

"A"

Proposed Waikato District Plan

Submission form

WAIKATO DISTRICT COUNCIL

09 OCT 2018

Time... 5:40... Initials... HA

ECM Project: DPRPh5-03

ECM #

Submission #

Customer # 37710 & 37715

Property # 2011620

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*: Katrina	Last name*: Quigley
Organisation:	
On behalf of:	
Postal address*: 478 Wilton Collieries Rd &	
Suburb:	Town/City*: Glen Massey
Country:	Postal code*:
Daytime phone:	Mobile:
Email address*: Springmanor 44@gmail.com	
Please tick your preferred method of contact*	
<input type="checkbox"/> Email <input checked="" type="checkbox"/> Postal	
Correspondence to*	
<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Both Agent: S Quigley quigleysbridges@outlook.co.nz	
Trade competition and adverse effects:*	
<input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not	
gain an advantage in trade competition through this submission.	
Note:	
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
Would you like to present your submission in person at a hearing?	
<input checked="" type="checkbox"/> Yes	
<input checked="" type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case).	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): Operative Planning Zone Map.

Physical address of the property concerned (if relevant to your submission): Lot 20 DP 431591
BLK x Newcastle SD.
233 Wilton Collieries Rd - Glenmassey.

Do you:

☐ Support ☒ Oppose ☐ Neutral

The decision I would like is:

for 233 Wilton Collieries Rd to be returned
back to country living.

My reasons for the above are:

- 1)- This land was rural residential and the reason it was purchased at high cost was to subdivide it to 18 large live style blocks as it was not sustainable for commercial farming.
- 2)- This land has a good housing aspect for large live style properties, for people to enjoy country living
- 3)- There is only a small amount of land that can be used for housing in this area and this is one of them.

Signed: *[Signature]*

Date: 9/9/16

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

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

Firewood Cree

Proposed plan
Rezoning Reducing
Rural living.

1369

Wilton Collieries Rd.

2065

2065

2065

Proposed Waikato District Plan

Submission form

09 OCT 2018

Time: 11:00 Initials: S.L.V.

NGARUAWAHIA

ECM Project: DPRPh5-03
ECM #
Submission #
Customer # 37710
Property # 2011620

RMA Form 5

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*: STUART	Last name*: QUIGLEY
Organisation:	
On behalf of:	
Postal address*: 478 Wilton Collieries rd	
Suburb: Eden Mosey	Town/City*:
Country: NZ	Postal code*: 3794
Daytime phone: 824 7343	Mobile: 0275 991 390
Email address*: quigleysbridges@outlook.co.nz	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to* <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Both	
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
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Physical address of the property concerned (if relevant to your submission): Lot 20 DP 431591
233 Wilton Collieries Rd - Glen Massey BLK Y Newcastle SD.

Do you:

☐

Support

☒

Oppose

☐

Neutral

The decision I would like is:

233 Wilton Collieries Rd
Returned back to country living

My reasons for the above are:

