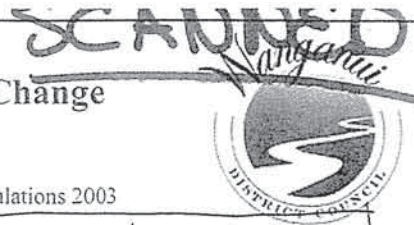




Resource Management Act 1991
**Submission on a Publicly Notified Plan Change
 To The Wanganui District Plan**

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003



1

Received
 29 MAY 2014

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Valda and Murray Lilburn

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 04/06/14

(a) I could/could not* gain an advantage in trade competition through this submission. (*please delete one).

(b) I am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment: and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:
The decrease in the size of the subdivision from 1 hectare to 1/2 hectare. (Ruval B)
 Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):
We are clearly concerned we are gonna get built out. We do not support this proposal. With a few stock and great views who would. Roading, Water, noise, neighbours are also a concern, and Rates
 Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):
Just leave it as it is.
 Use additional pages if required

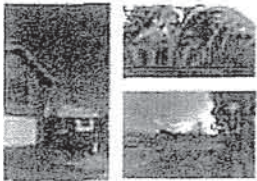
5. I do/do not* wish to be heard in support of this submission (*please delete one).
 6. If others make a similar submission I would not* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:
101 Teyfath Road
 Signature: Valda Lilburn
 (Person making submission or person authorised to sign on)
 Day time phone No: 06 3452630 behalf of person making submission)
 Email: valdalilburn@icloud.com Date: 29.5.2014

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping

Received 13/5/2014

2



Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan



In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) MARK STRATFORD

This is a submission on Plan Change No. to the Wanganui District Plan.

Closing Date: 04/06/14

(a) I could/could not* gain an advantage in trade competition through this submission. (*please delete one).

(b) I am/am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

12 Lenihan Street, Wanganui East, Wanganui

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

I would like to propose to have the current zoning which is "Open Reserve" changed to a more appropriate zoning in line with surrounding properties

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

I propose to have the current "Open Reserves" zoning changed to "Rural C" zoning keeping it in line with neighboring properties. I have purchased the property from Council with settlement in Oct 2014.

Use additional pages if required

5. I ~~do~~/do not* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I ~~would~~/would not* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

51 Helmore Street, Wanganui East, Wanganui

Signature: [Signature]

MARK STRATFORD (Person making submission or person authorised to sign on

Day time phone No: 3432342 behalf of person making submission)

Email: mstratford@inspire.net Date: 11-5-2014

.73

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping



Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan



In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) PETER ROY WARNECK

This is a submission on Plan Change No. 31 to the Wanganui District Plan. Closing Date: 4/6/14

- 1. (a) I could/could not* gain an advantage in trade competition through this submission. (*please delete one).
- (b) I am/am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:
 LISTING THE MINIMUM SUBDIVISION AREA IN CLASS 1 & 2 LAND TO 10 HECTARES

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

I HAVE SAID I COULD GAIN FROM THIS CHANGE AS WE ARE PRESENTLY MARKETING 2 BLOCKS WHICH ARE CBBS THAN 10 H. (3.2 H & 3.9 H) I SUPPORT THE PROPOSAL FOR A MINIMUM OF 10 HECTARES

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

I DONOT AGREE WITH CLASS 1 AND CLASS 2 LAND BEING SUBDIVIDED INTO BBS THAN 10 HECTARE BLOCK - I ASK WDC TO MAKE THIS CHANGE.

Use additional pages if required

- 5. I do/do not* wish to be heard in support of this submission (*please delete one).
- 6. If others make a similar submission I would/would not* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:
 P.O. BOX 985 WANGANUI 4540

Signature: _____
 (Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 0214446634
 Email: PWARNECK@XTRA.CO.NZ Date: 16/5/2014



Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan



In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) John Beresford Smart

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date:

- 1. (a) I ~~could~~ could not* gain an advantage in trade competition through this submission. (*please delete one).
- (b) I ~~am~~ am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

3.4.1 h relating to dwellings on sites less than 10 hectares
3.4.2 c (ii) relating to the date of a subdivision legally exists
11.5.4 Allotment size. Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

