

SCANNED



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

Wanganui District Council

- 3 JUN 2014

RECEIVED

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) NOEL EDWARD LINDSAY

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:
RURAL 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):
A SUBDIVISION OF HECTARE BLOCKS BY HALVING IS LESS THAN IDEAL AND WOULD NOT BE UNIVERSALLY SUPPORTED. AN HALF HECTARE WOULD NOT PROVIDE SUFFICIENT GRASSLAND FOR GRAZING OF SAY 2 CATTLE BEASTS OR HORSES.
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):
ALLOWING A MORE FLEXIBLY SIZED ~~ONCE~~ ONLY SUBDIVISION. FOR REASON THAT IT MAKES MORE ECONOMIC SENSE. I WOULD INSTANCE THAT THE SALE OF A SMALL ALLOTMENT COULD PROVIDE CAPITAL FOR DEVELOPMENT OF AN INTENSIVE LAND USE ON THE REMAINING LARGER BLOCK.
CONT 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:
CHERRYWOOD, 143 FRANCIS RD, RD 4 WESTMEAR, WANGANUI
Signature: [Handwritten Signature]
(Person making submission or person authorised to sign on behalf of person making submission)
Day time phone No: 06 345 2234
Email: shanel2nl@gmail.com Date: 3/6/14



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.

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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.



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

A2

(4) CONT

SUCH USE COULD BE IN ORCHARDING OR CROPPING OR MARKET GARDENING. MY PROPERTY IS ADJACENT TO HUGHESON'S GARDENS WHERE BRASSICAS PARTICULARLY DO WELL.

WE HAVE FOUND THAT CITRUS AFFORDED GOOD SHELTER AND REFLECTED WARMTH DO WELL ON OUR PROPERTY AS DO PULSED

I WOULD DOUBT THAT A 50/50 SPLIT WOULD ALLOW FOR EITHER LAND OWNER A PRACTICAL BASE FOR SUCH ACTIVITY.

FOR MY OWN SELFISH REASONS I WOULD LIKE TO REMAIN AS LONG AS I CAN ON MY PROPERTY BUT I AM NOW RETIRED AND A TIME WILL COME WHEN I WILL NOT BE ABLE TO MANAGE IT ALL.

ON ONE FRONT CORNER OF THE PROPERTY MY WIFE AND I HAVE CONTINUED THE DEVELOPMENT OF A SMALL NATIVE BUSH STRIP PRIVATE RESERVE. A SMALL ALLOTMENT ADJACENT AND ACCOMPANYING WOULD BE IDEAL AS A SITE TO BUILD FOR OUR FUTURE. THE RESERVE WAS DEVELOPED BY THE PREVIOUS PROPERTY OWNERS

SCANNED

29



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

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) MALCOLM ANTHONY YOUNG

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:

SITE AREA SIZE FOR SUBDIVISIONS

Wanganui District Council
- 3 JUN 2014
RECEIVED
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):

REFER TO 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):

REFER TO ATTACHED FOR DETAIL

PROPOSED PLAN/BOUNDARY FOR ZONE B AND C

Use additional pages if required

5. I ~~do~~/^{do not}~~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:

252 Roberts Avenue, RD14,
WANGANUI

Signature:

(Person making submission or person authorised to sign on

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

Email: roadsend@clear.net.nz

Date: 3.06.14

DISCUSS

PROPOSED PLAN CHANGE 36 – RURAL ZONES

This property is currently in RURAL C ZONE.

It boundaries' with properties listed in RURAL ZONE B and PROPOSED RURAL B ZONE.
It is also the last property at the end of Roberts Avenue.

The District Council and Opus have been consulted in depth over the last four years regarding:

- A an application for seven subdivisions
- B the vesting of land to the Council (extending Roberts Avenue) before continuing with the Subdivisions

Currently RURAL ZONE C contains a minimum of one hectare site area for subdivision.
ZONE B and PROPOSED ZONE B contain a minimum of half a hectare site area for subdivision.

