



SCANNED

32

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

29 MAY 2014
 RECEIVED

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Robert Brian Gardner

This is a submission on Plan Change No. 36 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:
 The changing of zones being applied to small lifestyle blocks -
 (As per attached letter)

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 do not support the changes to minimum subdividable land area in rural Wanganui. (see covering letter attached).

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):
 As my property currently falls on two soils zones, I ask that it remain zone C & therefore still ask to be subdivided.
 (see attached letter)

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 Matarawa Hill Road
 RD2
 Wanganui

Signature: *RB Gardner*
 (Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 021 111 7914
 Email: Oldmanrobbeie@hotmail.co.nz Date: 28.5.2014

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 contactors 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.

A large, stylized handwritten signature in black ink, appearing to read 'Alan Taylor'.A smaller, more cursive handwritten signature in black ink, appearing to read 'Rob Gadsby'.

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.



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28 MAY 2014



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TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Kelly Anderson and Steven Darby

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:

Rezoning our area to Rural B zone. Essentially being able to subdivide a 1ha section down to 1/2 ha.

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 strongly oppose this decision and wish for it to not be changed. A full letter explaining this has been attached.

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):

We wish for our area to be left to the '1ha' rule. No rural land should be subdivided down to less than 1ha. A full letter explaining our reasons for this is attached.

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:

81 Francis Road
RD4
Wanganui

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

Day time phone No: 06 3457327 behalf of person making submission)

Email: steve.darby@opw.co.nz Date: 27/05/2014

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

81 Francis Road

RD4

Wanganui

27th May 2014

To whom it may concern,

We are residents of Francis Road, in the area proposed to be rezoned as Rural B, in proposed plan change 36. When we purchased this property 2½ years ago we made sure it was in an area where our neighbours would not be able to subdivide the land next to us, potentially leaving us with even more houses next door. We strongly disagree with your decision to rezone us. Our reasons are as follows:

- One of your reasons for rezoning us seems to be due to the quality of land we are on. It was said more than once during the meeting at Westmere school on Thursday 22nd May that our area is 'unproductive'. There are 4 successful and locally owned/operated businesses in a small area of our neighbourhood (Higgins Poultry, Rasmussens poultry, Laugesens Gardens and Skiltons Piggery), so how can it be deemed 'unproductive'? The rezoning could be detrimental to these businesses for future expansions or even being successful in the future. Complaints from residents living in close proximity to these businesses will only put more pressure on them.

- We were informed during Thursdays meeting that Horizons have conducted soil testing in our area. If these results are a direct link to the rezoning that is going to affect us, everyone in our neighbourhood should have been made aware of these tests. When were they done, where and what was the outcome? We are absolutely unaware of any soil testing and would very much like to know more.

- Rapanui Road is deemed the most dangerous road in Wanganui. I use this road on a daily basis to travel to and from work. Your plans to rezone this area will only make these country roads even busier and more dangerous which is not desirable.

- You quote 'Land drainage problems have also been created with the re-contouring of land for dwellings and in some cases, the blocking or lack of maintenance to rural drains'. I partly agree with this statement. 1 ha of land may not be productive in a lot of ways but why double the amount of pressure on that space by enabling people to subdivide it in half? It means 2 driveways, 2 septic systems, 2 building sites etc etc.

- You also quote 'Lifestylers grow lots of trees'. This is not always the case. The smaller the section means trees in the immediate vicinity need to be removed to provide sunlight. This opens up our already drought prone soil for more exposure. I know of 2 cases in our neighbourhood where this has happened, also creating a rift between neighbours. Surely both local council and Horizons should be encouraging the planting and preservation of native trees to enhance the environment.

- We are not sure what is meant by 'lifestyle' in your Leaflet. To us, it means enjoying our property without the hassle of close neighbours, being able to grow our own meat and vegetables and more importantly, the privacy, peace and quiet. By making sections $\frac{1}{2}$ ha, we would be no better off than living in town as we will experience the same issues. $\frac{1}{2}$ ha is hardly enough to efficiently graze stock.

