

Summary of Submission Received (Plan Change 60 – Miscellaneous 2)

Submitter Name: Rainer & Katharina Schmidt

Submission No: 01

Address: 19 Turere Place, Otamatea, Whanganui

Summary:

Opposes the proposed Plan Change. States the proposed zone change of their property to Rural Lifestyle would not allow subdivision in order to build an additional dwelling in the future. Neighbouring Rural Lifestyle properties have been rezoned residential and increased in value. Expresses concern that similar rezoning (to residential) has not been applied to their property.

Decision Sought:

That the current split zoning (General Residential and Rural Lifestyle) remains.

Submitter Name: Horticulture New Zealand Ahumara Kai Aotearoa

Submission No: 02

Address: PO Box 10-232, Wellington (Attn: Emily Levenson)

Summary:

Supportive in part of the intention to strengthen the protection from loss of highly productive land. The submission seeks to further define the references of productive land, clarifying the connection and alignment with the National Policy Statement – Highly Productive Land. Also, consideration be given to highly productive land in the Rural Lifestyle and Settlement Zones as reverse sensitivity effects could hinder neighbouring primary production activities. Supports the addition of LUC Class III land to the objectives and policies of the Rural Production zone.

Decision Sought:

1. Replace all references to 'productive land' to 'highly productive land' in the subdivision rules of the Rural Lifestyle and General Rural zones.
2. Add an additional matter of discretion to the subdivision rules in the Rural Lifestyle and General Rural zones that avoids potential reverse sensitivity effects on primary production.
3. Add the 'loss of highly productive land' and 'reverse sensitivity' matters of discretion to the subdivision rules of the Settlement Zone.

Submitter Name: Powerco Ltd

Submission No: 03

Address: PO Box 13075, Tauranga 3141 (Attn: G Schofield)

Summary:

Supports/Opposes the proposed Plan Change. This submission opposes limits on branch sizes for pruning of protected trees from existing network utilities and the inclusion of the Powerco's activities in the proposed discretionary activities. The submission also opposes the proposed standard to supply photographic evidence to Council prior to any works being carried out on a protected tree, but supports the standards that specifies compliance with Minimum Industry Standards. The inclusion of a pohutukawa tree at 12 Helmore Street into the Protected Trees Schedule is opposed. The submitter also identifies an administrative error in the exceptions to 'height in relation to boundary' and requests amendment be made by way of reinstating the exception of 'network utility masts, poles and antennas.

Decision Sought:

1. Amend NFL-PT-R1(a) to delete 'no great than 50mm in diameter'.
2. Permitted and controlled activities to include network utility activities.
3. Delete standard NFL-PT-S2 or relocate it to another section of the plan (eg. supporting information for resource consents).
4. Reinstatement the exemption for network utility masts, poles and antennas in GRZ-S4-2; CRZ-S5-2; SETZ-S4-3; COMZ-OC-S6-3; OSZ-S3-1.
5. Delete the tree at 12 Helmore Street from Appendix C.

Submitter Name: McDonald's Restaurant (New Zealand) Ltd

Submission No: **04**

Address: c/- Barker Associates Ltd, PO Box 457, Wellington 6140
(Attn: O Edwards or H Hoogeveen)

Summary:

Supports/Opposes the proposed District Plan change. Supports the change of zone for 314 Victoria Avenue, Whanganui as notified. Opposes the emergency tree removal as a discretionary activity NFL-PT-R2(3).

Decision Sought:

1. Retain emergency tree removal as a permitted activity.

Submitter Name: Steven Archer

Submission No: **05**

Address: 57 Liverpool Street, Whanganui 4500

Summary:

Opposes the proposed Plan Change regarding the highly productive land. The submission deems that the addition of a matter of discretion would not achieve the mapping requirements of productive land, is confusing, and interpretation is subjective.

Decision Sought:

The proposed changes be considered as part of a full review of the Rural General Zone and not be included in this plan change.

Submitter Name: Michael O'Sullivan

Submission No: **06**

Address: 13 Church Place, Whanganui 4500

Summary:

Opposes the proposed Plan Changes regarding highly productive land due to the National Policy Statement – Highly Productive Land already being operative. The submission also cites that this plan change is non-compliant with NPS-HPL in that the District Plan must be changed after, and consistent with the Regional Council mapping of highly productive land.

Decision Sought:

The Plan Change with respect to Highly Productive Land be withdrawn.

Submitter Name: Bernadine Bourke

Submission No: **07**

Address: 9 Glenn Street, Castlecliff, Whanganui 4501

Summary:

Supports in principle the proposed Plan Change regarding the rezoning of 50 Carson Street to General Rural or Open Space. Clarification sought of an administrative error of text relating to 5 Carson Street.

Decision Sought:

Rezone 50 Carson Street to General Rural or Open Space.

Submitter Name: Platinum Homes Whanganui/Manawatu

Submission No: **08**

Address: PO Box 7082, Whanganui

Summary:

Supports the proposed plan changes and requests consideration of an additional site for rezoning. As there has been residential development on land that is currently zoned Open Space, this submission suggests that the change of use justifies a zone change to General Residential.

Decision Sought:

1. Rezone to developed land to General Residential.

Submitter Name: James Lees & Shirley Bennett

Submission No: **09**

Address: 141A No 3 Line, Whanganui 4500

Summary:

Supports the proposed District Plan change in relation to the rezoning of their property to General Residential. The current zone is incongruent with the surrounding environment and does not allow for subdivision or connection with reticulated services. Prior requests by the landowners have been made to Council for a rezoning of this land to General Residential.

Decision Sought:

1. Rezone to General Residential as notified.

Submitter Name: Horizons Regional Council

Submission No: **10**

Address: Private Bag 11025, Palmerston North 4412 (Attn: E Shokri)

Summary:

Supportive in part of the proposed District Plan change. The submitter notes the absence of a definition for 'productive land' and seeks clarification or an amendment to this term to 'highly productive land' as defined by the National Policy Statement – Highly Productive Land. This submission also supports the proposed rules for protected trees but seeks a strengthening of Rules 1 & 2, requiring a 10-day timeframe prior to the commencement of work to supply evidence, and specifying that a qualified arborist is to undertake works with accompanying verification of qualification.

Decision Sought:

1. Amend Rule NFL-PT-R2 to require evidence to be supplied within 10 working days prior to works commencing.
2. Specifying in the standards that a qualified arborist undertake the works, and for confirmation of that arborist and their qualification level be supplied to Council.