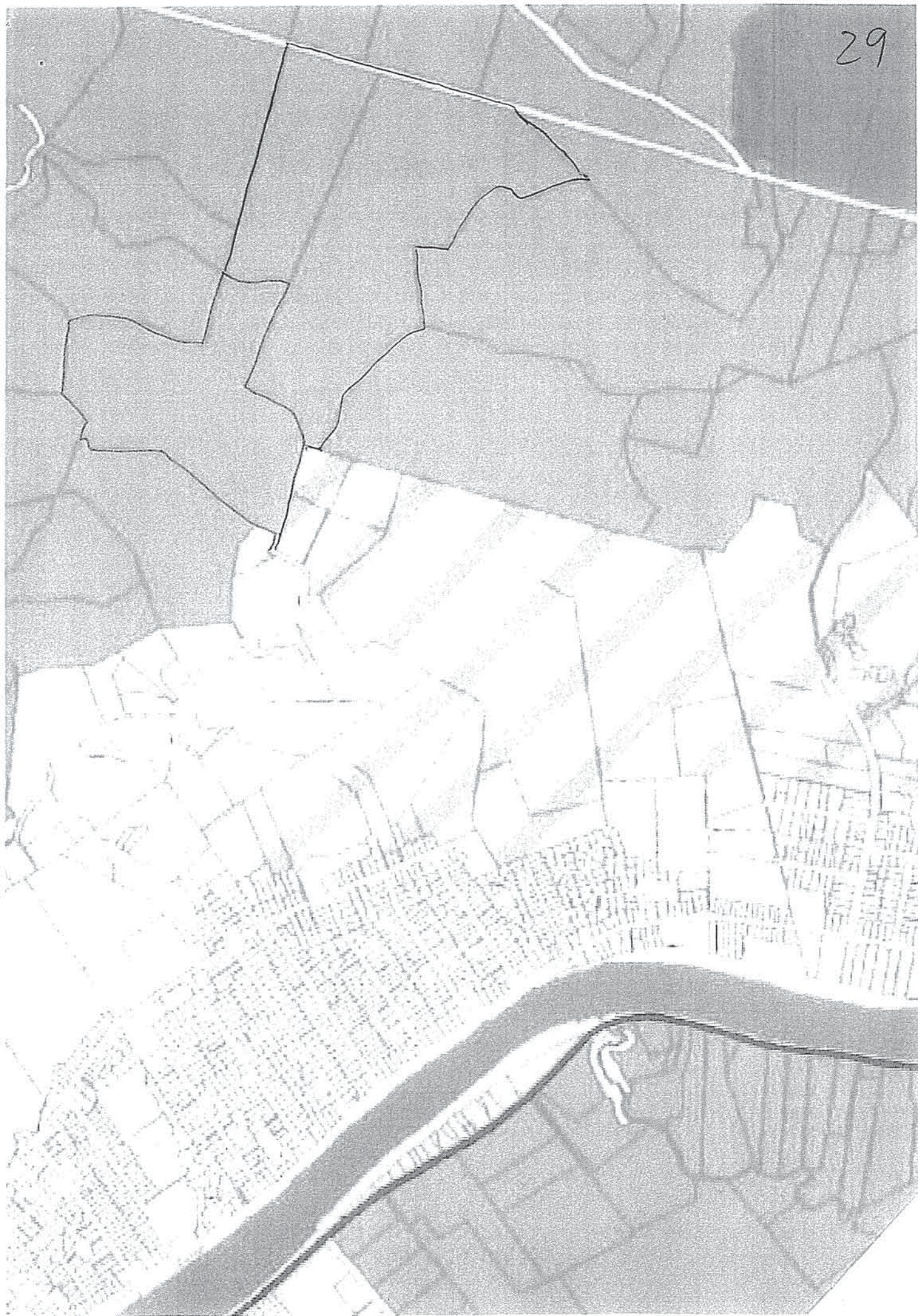
Geographically our property contains approximately 60% flat country and the balance in easy hills.

A number of the subdivisions filed would benefit from the minimum half hectare site area, whereby the hills would not have to be included. Each subdivision at half a hectare can still sustain individual water and waste disposal and comply with other Council restrictions.

At the time of writing this submission it is unclear if the Council is able to include the whole property in ZONE B. If the Council would consider part of the property to be included in ZONE B we would invite consultation for the boundaries.



PM YOUNG (Mrs)
For MA Young



SCANNED (30)



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Wanganui Distr.

- 3 JUN 2014



TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) MJ & JB FRANCIS

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

RURAL SETTLEMENT ZONE
N°3 MARYBANK RD. PT LOT 5 DP 470 BLK V IKITARA SD

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):

THAT THE ZONING OF N°3 MARYBANK RD BE CHANGED TO
RURAL SETTLEMENT, IN KEEPING WITH THE OTHER PROPERTIES IN THE
AREA THAT ARE UNDER 1 HECTARE. 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):

I WISH TO HAVE THIS PROPERTY
TO BE RE ZONED RURAL SETTLEMENT

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:

9 MARYBANK RD.
WANGANUI

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

Day time phone No: 0274400482 behalf of person making submission)

Email: Date: 3/6/2014

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

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Rural & Papakainga



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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.