- We are already experiencing problems with 'town' people in our area, we don't need to encourage more of it. We came out here to get away from the issues of living in town. You state 'stock don't like urban noise'. My stock have absolutely no problems with the traffic noise but do have a problem with the neighbour's uneducated bull mastiff that has been relocated here (from town) and likes to worry stock. Unfortunately the more people we have out here, the more problems like this we will see. I would like to know who did the study on stock not liking urban noise and how they went about coming to that conclusion. Maybe they would like to help clean up the carnage after a roaming townies dog has mauled a few sheep as I feel that statement is very contradictory.

- You will also see an increase in animal welfare issues $\frac{1}{2}$ ha is not enough to graze anything successfully, especially in this drought prone area, and yet some people will try it. Stock need to be moved onto clean pasture in order for effective parasite control, as well as requiring facilities such as yards, shearing plants etc. It is likely there will be an increase in overly woolly sheep (not to mention fly strike) as people struggle to care for something they thought would be easy. What else could you keep on $\frac{1}{2}$ ha? Certainly not cattle or horses.

- We will take a lot of convincing that this rezoning will not have an effect on our rates. Each subdivision that takes place results in the council getting money. Extra sections will mean more rates, not to mention all the building consents also resulting in more revenue. We cannot help but feel that our council are only grasping at straws for ways of revenue gathering, and unfortunately something we have worked extremely hard for has come into the firing line. If our property becomes 'sub-dividable', no doubt its value will increase, which of course will result in a rates review (increase) in due time.

- We don't feel there is enough demand for more 'lifestyle' in our area. There are many lifestyle blocks for sale locally and they are struggling to sell, some have been on the market for quite some time and with only 1 ha, are still not selling. Some of these properties are also currently sub-dividable. With the huge number of vacant houses in town its obvious there is not a surplus of people in Wanganui with no where to go, so why open it up for more development.

- In conclusion, we love where we live, we don't want to see it change. We urge that you review your decision on rezoning our area. No rural land should be subdivided down to less than 1 ha, that will result in it not being rural anymore, essentially it will become an extension of urban living.

Yours sincerely,

Kelly Anderson and Steven Parby

I have highlighted some of these statements as I find they are quite contradictory, as explained in more detail in our submission

How to Protect Class 1 and 2 Soils for the Future?

Wanganui District Council has recently (2013) completed an update of a 1994 report¹ that looked at the trend for rural residential living on Class 1 and 2 soils. The recent study focused on Westmere as it is the area subject to greatest development pressure.

In summary the 2013 report concluded that:

1. The total area of rural productive land lost to residential or lifestyle blocks has steadily increased over the period to 2013. It now comprises 12% of the Westmere area compared to 2% in 1994.
2. Westmere continues to be attractive for residential and lifestyle development, which suggests demand will continue over the next 10 years.
3. A trend amongst properties of 3 hectares or less, has seen a shift to smaller more dense development. The number of properties comprising 1 hectare or less has grown from 13% in 1994 to 50% in 2013. This has likely implications for traffic volumes and noise in the vicinity and pressure for more urban service levels particularly in relation to roads.

As part of the current District Plan review of rural zones Council have considered whether we should be concerned about this loss of productive land and whether it is significant within the District wide or national context.

Initial discussions with representatives of both Federated Farmers and the Rural Community Board indicate that indeed this is a significant issue for our District.

These discussions along with background research have identified that:

- *Wanganui has good soils and climate, which is a rare coincidence in the NZ context. Future rural focus for Wanganui is to produce high end product; our future lies with increasing productive use of the land.*
- *The extent of Class 1 and 2 soils in the Wanganui District is limited with much of it located close to the urban area. Approximately 12% of this land is now occupied by non or low productive activities.*
- *With increased residential and lifestyle settlement particularly in the Westmere area, reverse sensitivity issues arise. This results in an even greater loss of productive*

¹ The Extent of Rural/Residential Development on Class 1 and 2 Land (A case study at Westmere (2013))- use link to WDC website for a copy
<http://www.wanganui.govt.nz/Shaping/docs/Phase5/RuralResidentialStudy.pdf>



WDC Contacts:

Alisha Huijs

Brenda O'Shaughnessy

OR

06 349 0001

06 349 6608

Federated Farmers Contact:

Tim Matthews 06 342 7783

land, as buffer areas are informally created around each productive unit, in which no productive activities occur to avoid neighbour issues.