I support the minimum subdivision size of 10 hectares for the new Rural Zone A. I am concerned that subdivisions smaller than this may occur before the plan is approved. The proposed changes are not clear what the effective date for these changes are across clauses 3.4.1h; 3.4.2c and 11.5.4. Use additional pages if required. *These need clarification!*

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

I am seeking that clause 3.4.1 h be extended by adding the words "being 1 May 2014" at the end. Secondly, that clause 3.4.2 c(ii) be extended with the following words "any subdivisions requested after this date will not be permitted to have a dwelling." and Thirdly, that 11.5.4 be dated as effective from 1 May 2014. Use additional pages if required

5. I ~~do~~ do not* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/would not* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

John Smart
1324 Brunswick Road
Rt1, Wanganui 4751

Signature: *[Handwritten Signature]*
(Person making submission or person authorised to sign on)

Day time phone No: 06 342 1778 (behalf of person making submission)

Email: j.smart79@gmail.com Date: 16 May 2014



Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan



In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Allan Royce ANDERSON

This is a submission on Plan Change No. 3.6 to the Wanganui District Plan. Closing Date: 04/06/14

- (a) I ~~will~~/could not* gain an advantage in trade competition through this submission. (*please delete one).
- (b) I ~~am~~/am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

New proposed Rural A Zone

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

I support the proposed change:
Class A land should be retained for agriculture; close subdivision of non-serviced units can render waste disposal unsustainable; already regular heavy transport user field complaints from lifestyleers.

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

N/A

Use additional pages if required

5. I do/~~not~~* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/would not* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

1008 Brunswick Rd
R.D. 1, Wanganui 6571

Signature: A.R. Anderson
(Person making submission or person authorised to sign on

Day time phone No: 3421722 (behalf of person making submission)

Email: al.rose@xtra.co.nz Date: 20th May 2014

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at ww.wanganui.govt.nz/shaping



Shaping Wanganui

Have your say, korero mai...

Rural & Papakainga



Consultation Notice **14** May 2014

The District Plan

The Resource Management Act (RMA) requires councils to create a District Plan that explains how effects of land-use on the environment will be managed. Plans contain objectives, policies and rules that address land use, subdivision and other resource management issues within the District.

Especially important are the rules that set out which activities people can do as of right (permitted activities), which activities require resource consent and how certain activities may be carried out.

Proposed Plan Changes

A Proposed Plan Change is the outcome of a public process which requires research, evaluation and partnership between Council and the community. This document is publicly notified and available for submission.

Proposed Plan Change Text

Find the Proposed Plan Change documents on Shaping Wanganui www.wanganui.govt.nz/Shaping or if you would like a hard copy, please contact Adrienne.Greenfield@wanganui.govt.nz

Proposed Plan Change Maps

Find out if your property is affected by a zone change by checking out the Proposed Maps at the Shaping Wanganui website.

www.wanganui.govt.nz/Shaping

Public Notification of Proposed Plan Changes

Phase 5 of the District Plan Review reviews Flood Hazards, Kai Iwi Coastal Hazard, Airport Enterprise Zone, Rural Zones and Papakainga provisions.

The Rural and Papakainga topics are open for public submissions from Thursday, **1 May 2014**.

Submissions need to be received by Council no later than **5.00pm on Wednesday, 4 June 2014**. Below we explain how to write a submission; for more information visit the Shaping Wanganui website.

Plan Change 36 updates the existing Rural and Rural Settlement Zones and Plan Change 37 creates new Papakainga provisions. Key points:

Plan Change 36 - Rural

New Proposed Rural A Zone:

- Protects Class 1 and some Class 2 land close to the urban area.
- 10 hectare minimum lot size for subdivision.
- One off subdivision for an allotment between 2500m² and 5000m²

Rural C Zone:

- The balance of existing rural land—excluding land captured by new Rural A or expanding Rural B zone.
- Retains 1 hectare minimum lot size for subdivision.

Extension of Rural B Zone:

- Extend the existing Rural B (lifestyle) zone to include parts of Mosston Road/Tayforth Road, Durie Hill, and Aramoho.

Rural Settlement Zone:

- Minor updates to be consistent with the reviewed Plan.