Attached

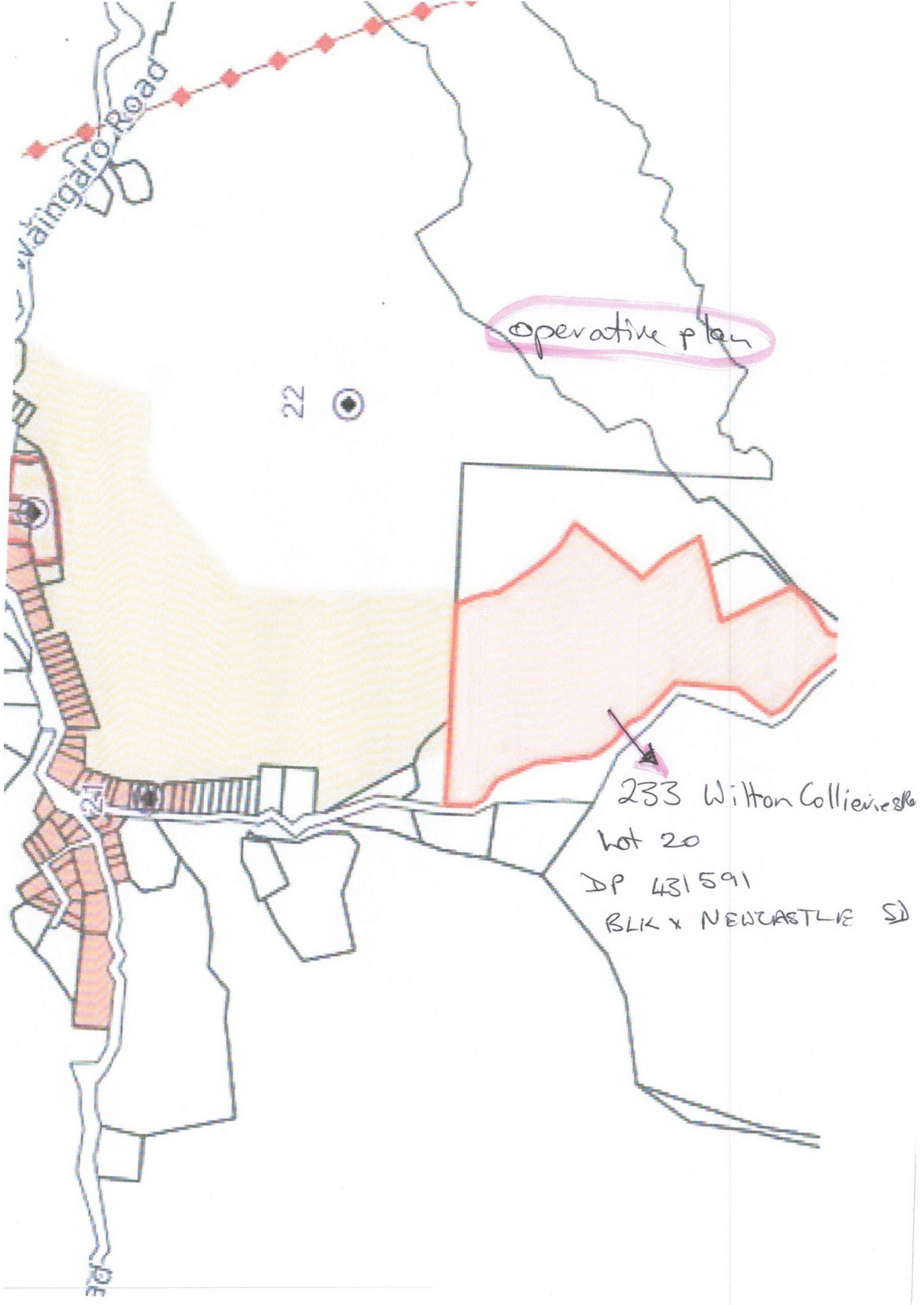
Signed:

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

Date:

6-10-18

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.



