

Form 5 Submission on notified proposal for policy statement or plan,  
change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Whakatāne District Council

Name of submitter: WT(Tani) Wharewera

This is a submission on the following change proposed to the plan:  
Whakatāne District Plan - Plan Change 2: 23 and 45 Keepa Road



**Trade Competition**

I could not\* gain an advantage in trade competition through this submission.

**The specific provisions of the proposal that my submission relates to are:**

Any provisions, ruling, and measures that will have an environmental, traffic management, and health & safety risk, and will meet/satisfy the concerns of the neighbouring properties and future occupants of the Proposed Residential Zoning.

**My submission is:**

As whanau member of the undermentioned properties, I support the proposed zone change from Light Industrial to Residential Zoning but wish to have the Plan Change amended to meet the neighbouring properties concerns and needs.

These are:

1. **Having properties**, 46A SH 30 (Allot 28B3C2A) 46B SH 30 (Allot 28B3C2B, Lot 1DPS 18658), 25A Keepa Rd(Lot1 DPS 186658), and 25B Keepa Rd(Allot 28B3C1: Te Hokowhitu A Tu Marae), and Lot 91 (Commonly known to us as the strip) rezoned from Light Industrial and Rural to Community and Cultural Zoning.

**Reason:** Maori Community and Papakainga, maintaining their cultural heritage, status as owners of the whenua, and cultural connection to their marae.

2. Recognition of our Cultural Heritage and Activities at the Marae and Households such as gatherings for tangihanga/funerals, healing sessions, reunions, special celebrations, formal national and local welcomes, to vociferous activities such as events like secondary school workshops, hosting sports groups, kapa haka practices, and of course our traditional open fire hangi that require observance, respect, integrity, and a special relationship and understanding on both sides of the fence.

**Reason:** To take into consideration the impact/effects of the activities that may have on the neighbours i.e "Reverse sensitivity" with the understanding of our cultural protocols and traditions.

### 3. **Having property** Lot 1 DP 452650 rezoned from Light Industrial to Community and Cultural Zoning or Residential

**Reasons:** It is an isolated Lt Indust. Zone property which is bordered with and not compatible to the activity of the neighbouring proposed zones of Community and Cultural and Residential.

### 4. **Recognise the environmental impact and risks** and introduce measures/countermeasures relief, and safety measures to mitigate or rectify. These impacts and risks are:

(a). **Shock Waves**, similar to an earthquake, passing through homes as heavy traffic rumble through on State Highway 30 and Keepa Rd

**Risk 1.** Occupants forever on the alert for earthquakes or traffic shocks within eventual acceptance of the circumstances but not the consequences.

**Risk 2.** Eventual damage to new houses along main highway and Keepa Rd due to ground movement and splits, cracks, etc in the structure of the homes and concrete structures.

(b). **Contamination.** PCP/Dioxin identified in the area, bordering Lot 1 DP 452650 and neighbouring proposed Residential zone, area between marae driveway and northern area of proposed residential area, and the embankment area along Kopeopeo Canal that is within the proposed Residential area.

**Risk 1:** High risk to health if exposed to the atmosphere, especially during the development of that area.

(c). **Air and Noise Pollution.** During development dust and noise is expected and will disrupt the normal routine of the neighbouring household, their families, and the Marae activities.

**Risk 1.** Health. Self-explanatory.

**Risk 2.** Disruption and disrespect especially if there important visitors being welcomed on the marae or a more solemn activity such as a funeral is being held.

(d) **Traffic:** The traffic is progressively increasing on Keepa Rd, traffic will also come off the proposed residential area, the speed limit is 80km/hr, there is a blind bend between SH30/Keepa Rd intersection and the marae driveway access where visibility vs distance to see oncoming traffic when moving on to Keepa Rd is risky.

Marae activity, especially tangihanga/funeral processions entering Keepa Rd to Urupa/Cemetery.

A review is required for the management of traffic on Keepa Rd. Example: straighten road, establish roundabout at access(es), reduce speed limit to 50km/hr.

**Risk1:** Minor to fatal vehicle accidents, including pedestrians.

**Risk2.** Traffic congestion at intersections

**Reasons:** Awareness of impacts and risks for rulings to mitigate or prevent.

5. **The Marae Amenity line/Buffer zones** be removed and replaced by a Reserve to be utilised as both a Reserve and Carpark for the marae irrespective of the options selected for Residential Development.

**Reasons:** 1. To comply with District Plan rule.

2. There is a need for car parking to accommodate for visitors attending Marae activities

6. **Retain existing amenity line/Buffer zone** running along neighbouring properties.

**Reasons:** It has been deleted in this Plan Change

7. **Lay of land and variation of levels between 46A SH 30 (Allot 28B3C2A) 46B SH 30 (Allot 28B3C2B, Lot 1DPS 18658).** Basically the backyards are the original natural and is well lower than the current and proposed residential development. Those proposing the neighbouring development should bear the responsibility of raising those backyard levels, preferably slightly higher than development area, so there is a natural storm/rainwater, and reinstate to original state. That is good topsoil and grassed.

Reason: Acknowledged that the variation of levels is cause by neighbouring development.

Risk 1. Flooding and soft areas within parts backyard/garden.

8. **Fencing/Screening** as per compliance with developer responsibility to establish where appropriate along existing properties.

**Reason:** Boundary, security, and privacy purposes.

9. **Built Height** to be standard 1 single level houses, no 2-storey houses.

Reason: Breach of privacy.

**I seek the following decision from the local authority:**

Introduce/include any provisions, ruling, and measures that will mitigate, prevent, rectify the above concerns above including the Zone changes in para 1 and 3 above.

**AND**

Further support continuing meetings, consultations with all these involved to come to a most amicable and satisfying outcome.

**Hearing submissions**

I 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.



W.T.(Tani) Wharewera

Signature of submitter (or person authorised to sign on behalf of submitter)

Date: [12/04/2018

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

**Contact Details**

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**Note to person making submission**

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 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.