Proposed Plan Change 37 - Papakainga

- Introduce provision to recognise the special relationship that Tangata whenua have with their ancestral land.
- Performance Standards will only apply to external boundaries of ancestral land.



Making a Submission on a Proposed Plan Change

You can make a written submission about a publicly notified Plan Change if you think it will affect you in a positive or negative way, provided you do so within the time limit specified by the Council. You don't have to be an expert; anyone can make a submission.

For more information on how to make a submission visit the Shaping Wanganui website. For more information on the Plan Change 36—Rural please contact Alisha Huijs on 06 349 001 or Alisha.Huijs@wanganui.govt.nz

For more information on Plan Change 37—Papakainga please contact Clive Aim on 06 349 001 or Clive.Aim@wanganui.govt.nz



Resource Management Act 1991
**Submission on a Publicly Notified Plan Change
 To The Wanganui District Plan**

In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003



6

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Christine Ann Jones (Known as Anne)

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 04/06/14

(a) I ~~can~~/could not* gain an advantage in trade competition through this submission. (*please delete one).
 (b) I am/~~am not~~* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:
new structures
 Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):
I wish to make an amendment to 3.9.5
see attached sheet
 Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):
see attached sheet
 Use additional pages if required

5. I do/~~do not~~* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/~~would not~~* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:
626 Waikupa Rd. Okaiya RD 12
Wanganui
 Signature: [Signature]
 (Person making submission or person authorised to sign on

Day time phone No: 3424804 (behalf of person making submission)

Email: chezelle@freeside.co.nz Date: _____

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping



Shaping Wanganui

Have your say, korero mai...

Rural & Papakainga



23 MAY 2014

Consultation Notice 14 May 2014

The District Plan

The Resource Management Act (RMA) requires councils to create a District Plan that explains how effects of land-use on the environment will be managed. Plans contain objectives, policies and rules that address land use, subdivision and other resource management issues within the District.

Especially important are the rules that set out which activities people can do as of right (permitted activities), which activities require resource consent and how certain activities may be carried out.

Proposed Plan Changes

A Proposed Plan Change is the outcome of a public process which requires research, evaluation and partnership between Council and the community. This document is publicly notified and available for submission.

Proposed Plan Change Text

Find the Proposed Plan Change documents on Shaping Wanganui www.wanganui.govt.nz/Shaping or if you would like a hard copy, please contact

Adrienne.Greenfield@wanganui.govt.nz

Proposed Plan Change Maps

Find out if your property is affected by a zone change by checking out the Proposed Maps at the Shaping Wanganui website.

www.wanganui.govt.nz/Shaping

Public Notification of Proposed Plan Changes

Phase 5 of the District Plan Review reviews Flood Hazards, Kai Iwi Coastal Hazard, Airport Enterprise Zone, Rural Zones and Papakainga provisions.

The Rural and Papakainga topics are open for public submissions from Thursday, **1 May 2014**.

Submissions need to be received by Council no later than **5.00pm on Wednesday, 4 June 2014**. Below we explain how to write a submission; for more information visit the Shaping Wanganui website.

Plan Change 36 updates the existing Rural and Rural Settlement Zones and Plan Change 37 creates new Papakainga provisions. Key points:

Plan Change 36 - Rural

New Proposed Rural A Zone:

- Protects Class 1 and some Class 2 land close to the urban area.
- 10 hectare minimum lot size for subdivision.
- One off subdivision for an allotment between 2500m² and 5000m².

Rural C Zone:

- The balance of existing rural land—excluding land captured by new Rural A or expanding Rural B zone.
- Retains 1 hectare minimum lot size for subdivision.

Extension of Rural B Zone:

- Extend the existing Rural B (lifestyle) zone to include parts of Mosston Road/Tayforth Road, Durie Hill, and Aramoho.

Rural Settlement Zone:

- Minor updates to be consistent with the reviewed Plan.

Proposed Plan Change 37 - Papakainga

- Introduce provision to recognise the special relationship that Tangata whenua have with their ancestral land.
- Performance Standards will only apply to external boundaries of ancestral land.



Making a Submission on a Proposed Plan Change

You can make a written submission about a publicly notified Plan Change if you think it will affect you in a positive or negative way, provided you do so within the time limit specified by the Council. You don't have to be an expert; anyone can make a submission.