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- Introduce provision to recognise the special relationship that Tangata whenua have with their ancestral land.
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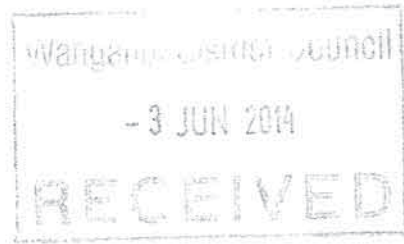
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Nº 3.

30

TO SUPPORT THIS APPLICATION ALL SERVICES
I.E, SEWERAGE IS CURRENTLY AVAILABLE
AT THE BOUNDARY (GATE) OF THIS PROPERTY,
STORMWATER IS USED FOR STORAGE, ~~FOR~~ ALL
WATER IS FOR DOMESTIC USE.




J.B. FRANCIS

SCANNED (31)



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Wanganui District Council
2 MAY 2014

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) LOUISE ANNE ALLSOP

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

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- (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:
 Creation of new rural zone with minimum 10ha subdivision permission. Zoning of our property as zone A.
 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 oppose the creation of a new rural zone, or if this is to be created, suggest a larger smaller subdivision size or a longer lead in time. I oppose our property being zoned as zone A. Please see additional notes.
 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 a smaller area larger subdivision than 10ha allowable for blocks that are already lifestyle blocks. In addition, I propose that our entire property is zoned as zone C as the boundary between zones runs through the middle of our property. Please see additional notes.
 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:
 22 Makarua Hill Rd, RD2,
 Wanganui, 4592
 Signature: [Signature]
 (Person making submission or person authorised to sign on behalf of person making submission)
 Day time phone No: 021 466756
 Email: louise.allsopp@wahb.org.nz
 Date: 28/5/14

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Submission: Proposed Plan Change 36- Rural Zones

**Submission prepared by Louise Allsopp and Robert Gardner,
22 Matarawa Hill Rd**

Introduction and summary

We oppose the proposed changes to the Wanganui District Plan described as PPC36. We believe that the changes will prevent future development and potentially reduce income from rates. Should changes to the plan go ahead, we propose that 1 hectare blocks are able to be divided off from properties that are already less than 10 hectares and could be described as lifestyle blocks.

We submit that our property at 22 Matarawa Hill Rd is already a lifestyle block, rather than a productive farm block and as such, further subdivision into 1ha blocks should remain a permissible activity. In addition, the division between soil types goes right through our property, so we propose that our whole property should be zoned as Zone C.

General

The proposed plan change in our opinion will reduce potential income from rates as future subdivisions and building options will be limited. This will have a flow on effect to the Whanganui economy in the way of surveyors, builders, contractors, fencing contractors etc. Are we wanting to encourage or stifle progress?

A 10 hectare lifestyle block is far too great for most people wanting a rural lifestyle; on the other hand, it is too small to productively farm in most cases. 10 hectares would not produce enough to keep it viable, but cannot easily be maintained by a working family wanting a rural lifestyle. We know this from our own personal experience. Would an increase in the minimum sub-dividable size to one and a half or two hectares be an option, in particular within a 15km radius of the town centre? Another option could be to allow one subdivision only for all landowners so that blocks do not get smaller and smaller over time. We understand that taking a block off will be allowable for large farms and propose that to preserve equity this should also be permissible for lifestyle blocks.

If the proposed plan change goes ahead, owners of previously sub-dividable land would see their land value decrease as it would only be able to be used as farmland. We believe that should this occur, the council has an obligation to compensate these landowners and do not see this as a good use of ratepayers money. Brenda O'Shaughnessy was able to confirm when we spoke to her on the telephone that our land would decrease in value by approximately \$100k.

An argument that is being used is that there is little productive rural land left. If the quality land is already broken into lifestyle blocks as is the case in our area, it has already been lost to productive farming and applying a 10 hectare subdivision rule to it in the future will not bring it back. We therefore suggest that existing lifestyle blocks under 10 hectares can still be sub-dividable further.

In terms of the New Zealand environment, farm animals are one of the highest contributors to atmospheric carbon dioxide after motor cars. In most circumstances,

lifestylers contribute more positively to the environment by planting trees and shrubs and do more to protect waterways than large scale farmers have in the past.

We wonder if it may be an option to allow one subdivision only for properties in the affected zone.