operative plan

22

233 Wilton Collieries

Lot 20

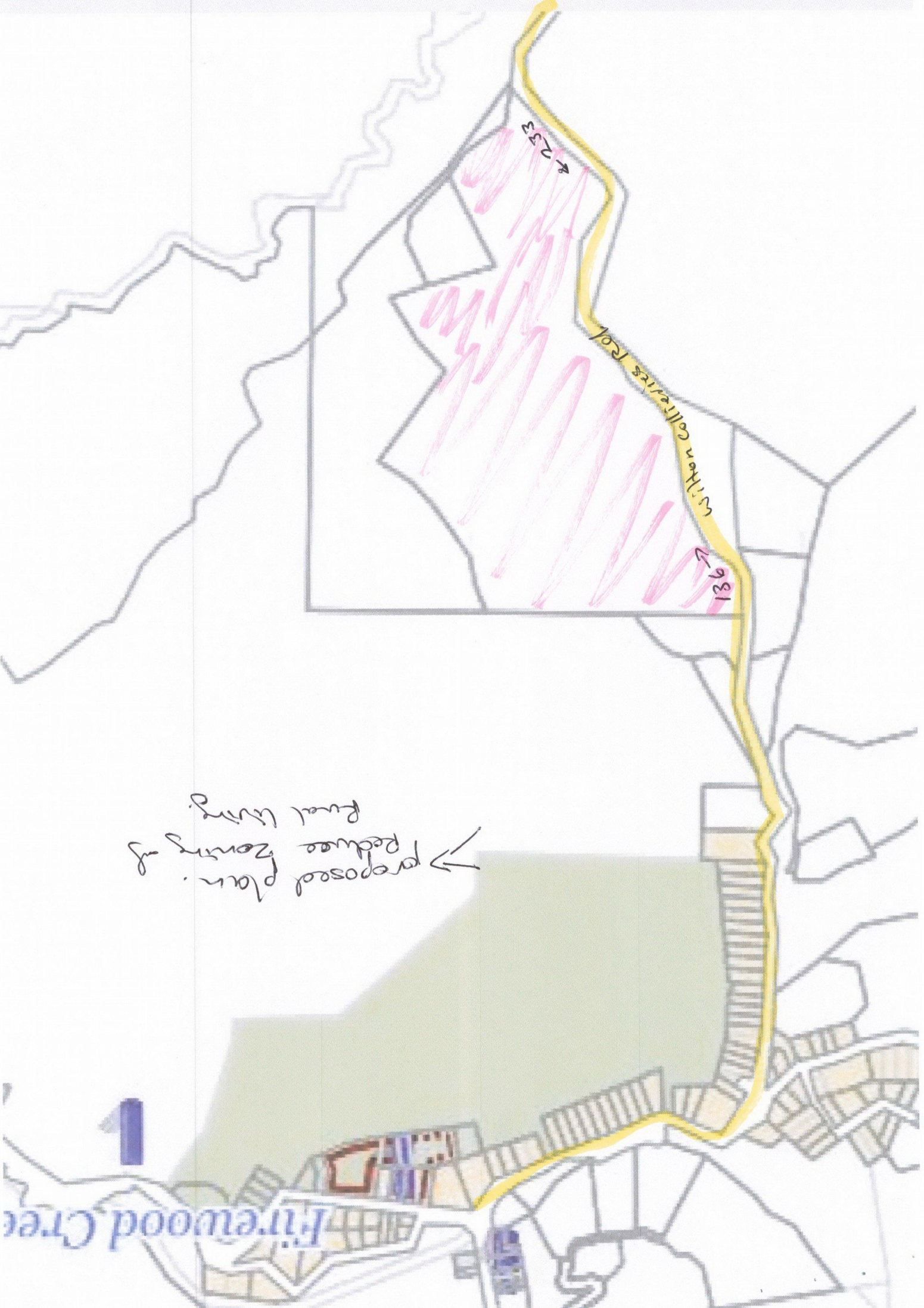
DP 431591

BLK X NEWCASTLE SD



Firewood Creek

→ proposed plan. of
Reduce housing of
Rural living.



Within collective road

136

135

Quigley Family Trust Submission
Proposed Waikato District Plan

To: Waikato District Council
Private Bag 544
NGARUAWAHIA

Email: districtplan@waidc.govt.nz

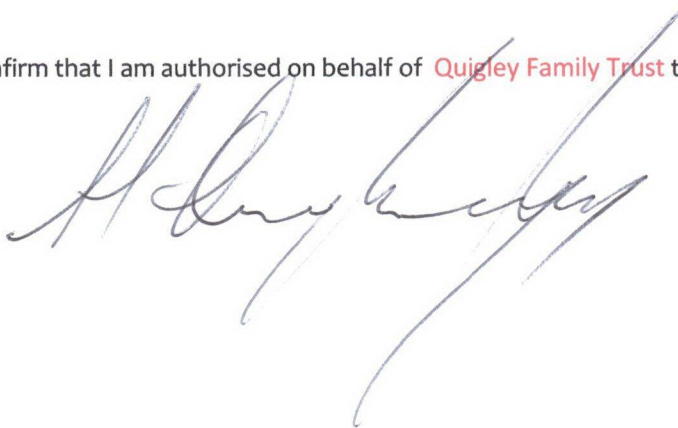
Name of Submitter: S and K Quigley

Address for Service: S Quigley
S Quigley
478 Wilton Collieries Rd
RD 2 NGARUAWAHIA 3794

Telephone: (027) 5991390

Email:

I confirm that I am authorised on behalf of Quigley Family Trust to make this submission.