For more information on how to make a submission visit the Shaping Wanganui website. For more information on the Plan Change 36—Rural please contact Alisha Huijs on 06 349 001 or Alisha.Huijs@wanganui.govt.nz

For more information on Plan Change 37—Papakainga please contact Clive Aim on 06 349 001 or Clive.Aim@wanganui.govt.nz

Submission on Plan Change 36
Rural Zone C 3.9.5 Structures

3) I oppose a blanket requirement that a new structure be a minimum of 10 metres from a boundary.

The nature of that building needs to be taken into account. There is a vast difference between a hayshed and a woolshed or covered sheep yards where odour, dust, noise, storm water run-off and other objectionable effects which cannot be contained within the boundary will be pre-eminent.

Such buildings which will have offensive effects need to be much further from a boundary, **especially if there is a dwelling close by.**

Once the nature of the building is ascertained, at least two questions need to be asked:-

- 1) Where is the nearest dwelling?
- 2) Is anyone going to be affected by this new construction?

4) The decision I seek from the Council is that more detail be required about the purpose of the building so that it can be determined whether negative effects as outlined above are likely to be experienced by those on the other side of the boundary fence.

I would like the two questions above – (3) to be mandatory when someone is seeking a consent to erect a new structure.

Depending on the answers, consultation needs to take place with effected parties, and if necessary, building sites changed.

Certain structures need to be much further away from dwellings than others.

What I have outlined would at least provide a safety net against stupidity, malice and ignorance.

This is in Rural Zone C, a farming area, not a lifestyle area. Space is generally not a problem.

The reason why I am asking for this is because I am in the unhappy position of having covered sheep yards, which could morph at any time into a woolshed, about to be erected **46 metres** in front of my house, not even at the back of the house, but right in the front of my eyeballs.

My right to enjoy my property is going to be hugely impacted.

The siting of this building in this location is a pure act of malevolence and I have nearly six years of evidence to support this statement.

As everything stands now, I have no protection against this malevolent action except lawyers. Not everyone, myself included, has access to the thousands of dollars needed for that exercise.

The changes I am proposing would save time, money and stress and would expedite a process which I currently view as flawed.



Resource Management Act 1991
 Submission on a Publicly Notified Plan Change
 To The Wanganui District Plan



7

In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003

23 MAY 2014

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) GARLAND - WILLIAM - SANDERS

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 04/06/14

(a) I ~~could~~/could not* gain an advantage in trade competition through this submission. (*please delete one).

(b) I ~~am~~/am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

① - RURAL "A" ZONE ALLOTMENTS

② - 10 HECTARE MINIMUM LOT SIZE FOR SUBDIVISION
 IN RURAL "A" ZONE

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

I SUPPORT THE PROPOSED ALLOTMENT SUBDIVISION OF SMALL SECTIONS, OFF PRESENT LAND TITLES, AS A ONE OFF EVENT THAT WOULD NOT APPLY TO FUTURE SUBDIVISION. THE PROPOSED SECTION SIZE ¹⁵ 2,500 - ^{max} 5,000 ^{max} ALSO SUPPORT 10 HECTARE MINIMUM LOT SIZE FOR FUTURE SUB DIVISIONS.

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

I WOULD LIKE TO SEE ENTRY COSTS FOR ALLOTMENTS SET AT A STANDARDIZED LOW COST TO ENCOURAGE UPTAKE OF THESE, RATHER THAN THE PROPOSED 10 HECTARE BLOCKS, THUS PRESERVING FARMING BLOCKS IN THE FUTURE FOR LONGER.

Use additional pages if required

5. I ~~do~~/do not* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/would not* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

1132 MAXWELL STATION RD
RD 4
WANGANUI 4574.

Signature: G. W. Sanders

(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: _____

Email: TXT 021-128-5516 Date: 23-5-2014

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping

Wanganui District Council
Submission to Plan Change 36 – Rural Zones Review

Received 23/5/2016
SCANNED
146980
98

1. (a) I could not* gain an advantage in trade competition through this submission.
(b) I am directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

2. The specific provisions of the proposed plan change that my submission relates to:

The Zoning of my property and surrounding properties to Rural A zone from existing Rural Zone.