Issues for farming in the vicinity of lifestyle development include:

- o Stock don't like urban noise – so as traffic noise increases with 'lifestyle' subdivision landuses tend to change from stock to crops on surrounding farms.; reducing productive options.
- o Lifestyler's grow lots of trees – which attract birds – resulting in the loss of significant crop volumes. Issues of spray-drift and noise also impact farm operations.
- o Land drainage problems have also been created with the re-contouring of land for dwellings and in some cases, the blocking or lack of maintenance of rural drains.

Our research and discussions to date have led us to believe that we should be aiming to achieve at least the following:

1. *Safeguard productive Class 1 and 2 soils for future use for productive purposes.*
2. *Address the demand for lifestyle living by identifying suitable areas for rural lifestyle living, that does not compromise the productive use of quality rural land especially Class 1 or 2 soils.*

What Happens Now?

We are now considering options that believe the... much like to hear your thoughts on how we might best succ...

To this end we have tentatively explored a range of options already. *The focus is to avoid further residential and lifestyle activities on Class 1 and 2 soils.* What options exist to re-orientate development/market to protect the most valuable soils for productive uses?

It seems likely that a sensible solution will involve a range of options. *Let us know what you think of the options below or if you think other options may be helpful.*

Options So Far

1. *Retain the Status Quo for District Plan regulation. Retain the Rural A zone minimum lot size of 1 hectare. The minimum lot size for the Rural B zone is 5000m². Rural B as a lifestyle zone is relatively small and provides for a limited range of location and lifestyle options. The market value of land in the Rural A zone and Rural B zone is comparable, which encourages purchase of high quality soils for non-productive uses.*
2. *Enable more dense subdivision and development within the existing residential/lifestyle areas at Westmere, potentially to a minimum of 5000m² per site:*



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Costs and benefits include:

- a. Surrounding rural land would continue to be compromised with further loss of Class 1 & 2 soils, with larger and larger buffer areas needed to avoid reverse sensitivity.
 - b. Water supply exists to most of these areas already. Is there capacity for greater density and would pressure for wastewater follow?
 - c. Difficult to neatly define a boundary even at Westmere, other areas such as Brunswick, parts of SH3 and Rapanui Road are also 'developed'.
 - d. May create expectation and pressure for urban levels of service eg rubbish collection or upgrading of roads such as Brunswick Rd used by logging trucks.
3. *Use market price as a tool to manage location decisions of potential residential or lifestyle property owners.* The difference in land value between Rural B and Rural A zoned land is not sufficient to encourage purchasers away from the Class 1 and 2 soils. It is assumed that section prices for 1 – 3 hectares of land in the Rural B zone would need to be significantly less than the value of the smallest sections in the Rural A zone – if the market was to influence the behaviour of buyers of small to medium lifestyle blocks.

Set a minimum lot size for the Rural A zone. For example: if a minimum lot size were 10 hectares in the Rural A zone. Price would encourage lifestyle purchases in the Rural B zone where 5000m² is the minimum lot size and sections would be relatively cheaper than Class 1 and 2 sections in the Rural A zone.

A range of minimum lot sizes, from at least 4 hectares up to 10 hectares, have been considered. Neighbouring Council restrict subdivision broadly around the 8 – 10 hectare threshold.

Costs and benefits include:

- a. Improved affordability of Rural A zoned land for productive purposes; as no longer competing with urban purchasers.
- b. Protection afforded to Class 1 and 2 soils, from urban fragmentation.
- c. Halts sporadic semi-urban development in the Rural A zone on Class 1 & 2 soils particularly.
- d. Regulation of minimum sections sizes should if possible be consistent with those of neighbouring authorities.
- e. Existing Rural A zone landowners who have plans to subdivide down to below a proposed minimum would lose that opportunity.