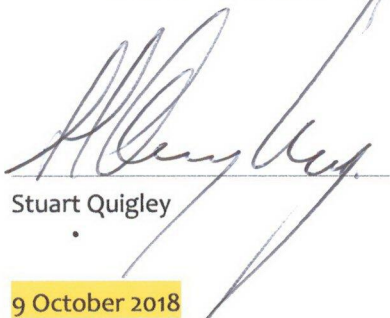
A handwritten signature in dark ink, appearing to read 'S Quigley', is written over the confirmation text. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

1 OVERVIEW

- 1.1 **Quigley Family Trust** generally supports that the Proposed Waikato District Plan and its purpose, however it seeks a changing of zoning to 233 Wilton Collieries Road (being DP 431591 BLK x Newcastle SD) hereafter referred to as the QFT site from Rural to Country Side Living or Village living. Key changes sought by QFT seek that:
- (i) The key definitions are generally accurate and are consistently applied throughout the relevant objectives, policies and rules;
 - (ii) Given the size of the lot, now just under 40 hectares, the proximity to the Glen Massey village, and that the site is no longer sustainable in its rural nature. The properties closest to the site are Countryside Living or Residential (being the village) and the Glen Massey Village school being its only amenity and is in the centre of Glen Massey and under 1500m walking distance from this the property
 - (iii) Recognition that **QFT have a stalled subdivision for 16 lots on this property and the land is unsustainable for commercial farming and this would be inconsistent with the Rural zone.**
- 1.2 QFT specific submission points are provided in Attachment A. In respect of all those submission points, they seek:
- Through other companies associated with QFT called Harcourts, LJ Hooker, P Sloon Reality, they are constantly getting enquiries about the availability of Countryside Living Lots which are difficult to come by in Glen Massey area. There is demand for these types of sites. An efficient use of the QFT site at 139 to 233 Wilton Collieries Road is subdivision given its proximity to the Glen Massey Village Zone, The school, the college bus route, 10 minutes from Ngaruawahia.
 - Where specific wording has been proposed, words or provisions to similar effect;
 - All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, and including any cross references in other chapters; and
 - All further relief that are considered necessary to give effect to the concerns described above and in Attachment A.

Signature:

S and K Quigley for Quigley Family Trust



Stuart Quigley

Date:

9 October 2018

ATTACHMENT A: TPL'S SUBMISSIONS ON THE PROPOSED WAIKATO DISTRICT PLAN

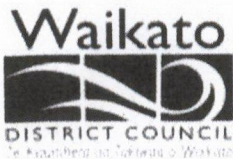
REF	PROVISION	SUPPORT / OPPOSE	QFT'S COMMENTS	RELIEF SOUGHT
PLANNING MAPS				
1A	Planning Map – Notified Zone of the QFT site	Opposed	Given, the location of the submitters site It is considered appropriate that QFT site be included within the Country Side Living Zone, as opposed to the Rural Zone (which it is currently zoned within).	QFT seeks for Council to change the proposed zoning of the QTF site as Country Side Living Zone.
1B	Planning Map – Notified Zone of the QFT site	Opposed	Given, the location of the submitters site It is considered appropriate that QFT site is included within the Glen Massey Village Living Zone, as opposed to the Rural Zone (which it is currently zoned within).	QFT seeks for Council to change the proposed zoning of the QFT site as Glen Massey Village Zone.
2	Planning Map – Notified Zones in Glen Massey: Residential	Opposed	QFT support the current extent of the area of Residential Zone located along the Wilton Collieries Road from 1 to 121. To ensure that the notified zones are consistent with the direction given in the objectives and policies in the Proposed Waikato District Plan relating to reverse sensitivity, it is considered appropriate for the QFT site to be become Country Side Living or Glen Massey Village Zone so the adjacent Country Side Living and Residential Zone does not cause reverse sensitivity issues.	QFT seeks for Council to ensure that the current zoning of Country Side Living and Residential land is not altered from the current extent in and around the Glen Massey Village.
SECTION B – OBJECTIVES AND POLICIES				
3	5.6.2 Policy - Country Living Character	Support in part	It is considered that the policy for Country Living character as it is	To amend the policy as follows:

REF	PROVISION	SUPPORT / OPPOSE	QFT'S COMMENTS	RELIEF SOUGHT
			currently written, would clearly include QFT activities of a 16 lot subdivision to occur on the site. Accordingly, it is requested that with the definition of 'Country Living Character', then this site should be considered necessary particularly due to the proposed rezoning of QFT site from Rural to Country Side Living.	<ul style="list-style-type: none"> (a) Any building and activity within the Country Living Zone are designed, located, scaled and serviced in a manner that does not detract from the character of the area by: <ul style="list-style-type: none"> (i) Maintaining the open space character; (ii) Maintaining low density residential development; (iii) Recognising the absence of Council wastewater services and lower levels of other infrastructure. (b) Maintain views and vistas of the rural hinterland beyond, including, where applicable, Waikato River, wetlands, lakes, and the coast. (c) Maintain a road pattern that follows the natural contour of the landform. (d) Ensures that the scale and design of any non-residential activities maintains the open rural character and addresses site specific issues such as on-site servicing, and transport related effects. (e) Requires activities within the Country Living Zone to be self-sufficient in the provision of water supply, wastewater and stormwater disposal, unless a reticulated supply is available.
4A	5.6.3 Policy – Subdivision within Country Living Zone	Support in part	<p>It is considered that in regard to subdivision in the Rural and Country Living Zones subdivision sensitivity in the Rural Environment. Some activities are appropriate in rural environment and the effects are to be accepted.</p> <p>To specifically include urban activities in the list of features in the rural environment where a site is in close proximity to an urban village is appropriate. It is important to ensure consistent direction in the objectives and policies in the Proposed Waikato District Plan relating to reverse sensitivity.</p>	<ul style="list-style-type: none"> (a) Subdivision, building and development within the Country Living Zone ensures that: <ul style="list-style-type: none"> (i) The creation of undersized lots is avoided where character and amenity are compromised; (ii) new lots are of a size and shape to enable sufficient building setbacks from any boundary; (iii) building platforms are sited to maintain the character of the Country Living Zone and are appropriately-positioned to enable future development; (iv) existing infrastructure is not compromised; (v) existing lawfully-established activities are protected from reverse sensitivity effects (vi) where sites are in close to a village Zone, subdivision can be up wards of 5,000m² unreticulated.

REF	PROVISION	SUPPORT / OPPOSE	QFT'S COMMENTS	RELIEF SOUGHT						
			<p>Whilst QFT is located in the Rural Zone, it is bounded by the Country Living Zone, Residential Zone and Glen Massey Village Zone is within 1500m of the site and is therefore no longer appropriately zoned as Rural.</p> <p>In addition, it is considered important to also provide policy basis to ensure that when considering applications to subdivide and develop in the Rural Zone and Countryside Living Zone, that the location of the subdivision itself needs to be considered in terms of reverse sensitivity mitigation. This will assist in reducing the adverse effects of reverse sensitivity instead of only mitigating them.</p>							
SECTION C – RULES										
7	23.1.1 Permitted Activities	Support in part	<p>QFT is concerned that QFT's activities may not fit within the definition of Rural Activity on the basis that 16 large country living lots have been deleveloped however QFT is confident that they would fit within the definition of rural activity, under permitted activities . QFT seek to rezone the site to Country Side Living. Village Living Zone appears to be the best</p>	<p>(1)The following activities are permitted activities if they meet all the following:</p> <p>(a)Land Use – Effects rules in Rule 23.2 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);</p> <p>(b)Land Use – Building rules in Rule 23.3 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);</p> <p>(c)Activity specific conditions.</p> <table><tr><th colspan="2">Activity</th><th>Activity-specific conditions</th></tr><tr><td>P1</td><td>Residential activity, unless</td><td>Nil</td></tr></table>	Activity		Activity-specific conditions	P1	Residential activity , unless	Nil
Activity		Activity-specific conditions								
P1	Residential activity , unless	Nil								

