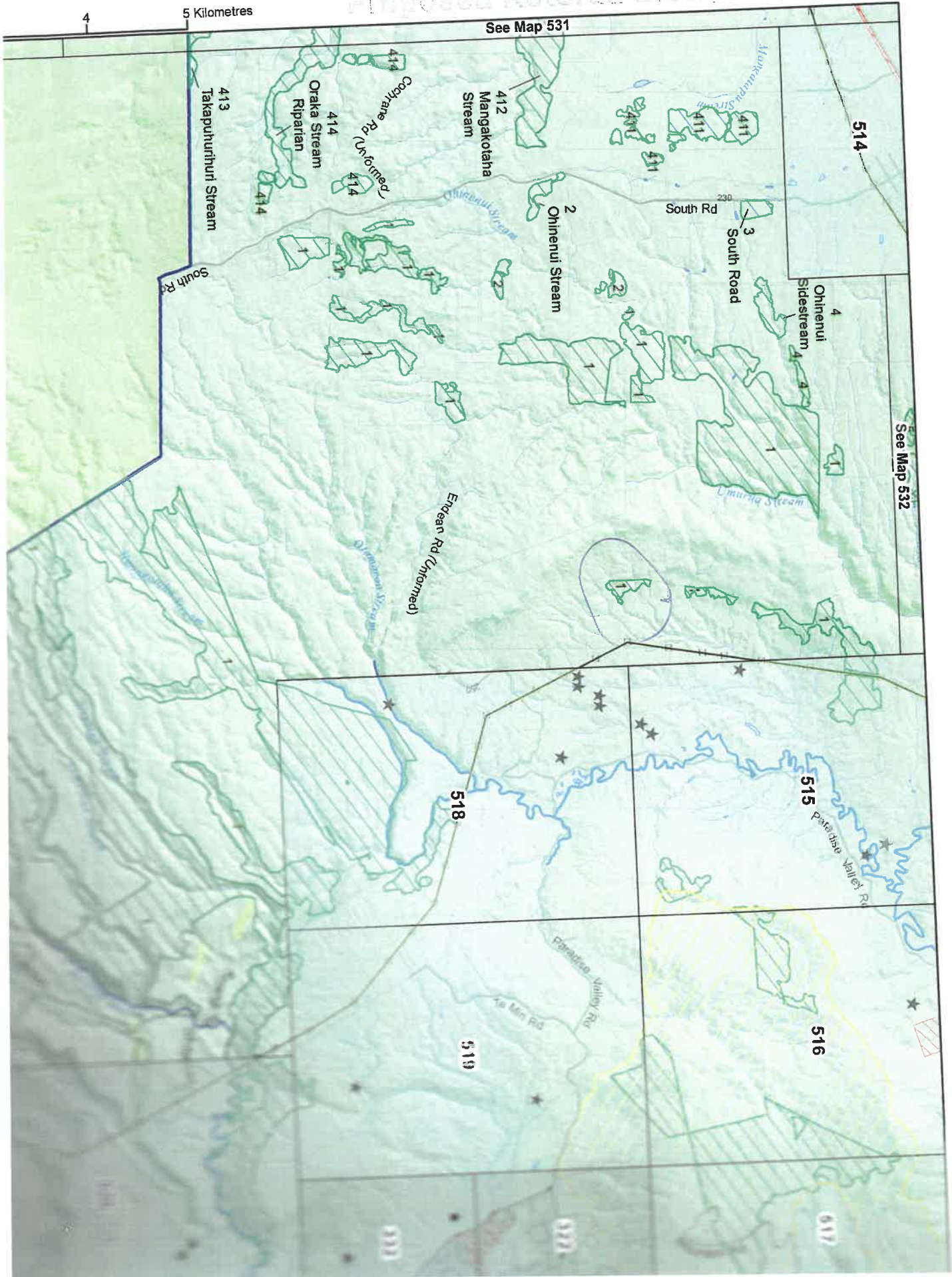


Proposed Rotorua District Plan 2012



Topic	PM050: Planning Maps - general		
Issue	PM050: General		
Submitter:	Canmap Hawley Limited	459	Point #: 12
Submitter Position:	SUPPORT WITH AMENDMENT		
Submission Summary:	Electrical transmission line corridors need to be shown on the Planning Maps.		
Submitter:	Rotorua District Council	360	Point #: 234
Submitter Position:	SUPPORT		
Submission Summary:	Maps - Geothermal Features and Notable Trees have been dealt with comprehensively.		
Submitter:	Henderson Quarry Ltd	193	Point #: 3
Submitter Position:	OPPOSE		
Submission Summary:	The scale of the maps is inadequate. Produce accurately and appropriately defined maps of the ONFL and SNA areas at a scale in relation to cadastral boundaries to provide greater certainty and clarity for the application of the associated rules.		
Issue	PM050: Usability of maps		
Submitter:	Canmap Hawley Limited	459	Point #: 2
Submitter Position:	OPPOSE		
Submission Summary:	First page 'Map Book Instructions' outlines the source of the data. The level of accuracy of the spatial data is listed below this information. We support these statements as they inform the policy response. However some policies and methods are not responsive to these accuracies. Some cannot be implemented without reverting to Council staff. This is inappropriate as policies and methods should stand on their own. Examples are SNA boundary rules, RDC designation RDC 511, and natural hazards. Ensure there is a connection between methods and spatial accuracies that enables interpretation without reference to Council staff.		
Submitter:	Stratum Consultants Limited	463	Point #: 2
Submitter Position:	SUPPORT WITH AMENDMENT		
Submission Summary:	Difference between some of the colours of the lines on the plans and the keys. Likely to lead to confusion if not resolved.		
Issue	PM050: Map Book introduction		
Submitter:	Rotorua District Council	360	Point #: 270
Submitter Position:	SUPPORT WITH AMENDMENT		
Submission Summary:	Further clarification is required as to which roads are designated. Include the following words in the introduction map: "Roads shaded grey on the right hand maps reflect public roads that are designated". Alternatively, only show designated roads on the left hand maps - don't show private roads shaded in grey. Timberlands prefer not to show forestry private roads at all.		
Issue	PM050: Legend		
Submitter:	Rotorua District Council	360	Point #: 255