WDC Contacts:
Alisha Huijs
Brenda O'Shaughnessy

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06 349 0001
06 349 6608

Federated Farmers Contact:
Tim Matthews 06 342 7783

4. *A minimum lot size could be applied to protect Class 1 and 2 soils only, and the status quo could remain for other existing Rural A zoned land.* A zone specifically for Class 1, 2 and perhaps other specific soil classes, could be established with a higher minimum lot threshold than for remaining Rural A zoned land. Remaining land could be grouped as either Rural B with a 5000m² minimum lot size or a general rural zone which might retain a 1 hectare subdivision limit as pressure for development would likely be low.

Costs and benefits are as for Option 3 as well as:

- a. Retaining a 1 hectare subdivision limit for the bulk of the Rural A zone would enable farmers to create sections for family or mortgage management reasons, without compromising the wider availability of high class soils. Demand for subdivision in such areas would be low as the Rural B zone could provide for smaller sections closer to the urban area.
5. *Expand the Rural B zone boundaries to include as much of the rural land surrounding Wanganui urban area as practical.* Land that has potential for dairy or other productive farm activities should be excluded ie Class 1, 2 and other specific soils classes identified:
 - a. Provision of additional land would create more location choices for lifestyle living.
 - b. This addresses the loss of existing Rural A zone options (Option 3) by identifying significant alternative less valued productive areas.

Next Steps and Notification Timeline

1. At this point, Council officers consider that some combination of Options 3, 4 and 5 will be preferred to achieve protection of soils and provide for rural lifestyle demand. Further research and discussion with stakeholders is required before any firm view can be promoted.
2. The Planning team will explore possible boundaries for implementation of Options 4 and 5. Once some relatively sensible possibilities have been mapped they will be circulated to stakeholders.
3. The team will also explore further, the costs and benefits of a range of minimum lot sizes for the Rural A zone, as discussed in Options 3 and 4.
4. A draft set of Rural zones District Plan provisions and maps showing zone boundaries will be produced by mid-March 2014 and circulated to stakeholders.
5. It is intended that District Plan Change 36 relating to all Rural zones, will be presented to Council for approval to notify on 28th April and notified in May 2014.



WDC Contacts:
Alisha Huijs
Brenda O'Shaughnessy

OR
06 349 0001
06 349 6608

Federated Farmers Contact:
Tim Matthews 06 342 7783

Received
29 MAY 2014

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34



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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) SAMUEL JAMES EUAN HODGES

This is a submission on Plan Change No. 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:
PLEASE REFER TO THE ATTACHED REPORT.

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 REFER TO THE ATTACHED REPORT.

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):

TO AMEND THE ZONING OF LOT 3 DP376999
TO RURAL C

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:

816 RAPANUI ROAD
WANGANUI 4574

Signature: S J E Hodges

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

Day time phone No: 342 9806

Email: 027 684 0646
Mob

Date: 28.5.14

29 MAY 2014

RECEIVED D-255183

Submission to Proposed Plan Change 36 (Rural)

Submitter: Samuel James Euan Hodges,

Proprietor of;

Land Description: Lot 3 DP 376999

Area: 25.2649 ha

Location: Rapanui Road / Peat Avenue

As shown in proposed changes to planning map R18 it is intended that this land be zoned Rural A.

My submission is that the land described as Lot 3 DP 376999 be zoned Rural C, thereby allowing for the possible subdivision of this title into 1 ha lots.

The property is currently subject to a subdivision application, Sub 14/019, to allow for the creation of a 1 hectare lot at the eastern end of the property. Please refer to the attached plan.

Reasons.

The land is bordered by Peat Avenue, Rapanui Road and the Mowhanau Settlement, most of which are situated along the path of the prevailing wind. Adjoining neighbours include the camping ground and bowling club.

Due to the urban character of the surrounding area, there are already reverse sensitivity issues that can and do arise. This is illustrated by the following;

- Complaints received from adjoining owners over dust when working paddocks.
- The refusal of helicopter and fixed wing operators to carry out spraying and topdressing operations due to spray drift concerns, because of the proximity of houses, trees and adjoining parks.

Summary

Due to existing reverse sensitivity issues, it is becoming difficult to carry out normal farming operations on the property, resulting in a drop in productivity for this land. The future versatility of the land for farming is therefore compromised. It is considered that a change of zone to Rural C would allow for future development in sympathy with the existing amenity of the area. This would also result in a decrease of reverse sensitivity issues and preserve the versatility of the land.