REF	PROVISION	SUPPORT / OPPOSE	QFT'S COMMENTS	RELIEF SOUGHT															
			zone for the QFT site (139-233 Wilton Collieries).	<table><tr><td></td><td>specified below.</td><td></td></tr><tr><td>P2</td><td>Home stay</td><td>Nil</td></tr><tr><td>P3</td><td>A temporary event</td><td>(a)The event occurs no more than 3 times per single 12 month period; (b)The duration of each event is less than 72 hours; (c)It may operate between 7.30am and 8.30pm Monday to Sunday; (d)Temporary structures are: (i)erected no more than 2 days before the event occurs, and (ii)removed no more than 3 days after the end of the event; (e)The site is returned to its original condition no more than 3 days after the end of the event; (f)There is no direct site access from a national route or regional arterial road.</td></tr><tr><td>P4</td><td>A home occupation</td><td>(a)It is wholly contained within a building; (b)The storage of materials or machinery associated with the home occupation are wholly contained within a building; (c)No more than 2 people who are not permanent residents of the site are employed at any one time; (d)Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; (e)Machinery may be operated after 7:30am and up to 9pm on any day.</td></tr><tr><td>P5</td><td>child care facility</td><td>A child care facility established prior to notification of the District Plan and within 1km of a Village Zone.</td></tr></table>		specified below.		P2	Home stay	Nil	P3	A temporary event	(a)The event occurs no more than 3 times per single 12 month period; (b)The duration of each event is less than 72 hours; (c)It may operate between 7.30am and 8.30pm Monday to Sunday; (d)Temporary structures are: (i)erected no more than 2 days before the event occurs, and (ii)removed no more than 3 days after the end of the event; (e)The site is returned to its original condition no more than 3 days after the end of the event; (f)There is no direct site access from a national route or regional arterial road.	P4	A home occupation	(a)It is wholly contained within a building; (b)The storage of materials or machinery associated with the home occupation are wholly contained within a building; (c)No more than 2 people who are not permanent residents of the site are employed at any one time; (d)Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; (e)Machinery may be operated after 7:30am and up to 9pm on any day.	P5	child care facility	A child care facility established prior to notification of the District Plan and within 1km of a Village Zone.
	specified below.																		
P2	Home stay	Nil																	
P3	A temporary event	(a)The event occurs no more than 3 times per single 12 month period; (b)The duration of each event is less than 72 hours; (c)It may operate between 7.30am and 8.30pm Monday to Sunday; (d)Temporary structures are: (i)erected no more than 2 days before the event occurs, and (ii)removed no more than 3 days after the end of the event; (e)The site is returned to its original condition no more than 3 days after the end of the event; (f)There is no direct site access from a national route or regional arterial road.																	
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P5	child care facility	A child care facility established prior to notification of the District Plan and within 1km of a Village Zone.																	
8	23.1.2 Discretionary Activities	Support in part	Consideration for some of these activities given the proximity to the Tamahere Village Green, specifically D3, D4, D5, D7 and D9.	<p>(1) The activities listed below are discretionary activities, unless in close proximity 1km to a Village Zone.</p> <table><tr><td>D1</td><td>Any permitted activity that does not comply with an Activity-Specific Condition in Rule 23.1.1</td></tr><tr><td>D2</td><td>Any permitted activity that does not comply with Land Use - Effects Rule 23.2 or Land Use - Building Rule 23.3 unless the activity status is specified as controlled, restricted, discretionary or non-complying.</td></tr><tr><td>D3</td><td>A commercial activity (excluding produce stall)</td></tr><tr><td>D4</td><td>A community activity</td></tr><tr><td>D5</td><td>An education facility, excluding a child care facility for up to 10 children and P5 above</td></tr></table>	D1	Any permitted activity that does not comply with an Activity-Specific Condition in Rule 23.1.1	D2	Any permitted activity that does not comply with Land Use - Effects Rule 23.2 or Land Use - Building Rule 23.3 unless the activity status is specified as controlled, restricted, discretionary or non-complying.	D3	A commercial activity (excluding produce stall)	D4	A community activity	D5	An education facility, excluding a child care facility for up to 10 children and P5 above					
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D5	An education facility, excluding a child care facility for up to 10 children and P5 above																		