Submitter Position:	SUPPORT WITH AMENDMENT		
Submission Summary:	The legend for Eco enhancement area has different wording on these two maps which could be confusing. Also on some maps the legends are plural and not on others - e.g lakes, roads on some map legends and lake, road on others. Have consistent labels on legends that relate well to the map being shown.		
Submitter:	Rotorua District Council	360	Point #: 250
Submitter Position:	SUPPORT WITH AMENDMENT		
Submission Summary:	Put the abbreviations in brackets in the legend - e.g. Residential 4 (RD4).		

MAKING FURTHER SUBMISSIONS

Under Clause 8 of Schedule 1 to the Resource Management Act 1991, any person may make a further submission in the prescribed form, in support of, or in opposition to, any original submissions so long as they are:

- A person representing a relevant aspect of the public interest;
- A person that has an interest in the Proposed Rotorua District Plan greater than the interest of the general public;
- A person who cannot gain advantage in trade competition through a further submission.

Rotorua District Council would prefer that further submissions be made online. Alternatively the form provided on the following page must be used.

A further submission must refer to the Submission number & point within the original submission that it relates to. The submission number is the number which follows the Submitter name in the Summary of Decisions. Please refer to the 'How to use the Summary of Decisions requested (1 Topic) Report' page on page iv.

Full versions of the original submissions can be found online at www.rdc.govt.nz or viewed at the Customer Centre at Rotorua District Council, at the Rotorua Library or at City Focus.

Please note, if you make a further submission a copy of your further submission must be served on the original submitter within five working days after handing it in to Rotorua District Council. The address of the original submitter can be found on their original submission.

**Further submissions will be received by Rotorua
District Council up until
5:00pm on Tuesday, 28 May 2013**

18 May 2016

File Ref: 69-06-010-6

Doc No: RDC-623081

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

NORTHDALÉ HOLDINGS LIMITED
C/O R W MARTIN
437 PARADISE VALLEY ROAD
RD 2
ROTORUA 3072

Dear Landowner

DISTRICT PLAN RULES THAT MAY AFFECT YOUR PROPERTY

The map/maps in Appendix 1 show the extent of a Significant Natural Area on your property, as identified in the Proposed Rotorua District Plan.

