

Plan Change 54 Industrial

To

Date received 23/09/2021

Further Submission Reference Number #1

Address for service:

First Gas Limited - Nicola Hine

Private Bag 2020 New Plymouth 4342

New Zealand

Email: nicola.hine@firstgas.co.nz

Attachments

Further Submission.pdf

Further Submission points

Original Submission

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Whanganui District, and has a strong interest in the provision of educational facilities in the Whanganui District Plan ('the District Plan') generally.

The Minister of Education is a Requiring Authority as defined in Section 166 of the Resource Management Act. Designation of existing and proposed school sites is a technique used nationally by the Minister. It is the most effective way of ensuring that the Minister's interests in a site are protected. Certainty is important since the Minister traditionally makes a long-term commitment to any particular site selected for such uses. Schools and related properties are considered to be positive assets within their local community.

In addition to state schools, the Minister also has an interest in respect of state integrated (SI) schools. SI schools are not Crown-owned property and as such, some SI schools may choose not to be designated. As part of its wider education responsibilities, the Ministry also has an interest in the District Plan provisions for educational facilities which are not subject to the designation process.

The following activities not specified elsewhere:

1. Community activities;

2. Commercial activities;

GIZ-R3

3. Network utilities not provided for as permitted or

Discretionary (DIS)

restricted discretionary in NU- Network Utilities;

4. Any other activity not provided for as permitted, controlled, restricted discretionary or non-complying.

GIZ-R4 Sensitive Activities and visitor accommodation

Non-complying (NC)

The proposed Plan Change is seeking to apply a Non-complying activity status for "Sensitive activities". Education facilities are considered Sensitive Activities under the District Plan definitions.

The Ministry opposes this Non-complying activity status for education facilities within the General Industrial Zone. Certain education facilities such as work skills training centres may have a functional need to be located within industrial areas, in close proximity to the industry they relate to. The Ministry therefore considers that a Non-complying activity status is too restrictive on the provision of this type of essential educational facility.

The Ministry therefore requests that education facilities be given a Discretionary activity status within the General Industrial Zone. It is noted that the assessment can be guided by the provisions proposed under GIZ-P4.

Point 1.

Reason

See attachment for further submission reason

Seeks

Disallowed

Support?

Oppose

Plan Change 54 Industrial

To

Date received 23/09/2021

Further Submission Reference Number #2

Address for service:

Michael Eden

25 Gilberd street Whanganui 4501

New Zealand

Email: michael@gdmretail.com

Further Submission points

Original Submission

The rezoning of the above land will reduce industrial expansion opportunities in the area and will create a zone boundary change hard on currently utilized industrial land. McDonald Concrete Group moved from Balgownie Industrial area some 5 years ago to new premises at 18 Murray Street that has provided scope for significant expansion of the business. This expansion has been occurring with staff numbers increasing from 12 to 40. Investment in the business has steadily continued and we are currently in the process of adding additional building and machinery.

McDonald Concrete Group manufacture concrete products including manholes, stormwater, wastewater culvert pipes, EleTank water tanks, sewerage treatment systems, septic tanks, troughs, rain gardens, electrical pull pits, cess pits etc for government, councils, iwi, contractors and individuals.

With current water reforms and the booming economy, demand for these products has reached unprecedented levels and we foresee this will continue to increase.

Our current site, and the adjoining industrial land, provided us the potential for expansion and the certainty of having neighbouring industrial activities. Having small properties adjacent rezoned to rural would not only decrease expansion possibilities both for land and/or access, but it would mean a zone change on our boundary. Currently the industrial zone is separated from residential properties by Kaikokopu Road.

The blocks of land along Kaikokopu Road to be rezoned also appear somewhat small for traditional uses.

Point 2.

Reason

The proposed Rural (GRUZ) zone will reduce the amount of industrial land available for expansion and will create a zone boundary line hard on currently utilised industrial land.

Seeks

Allowed

Support?

Support

Plan Change 54 Industrial

To

Date received 23/09/2021

Further Submission Reference Number #3

Address for service:

Paul McKee

15 Murray street Aramoho 4500

New Zealand

Email: mckeebobcat@xtra.co.nz

Further Submission points

Original Submission

The rezoning of the above land will reduce industrial expansion opportunities in the area and will create a zone boundary change hard on currently utilized industrial land. McDonald Concrete Group moved from Balgownie Industrial area some 5 years ago to new premises at 18 Murray Street that has provided scope for significant expansion of the business. This expansion has been occurring with staff numbers increasing from 12 to 40. Investment in the business has steadily continued and we are currently in the process of adding additional building and machinery.

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The blocks of land along Kaikokopu Road to be rezoned also appear somewhat small for traditional uses.

Point 3.

Reason

The proposed Rural (GRUZ) zone will reduce the amount of industrial land available for expansion and will create a zone boundary line hard on currently utilised industrial land.

Seeks

Allowed

Support?

Support

Plan Change 54 Industrial

To

Date received 23/09/2021

Further Submission Reference Number #4

Address for service:

Darryn McDonnell

27 Kelvin street Aramoho 4500

New Zealand

Email: dmcdonnell@sealeswinslow.co.nz

Further Submission points

Original Submission

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Point 4.

Reason

The proposed Rural (GRUZ) zone will reduce the amount of industrial land available for expansion and will create a zone boundary line hard on currently utilised industrial land.

Seeks

Allowed

Support?

Support

Plan Change 54 Industrial

To

Date received 23/09/2021

Further Submission Reference Number #5

Address for service:

James McManaway

77 Brunswick Rd 4571

New Zealand

Email: admin@jdmearthmoving.co.nz

Further Submission points

Original Submission

The rezoning of the above land will reduce industrial expansion opportunities in the area and will create a zone boundary change hard on currently utilized industrial land. McDonald Concrete Group moved from Balgownie Industrial area some 5 years ago to new premises at 18 Murray Street that has provided scope for significant expansion of the business. This expansion has been occurring with staff numbers increasing from 12 to 40. Investment in the business has steadily continued and we are currently in the process of adding additional building and machinery.

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Point 5.

Reason

The proposed Rural (GRUZ) zone will reduce the amount of industrial land available for expansion and will create a zone boundary line hard on currently utilised industrial land.

Seeks

Allowed

Support?

Support

Plan Change 54 Industrial

To

Date received 07/10/2021

Further Submission Reference Number #7

Address for service:

Fire and Emergency NZ - Britta Blann

Beca Ltd PO Box 3942 Wellington 6140

New Zealand

Email: Britta.blann@beca.com

Attachments

Further submission - Whanganui District Council - Proposed Plan Change 54 - 8.10.2021 .pdf

Further Submission points

Original Submission

The Oil Companies support the general intent of Issues HAZ-I1 and HAZ-I2 but request that all references to "significant hazardous facilities" be replaced by the term "major hazard facilities".

Point 7.

Reason

See attachment.

Seeks

Disallowed

Support?

Oppose