REF	PROVISION	SUPPORT / OPPOSE	QFT'S COMMENTS	RELIEF SOUGHT	
				D6	A funeral home and/or crematorium
				D7	A health facility
				D8	A hospital, or a hospice with 10 or more beds
				D9	Travellers' accommodation
				D10	An industrial activity
				D11	A place of assembly
	24.4.1 Subdivision – General	Support in Part	Given the location of the QFT site at 139 -233 Wilton Collieries Road and the previous reference points if the site is not to be zoned Countryside Living due to the proximity of 700 to 3000 acra commercial farm land then the site should be zoned Village Zone, given its proximity to the Glen Massey Country School and small Village. This will allow for appropriate subdivision of the site, where there is demand, yet retain the rural character.	RD1	(a)Proposed lots must have a minimum net site area of 3000m2, except where the proposed lot is an access allotment , utility allotment or reserve to vest. (b)Council's discretion is restricted to the following matters: (i)Shape, location and orientation of proposed lots ; (ii)Matters referred to in the Infrastructure chapter ; (iii)Consistency with the matters, and outcomes sought, in Appendix 3.1 (Residential Subdivision Guidelines); (iv)Impacts on stormwater and wastewater disposal; (v)Impacts on Significant Natural Areas ; (vi)Impacts on identified Maaori Sites of Significance ; and (vii)Roads and pedestrian networks.
				D1	Subdivision that does not comply with a condition of Rule 24.4.1 RD1.



RMA Form 5

989
Proposed Waikato District Plan

Submission form

Waikato DISTRICT COUNCIL	
09 OCT 2018	
Time... 11 a	Initials... SQU
NGARUAWAHIA	

ECM Project: DPRPh5-03
ECM #
Submission # ... 989 ...
Customer #
Property #

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Closing date for submissions: 5pm on Tuesday 9 October 2018

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First name*: Katrina	Last name*: Quigley
Organisation: Quigley Family Trust	
On behalf of:	
Postal address*: 478 Wilton Collier Rd	
Suburb:	Town/City*: Glen Massey
Country:	Postal code*: 3794
Daytime phone:	Mobile: 0275476257
Email address*: quigleysbridges@Outlook.co.nz	
Please tick your preferred method of contact* <input type="checkbox"/> Email <input checked="" type="checkbox"/> Postal	
Correspondence to* <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Both Agent: S. Quigley quigleysbridges@Outlook.co.nz 0275991390	
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
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If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

new

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Physical address of the property concerned (if relevant to your submission): Lot 20 DP431591
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Do you:

☐ Support ☒ Oppose ☐ Neutral

The decision I would like is:

A To return 233 Wilton Collieries Rd, Glen Massey back to rural/country living. =

My reasons for the above are:

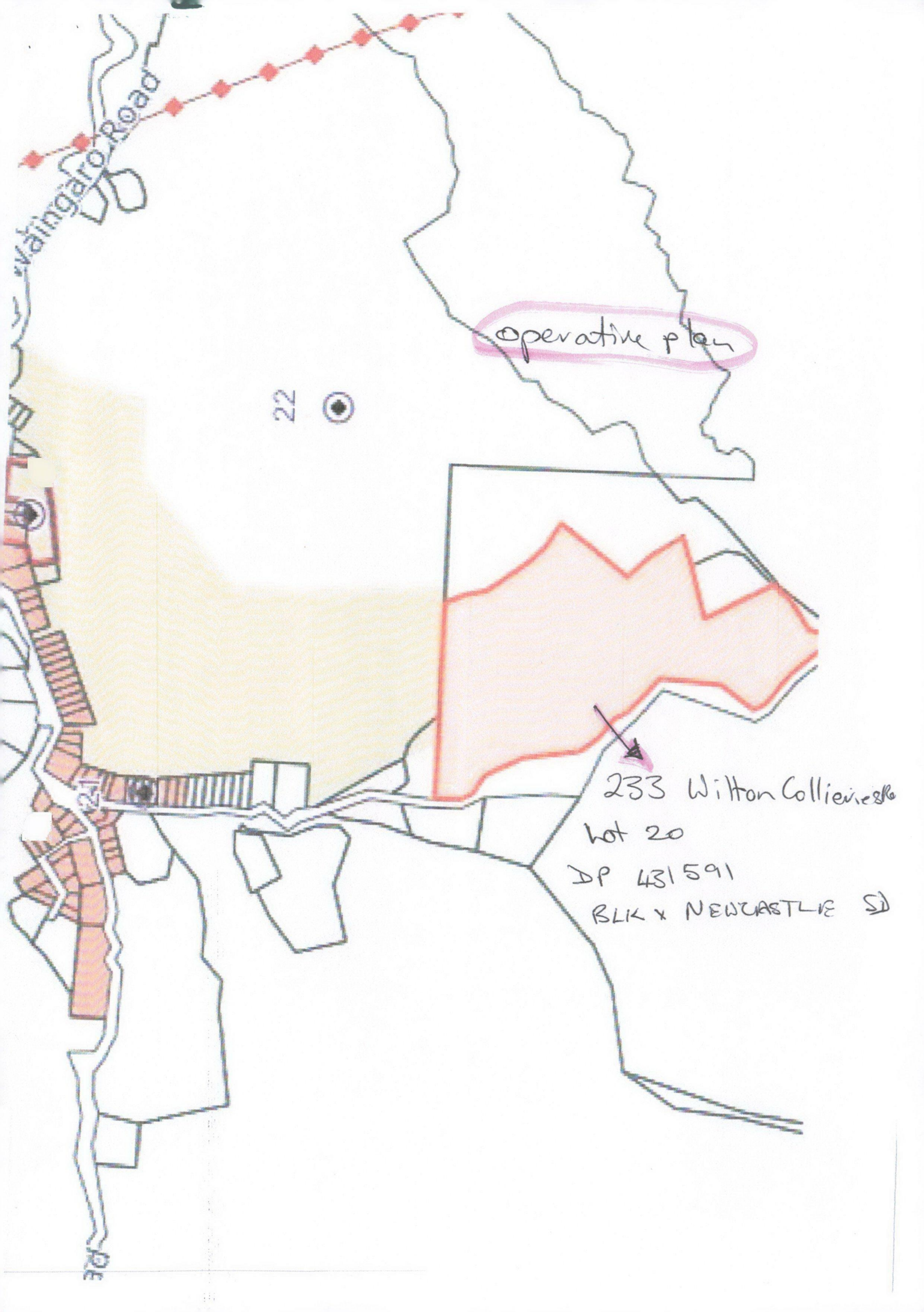
Purchase of this property was made to have the opportunity for subdividing into large lots and of only 18. 2 have been titled off and the other 16 was at 223 stage. When the 2 were titled off council re-titled lot 20 which was stages 1,2,3,4 comprising of 16 lots over 90 acres, to rural. Due to struggling with council this subdivision was halted by council. We are still having enquiries for the purchasing of future lots.

Signed: *ZM Quigley*

Date: 20/9/18

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

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.



operative plan

22



233 Wilton Collieries

lot 20

DP 431591

BLK x NEWCASTLE SD

124

125

Firewood C

Wilton Collins Rd.

proposed
plans
to reduce zoning
Rural Living

139

Wilton Collins Rd.

139