It is therefore requested that the zoning of this land be changed to Rural C.

S.J.E Hodges



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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) STEWART Donald Thomas 173 mooston rd

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).
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2. The specific provisions of the proposed plan change that my submission relates to:
Changing of the zones in Plan 36.
 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 FEEL ZONE B SHOULD APPLY TO PROPERTIES THAT RUN OFF MOOSTON RD AS MOST ARE SMALL BLOCKS NOW. IT NEEDS A BAND TO MATCH TRYFORTH RD ALONG MOOSTON RD.
 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):
A BAND of land Running along mooston rd from the Golf course to mill rd under to zone B. This will make most blocks of a smaller size this land is only small meadow.
 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:
173, 175, 177 MOOSTON RD.
PO Box 14090 Signature: [Signature]
Wanganui (Person making submission or person authorised to sign on behalf of person making submission)
 Day time phone No: 344 7503
 Email: Stew@waltham.thomas.co.nz Date: 26/05/14



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) DAVID LEWNS HARRISON

36

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:

NEW PROPOSED RURAL A ZONE
10 ha. minimum lot size for 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):

I oppose the new creation of a Rural
A zone
(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):

That the status quo should remain.
In the regards to changes to the
rural zones these should not
proceed. (see attached sheet)

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:

MISSION Rd R D H Wanganui
 Signature: Dave Harrison

(Person making submission or person authorised to sign on

Day time phone No: 021 2277142 behalf of person making submission)

Email: d.harrison@xtra.co.nz 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 www.wanganui.govt.nz/shaping

My submission is that the proposed changes that purports to protect class one and two soils is flawed and the status quo should remain

I believe you are confusing the national Land Use Capability (LUC) classification with soils.

The LUC rates land units from 1 to 8 and each unit has its own soil type which may or may not have productive capacity. Each unit has also has limitations and these may be soil Type (S), erosion (E), climate (C) and wetness (W)

My property has number of different soil types and also LUC units which are 6e14, 6e2, 3e4, and 2e2.

The soils in these units range from Westmere Hill Soils, Marton Soils and Westmere soils.

It is these Westmere Soils I suggest you wish to prevent being subdivided.

Subdivision will not change the nature of these soils they will still be productive, both now and in the future. It may be that by placing these soils in smaller titles they are used for more productive purposes such as orchards, vegetable production, flower production or even boutique livestock enterprises.

How do you measure value of the land to the community, is it kilograms of production per hectare or is by economic activity. It is my belief, for the betterment of Wanganui City, it should be the latter. A small parcel of land grazing one pony for example while not being productive in the traditional sense may have an economic impact on the city e.g. providing income fro the farrier , veterinary practices, farm merchants, float manufactures the list could go on.

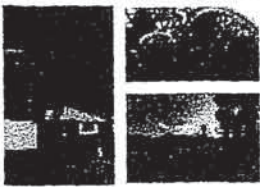
If you are as you are saying wishing to protect the productive capacity of the land your proposed extension of your Rural B Zone is working against this. Much of this zone is has sand based LUC and soils. Sand LUC units with development and the application of irrigated water can achieve very high dry matter production. Figures of 18000 kg/ha. have been achieved in these situations which out perform soils on Class 1 LUC units. If subdivision occurs on these sand based units then it becomes uneconomic to develop them. Conversely, Class 1 & 2 LUC units that require no development will still be productive no matter what the size of the land parcel.

The increased rural population also has benefit to schools, infrastructure and the rural community

To summarize preventing the subdivision of f Class 1 & 2 LUC units will not reduce its productive capacity. The land is still the same and cannot be changed now or in the future. What it does do though is reduce the economic activity of the area.

Wanganui needs all the economic activity it can develop for local employment and the benefit of the city what you are proposing may reduce this.

The status quo should remain. Wanganui need to attract people to the area. Not dissuade them from coming which this policy may do.