3. My submission is that:
 - We purchased the land for its potential future subdivision value as well as for its productive orchard capability. We paid a premium for the land because it has the potential for subdivision into lifestyle blocks being located close to town. The value of this land is a lot higher, because of this subdivision potential, than land we also own in Mangamahu Valley /Rangitikei and operate for growing kiwifruit. We do not want to see this value or potential future option to subdivide lost.
 - Our property has the potential for lifestyle development and this is supported by the fact that we are largely surrounded by development of that sort already, especially on the town side of our property. Given our proximity to town and the nature of the surrounding land-uses, which are mostly rural lifestyle, we consider our property and those in the vicinity to be more appropriately zoned as Rural B.
 - We understand that our neighbours on the town side are also of the view that their land should be zoned Rural B or proposed Rural C.
 - We intend in the future to remove the orchard and subdivide. The ability to subdivide is a particularly important option for us, in the event that there is an outbreak of the PSA Virus. Such an outbreak would require the removal of all root stock and would be the time that subdivision would occur, if not sooner for other reasons.
 - Cooper Coolpac Ltd has an existing resource consent which enables us to operate our kiwifruit orchard with use of frost fans as required, provided we continue to operate using best practice methods to reduce noise emissions. We are not concerned about the risk of neighbours complaints as any new dwellings would be

16

constructed in the knowledge that frost fans operate from time to time. Our resource consent ensures we operate using best practice noise control methods and this minimises adverse effects, and we have not received any complaints from our neighbours in relation to this orchard in the 11 years since the consent was granted.

- We believe our business would not be adversely affected by some additional lifestyle development in the vicinity of our property, as provided for by the Rural B zone. We are willing to take this risk as we would also retain the potential for subdivision on our own land.
- We support the concept of protecting the Class 1 soils as this is indeed a scarce resource. However there is plenty of land in the District comprising Class 2 soils such as ours, and given the fact that our land is largely surrounded by lifestyle development as discussed above, we do not believe that our property should be included in the Rural A zone.

4. I seek the following decision from the Council:

- Zone our property at 135 Papaiti Rd as Rural B and retain the minimum subdivision potential as 5000m² per site. Do not zone our property as Rural A where the proposed minimum subdivision is to be 10ha site area.
- Alternatively but somewhat reluctantly, we would accept retention of the existing subdivision limit of 1 hectare per site.

5. I **do** wish to be heard in support of this submission.

6. If others make a similar submission I **would** be prepared to consider presenting a joint case with them at any hearing.

7. **Address for service:**

Noel Cooper
Cooper Coolpac Ltd
24 Riverbank Road
Wanganui

Day time phone No: 06 343 1994

Email: NoelCooper@xtra.co.nz.

Date: 23, May, 2014

Signature: Noel Cooper



Received 26/5/2014 (9)



Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan



In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Anthony John Harrison

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 04/06/14

- (a) ~~I could/could not~~ gain an advantage in trade competition through this submission. (*please delete one).
- (b) I am/am not* directly affected by an effect of the subject matter of the submission that adversely affects the environment: and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:
Request to extend the Rural B Zone on Riverbank Road
to include at least nos 32 to 58

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):
Please see attached - Appendix A

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):
1. That the area known as 32-58 Riverbank Road be changed to Rural B zoning.
2. That the area known as 60-140 Riverbank Road be changed to Rural B zoning.

Use additional pages if required

- 5. I ~~do~~/~~do not~~ wish to be heard in support of this submission (*please delete one).
- 6. If others make a similar submission I would/~~would not~~ be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:
Tony Harrison, Riverlands, 32 Riverbank Road RD3, Wanganui 4573
 Signature: [Signature]
 (Person making submission or person authorised to sign on behalf of person making submission)
 Day time phone No: 3436200
 Email: riverlands32@gmail.com Date: 25/5/14

Alternatively you can collect a submission form from the Customer Services Desk at the Wanganui District Council, 101 Guyton Street, the public libraries, or online at www.wanganui.govt.nz/shaping

Appendix A - My submission

Plan change 36 on the whole attempts to limit the splitting of rural land into smaller less efficient land use blocks. It has not taken the additional step of formally recognising land zoned rural that has already been divided and is close to the city and would currently normally be defined as that of Rural B land