Personal

On a direct personal note, we feel that the timeframes for both the submission process and the proposed changes are too short. We understand that the council has been holding consultation meetings around the annual plan, but unfortunately we have never been made aware of these.

The quality of our land is poor and it is already a lifestyle block, rather than a productive farm block. Looking at the map, it seems our property falls on two soil types and it is on the boundary between areas that can be subdivided above 1 hectare and areas that can only be subdivided above 10 hectares. We therefore propose that our property is zoned zone C, rather than zone A. At the very least, we should be able to break our property into two titles along the line of the zone change.

Our property sits in an area surrounded by lifestyle blocks, with our immediate neighbour's property sitting on 5 acres in two separate titles. Two of our boundaries are roads and the other boundary is a slightly larger lifestyle block. There are no large farms adjoining us.

The value of our land will decrease dramatically if it is no longer sub-dividable. We have borrowed heavily against it, based on a valuation that said it was sub-dividable. Prior to the newspaper article, surveyors and valuers were not aware of any proposed changes, so again this reinforces our argument that the lead in timeframes are too short.

We have the potential of a large mortgage on a piece of land that will be worth \$100k less than we paid for it. It does not seem just that a council is able to make such decisions with an apparent swipe of the hand.

We argue that it does not make sense to allow a large farm to be broken up into non-productive 10 hectare blocks, but not allow already non-productive lifestyle blocks under 10 hectares to be broken up further.

Timeframes and process

1) The first that we heard about the proposed changes was when we read about them in the Wanganui Chronicle dated Friday 11th April. The article was entitled 'Rural Subdivision Rules Come under Scrutiny'. Louise then contacted the council twice and was told on both occasions that our land was not in the new rural zone. Louise asked the council, for properties included in the proposal, would a subdivision application be able to be submitted until the plan change went through. She was told that this would need to be done before 1 May. This seems like an unreasonable timeframe for a 10 fold increase in the minimum sub-dividable size when no previous communication had been received.

The day after Louise spoke to the council, she received a phone call at work from an Opus staff member who advised her that the council had twice made a mistake and that our property was included in the proposed changes. Louise made the point to them that some of our property had been purchased based on a valuation that said it could be subdivided. A loan was raised against this. If the land is no longer able to be sub-divided, the value is much reduced; by about \$100k. Louise mentioned this to Brenda O'Shaughnessy and she agreed. Louise requested a face to face meeting rather than continuing the phone conversation.

The following day, Rob contacted Brenda to arrange a meeting and was told essentially that there was no point to any discussion as this was 'happening regardless'. We question what democratic process is being followed if this is to occur despite any submissions to the contrary.

(The confusion at the council demonstrates that our property truly is on the boundary with regards to the changes. We argue that the boundary should fall the other side of our property as the soil types appear from the council diagrams to change in the middle of our property and we should not be penalised for this.)

On Saturday 3 May, we finally received formal notification from the council about the proposed changes.

2) In terms of changes to the council plan, we believe that the timeframes are too short and suggest that a 5 year plan would be more realistic. This would fit in with personal plans that people would have made for their families, lifestyle and properties. It is unrealistic to expect people to adjust their financial and personal plans at such short notice.

Alan Taylor stated that 'it's much, much easier to get what you want in the plan before it goes to submissions' yet we did not receive an official notification prior to submissions starting, so how were we supposed to influence the plan?

We would like the opportunity for our submission to be heard.

Other feedback to council-not part of submission

In light of the council's comments that subdivision plans received after 1 May will be put on hold until after the submission period, we have made an application which we put in on 29 April. This was not originally part of our five year plan, but was always something we had considered for the future for our family as we have a nephew with a disability and a sister financially dependent on the extended family. When we talked to the council staff present at the public meeting at the Avoca Hotel, we were told that it was a misunderstanding that we were given the impression that subdivision applications needed to be in before 1 May and they apologised for this.

Recently, we attended a public meeting held at the Wanganui East Club around the potential closure of the Wakefield Street Bridge. We were very impressed with the way the mayor and councillors conducted themselves and even though we did not agree with their proposal, we felt heard. It is most unfortunate that this process has been so vastly different and appears so undemocratic. To be told that there was no point in having further discussion that this was 'happening anyway' and 'don't we understand, there is not enough quality land left?' before a consultation period has even started is really disappointing, especially when we were making phone calls to the council following a newspaper article's suggestion to do so. The fact that we were told the incorrect information twice is also a little worrying.

On 17 May we received notification of public consultation meetings which we attended.