If the land identified as a Significant Natural Area is NOT used for grazing, this letter does not apply to you. However, if the land is used for grazing, you are invited to attend a meeting to discuss what your options are if you want to continue using the land for grazing. The details are as follows:

Date: 3 June 2016

Venue: Council Chamber, First floor, Rotorua Civic Centre, 1061 Haupapa Street, Rotorua

Time: 12 pm

Information to be discussed in more detail at the meeting:

SIGNIFICANT NATURAL AREA AND DISTRICT PLAN RULES

The Significant Natural Areas were identified, using aerial photography and in some cases, confirming the extent of indigenous vegetation on the ground. The Proposed Rotorua District Plan rule restricts grazing in these areas in order to protect significant indigenous vegetation and significant habitats of indigenous fauna, as directed by the national government (Resource Management Act 1991).

GRAZING RIGHTS

If the land identified as a Significant Natural Area is used for grazing, you may be contravening the rules in the Proposed District Plan, unless you can show that those areas have historically been grazed in the past. Council does not require you to prove that now, but if you are concerned that you may be questioned in the future as to why indigenous vegetation has been grazed, you can follow one of the two processes below:

- 1) Existing use rights: If and when required, use Section 10 of the Resource Management Act to show that you have existing use rights and have not contravened the rules in the operative or proposed district plan. There are a number of elements to prove before existing rights can be established and accepted. Please refer to Appendix 4 for more detail.



Site 1
Mamaku

Northdale Holdings Limited
C/o R W Martin
437 Paradise Valley Road
RD2
ROTORUA 3072

ROTORUA Lakes Council
File Ref: 69-06-040
Doc No: RDC -937556

9 August 2019

Dear Kim,

I am responding to your letter as dated 29 July 2019 Re: SNA 155 located at 591 Paradise Valley Road, Rotorua.

The plan change on our property for the SNA's 155 and property area dated the 18th May 2016 which does not have an SNA Number, but it is described on the Planning Map as site 1 Mamaku. Your second paragraph of Doc No: RDC-623081 says "significant natural area not used for grazing, this letter does not apply to you...etc"
Part is fenced and part is used for stock during adverse weather conditions

I did not attend June 3rd 2016 meeting at Council, but I need to clarify whether this 'so called' SNA should be included for my submission. This is confusing communication as it says "if this area is not used for grazing this letter does not apply to you."

The property of R.W Martin at 437 Paradise Valley Road, Rotorua refer to on Planning Map site 1 Mamaku is in a similar circumstance as the land in the previous paragraph. I rang your voicemail on Friday 2nd August 2019 asking for a meeting with you on the morning of the 12th August 2019, I have had no reply. I still wish to go ahead with this meeting and I inform you that I have a Rural Board Meeting starting at 1pm the same day.

I wish to put in a submission for all three sites and you are asking for a date of the 30th August 2019 for closure of submissions. There is no way that I can meet this requirement. I firmly object to the SNA's on our two properties and I wish to be heard at the Hearing which has an anticipated time frame of early 2020. The management of this and the communication documents has been difficult to follow, doesn't give all SNA's an individual number, has been duplicated in numerous occasions and with the lengthy period starting with my first letter from RLC dated May 18th 2016 to a closing date of August 30th 2019.

The Rural Board were prevented from having a Special Collective SNA Members Meeting because of the suggested Privacy Act.

We were also told by a senior staff member that we would be kept up to date of proceedings before it went to full council. This did not happen.

As a property holder with supposed SNA's we were looking for leadership from the Rural Board Members, the consequence of having no meeting is the reason many of us have not

had sufficient time to put in a submission, and were not informed about the Closing Date of the 30th August until the 29th July 2019.

Senior Policy Advisor Kim Smith, I will have my documents ready for the Hearing and I wish to be heard.

I require a written reply in hardcopy letter, not email, to be filed by myself for future reference, thank you.

Yours sincerely

R.W Martin
Director of Northdale Holdings Limited
& Property Owner of 437 Paradise Valley Road, Rotorua
ph 07 3489864