The area of 32 Riverbank Road to 58 Riverbank Road is currently zoned rural and occupies a total area of approximately 6 hectares. This land is currently already divided into 6 titles producing an average size of 1 Ha. Taking out the area of 32-40 Riverbank Road the remaining area is approx. 2 Ha with 4 titles – being an average of just over 1 acre each and well below the current requirements of 1 Ha blocks. In line with the areas of 1 – 39 Riverbank Road which is zoned Rural B the area of 32-58 Riverbank Road should also be zoned Rural B as the land size plots fit more in line with that of Rural B land and not Rural. It is very clear that this land with its wide ownership is not able to be used for commercial rural purposes, has already adopted the typical requirements of Rural B land and will never be able to be returned to commercially viable Rural land.

For these reasons there is no logical sense in maintaining the zone as rural and it should be changed to Rural B. There is also potential in the Council reviewing the wider effect of Plan Change 36 and extending the Rural B zone to include the area right up to 140 Riverbank Road as Rural B.

The objective of keeping rural land efficient does need to be compensated by providing the ability of other land to be used as lifestyle blocks and making provision for this to happen in the foreseeable future for future generations. Providing Rural B zoning to land which has already been broken up from rural land and which is incredibly close to the city does this. Therefore a review of the Rural B zoning on Riverbank Road is requested.

Granting this request does not imply mass housing boom as any development is strictly controlled and monitored by other Council Laws and its location on a state highway will also restrict this. It simply recognises what is currently in existence today and in my opinion places the properties in their correct zoning.



Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan



In accordance with Form 5 - RM (Forms, Fees and Procedure) Regulations 2003

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Barbara Gray + John Gray

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 4 June 2014

- 1. (a) ~~I could~~/could not* gain an advantage in trade competition through this submission. (*please delete one).
- (b) I am/~~am not~~* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:
the proposal to rezone our land to Rural A
and the implications for future use + subdivision.

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

We firmly oppose the proposal to rezone our area as Rural A because:

- 1) ^{most of} The area is already subdivided to less than 10HA
- 2) It will devalue our land + affect our retirement savings.
- 3) Blocks of 2-5HA could be just as productive ^{in the right hands.} (see additional pages)

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

1) That our area is not zoned Rural A, but we are happy that blocks do not go below 2-5HA depending on location.

2) That if we fail in this submission we are compensated as we are too old to make up the loss.

3) that council visits each subdivision proposal ^{use additional pages if required}

(also see additional pages)

5. I do/do not* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/~~would not~~* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

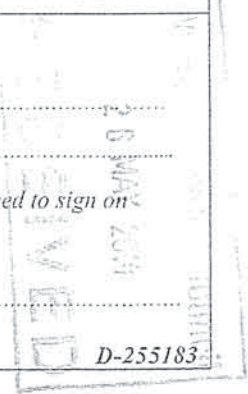
7. Address for service:

187 Papaiti Rd
RD 14 Wanganui 4584

Signature: [Handwritten Signature]
 (Person making submission or person authorised to sign on)

Day time phone No: 06 3484 5416 (behalf of person making submission)

Email: barbaramgray@gmail.com Date: 26 May 2014



D-255183

Submission from Barbara & John Gray 187 Papaiti Rd, Wanganui

We strongly object to the council's proposal to rezone our land Rural A, limit land parcels to no smaller than 10HA and restrict our ability to realign the boundary or subdivide a 5 HA section off in the future for the following reasons:

- The council says they are future proofing good soils for the next 100 years and lots less than 10HA would not be economically viable. It is well known that future farming will be on much smaller tracts of land, intensive but environmentally sustainable. It is not how much land you have, but how you use it.
- In principle, I understand what the council is trying to achieve and I'm not totally against it as I would not like to see this area cluttered with big houses but I don't believe that allowing a farm to subdivide off only a small .5HA lot is wise. If it is for family members, surely a 2-5HA lot would be better because ensuing owners could actually do something with the land. Meanwhile, Mum & Dad could lease it back to their farmer relative and improve their income. Lots of 2-5HA are much more viable than .5HA! Ideally, each piece of land should be assessed on its own merits as to economic potential instead of being given a blanket zone.
- Because many of us have purchased our land and paid for the subdivision potential, I believe the council should do one of two things to help us recoup our costs:

1. Compensate us for our loss, or

2. Allow us to make one further subdivision on our property which would achieve the same result.

I doubt it would have a major effect on what the council is trying to achieve. The owners should not have to adhere to a time frame to subdivide and would lose the right once the property is sold – it could not be passed onto future owners.

