone around my property is going to have a positive affect on our property value. When people like myself are looking for a quieter, central life style I doubt purchasing a 10 acre block next to an industrial estate would tick the box's.

### **Drainage**

The proposed land to be re zoned is much lower than my property (and our neighbors) and currently there is a lot of natural drainage of my property across this area to the stream. If an industry occurs on our boundary I believe that it will impact on the drainage from my property, resulting in my 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. I 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. I do not deem this property to be on "the edge of and 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.

I ask that the Council consider my points of concern, I understand that this will not prevent the re-zoning from progressing but 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.

**My 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.