Anyone who buys land after this rezoning has been notified would not qualify as they would have prior knowledge of the council's intentions.

- Nearly all lots in our area from Flemington RD to Waireka RD are much less than 10HA; some as small as .6HA. Those with more land have substantial steep hill area. I note the area leading down to the river is exempt; the soil there is of high quality and the land relatively flat. One neighbour's property is completely exempted and another's has his hill paddocks, which get very wet in winter, added in. Our steep hill is included.
- When we bought our land in 2002, Papaiti soil was not considered to be ideal as far as land quality was concerned. Westmere loam was the preferred choice. Our soil has a very thin layer of topsoil and then it is pumice which is considered to have little, if any, nutritional value. Plants grown on pumice do not put their roots into the pumice, but reach along. They are therefore susceptible to blowing over in strong winds. I don't know why it is now considered a class A soil.
- Our property is 11HA in 4 lots; approx. 4.69HA is very steep hillside and swampy at the base.
- The steep hillside of our land is partly covenanted for planting, and we've planted out the steepest and swampiest areas... no economic gain there and it is too steep to use.
- Part of our block [3.35HA] is an old pear orchard that has in the past only once made a profit in 10 years of operation. It has not been financially productive for more than 10 years. The pears are used as stock feed for our animals and are given to those who need them.
- Strict compliance standards make small orchards unsustainable as economic units and home industries of an organic and/or spray free nature are more likely to succeed economically. During the time I left the pears to grow without intervention, I made more picking a few crates full on a Friday and

selling them as spray free at the market on Saturday than the previous owners did with all their compliance costs, labour and packing house expenses. We have an abundance of bees where previously the owners paid for hives to be brought in. Two to five hectares is adequate for a cottage type industry where owners do all the work. Costs increase where extra labour is required and then even 10 HA would not be sufficient.

- The neighbouring kiwifruit orchard only survives because the owner has other land around Wanganui/ Maungamahu in kiwifruit.
- We have planned to sell off the 3.35HA for our retirement. This includes the unused part of the orchard [land that we have not used in the past 12 years], and we would add some hillside & swamp to make it up to around 5HA.
- If we split it, there is more chance that someone will make it productive than if we leave it as it is currently.
- Our land, without subdivision potential, will lower in value if these restrictions imposed by the Rural A zone rating are made. Will we be compensated? We stand to be close to \$180,000 worse off for our retirement... money we cannot make up at our age.
- Will our rates decrease?
- Why label land Rural A if it is already subdivided down to much less than 10HA?
- Will the council take into account that those on sections too small to subdivide anyway will probably not put in a submission and that those of us who are affected may be in the minority in our area?
- We currently use approx. 3HA of our 11HA to retire old farm animals – the rest is planted or remains unused. The potentially productive remaining land [3.69HA] would be better sold off.
- We bought our property in 2002 after assurance from the council that it would be rerouting the road away from our sections through the back. In 2004, six months after we built a new garage, the council took .18HA of our land to

reroute the road. This went right through the new garage and we were compensated. However, it did cause major disruption. Can the council just please leave us to enjoy our place in peace?!

In conclusion, I would much prefer to see the council make rules to prevent small holders from disrupting current farming practices, except where the use of poisonous sprays and damaging fertilisers are used and where archaic and cruel animal husbandry is practised, than worry about the size of one's section. With innovation and imagination there are endless possibilities for creating potential on a small block. Restrictions such as the council proposes are limiting and will not achieve in the long run.

Boundary



A & C Surveys
 Steven Archer
 PO Box 4028
 Wanganui
 Ph 06 347 8586 Mb 021 664 571
 email: steven.archer@acsurveys.co.nz

187 Papaiti Rd

DATE: 30 Nov 2012
 SCALE: 1:2500
 DRAWN BY: spa



Our 4 lots.