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To The Wanganui District Plan

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

Wanganui District Council
 4 JUN 2014
RECEIVED

57

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Rhonda Lynette Campbell

This is a submission on Plan Change No. 36 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:
 1) Proposed Rural A Zone subdivision Rule - 10 hectare Limit
 2) Restriction of one dwelling per 10 hectare lot

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 refer enclosed page

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):

Please refer enclosed page

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:

368 Blueskin Rd

R.O.I

Wanganui

Signature:

R. Campbell

(Person making submission or person authorised to sign on

Day time phone No: 0274 893244

behalf of person making submission)

Email: Keithhey@xtra.com

Date: 4/6/14

Name: Rhonda Campbell

3) My Submission is that:

3.4.2b I strongly oppose the proposed Rural A zone subdivision restriction of a 10 hectare minimum subdivision per allotment

My reason being if this ruling is past it will have an unfair impact on current landowners who already have plans and Wills arranged, and as such will lose the rights they have at present. Blocks under 20 hectares are not agriculturally viable therefore should be allowed to be subdivided into smaller than the 10 hectare lots proposed.

3.4.1 g I also oppose the restriction of 1 dwelling per 10 hectare

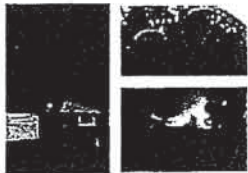
My reasoning is that there could be a need for elderly or dependant family to live independently on the allotment and it also removes the ability to divide the property between siblings on the death of parent owners. So further subdivision should be permitted on these smaller lots.

4) I seek the following decision:

3.4.1.g There be a restriction of 2 dwellings per 1 hectare or larger allotment.

3.4.2b All existing properties less than 20 hectare are permitted to further subdivide to a minimum 1 hectares per allotment as per current ruling.

Should your proposed ruling pass all current landowners should be exempt from the new restrictions, until such time as the land is on sold.



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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) Raymond Andrew Jarden

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

- 1. (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:
The specific provisions of plan change 36 proposal as it relates to the rezoning of my property to rural A - see attached.
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):
See attached.
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
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:
11- Wanganui Chronicle - cnr Gayton + St Hill
Streets, Wanganui
 Signature: [Signature]
 (Person making submission or person authorised to sign on behalf of person making submission)
 Day time phone No: 021-463623
 Email: andy.jarden@apn.co.nz Date: 3rd June 2014
113

Wanganui District Council
Submission to Plan Change 36 – Rural Zones Review
Tues 3rd June 2014

Introduction/Overview

- Myself and the Jarden Family Trust jointly own Omana Deer Farm Ltd which owns and operates the property at 163a Papaiti Rd as a deer farm - 40 hectares[98 acres] - only 1600 metres past the Town boundary- indeed my deer farm circles around behind the Aromoho Cemetery – with the back of the farm only 500m from the end of Delhi Av and the same – approx 500m from the end of Flemington Rd- so very close to the Wanganui City boundary.
- Since purchasing the property in 2003 we have previously obtained subdivision approval to subdivide off small parcels of the original deer farm - two for lifestyle blocks - and two small parcels that were added onto existing neighbouring titles.
- Only a small portion of the existing 98acre farm- approx 5% - is class 1 and class 2 soils- but would not want to lose the option of subdividing a further small piece land off from the main farm in the future.
- The owners of Omana Deer Farm [myself and The family Trust] would be detrimentally affected if this planned rural zone review were to be adopted- thereby changing our farm from existing zone Rural to the new proposed Rural A zoning- effectively removing future possibility to subdivide off further 1Ha parcels of land.
- Confirm that we have no trade advantage to gain through making this submission
- I was away in the South Island on business 19-23rd May 2014 – so was unable to attend any of the WDC meetings advertised to discuss the proposed plan changes.
- I would like to speak to this submission if the WDC were to grant me this opportunity.

Submission

- The proponents of this plan change review are wrong when they assert that the many varied lifestyle blocks around Wanganui have taken existing land out of productive use. These small rural lifestyle are in the main very productive – you only have to attend the Wanganui Saturday morning markets to see the abundance of varied produce on sale at the market every Sat morning – most produced from small intensively farmed lifestyle blocks around Wanganui.
- Many of these small blocks also grow their own produce for self sufficiency in meat/vegetables/Fruit etc. This produce is grown intensively and just because it is not sold to anyone still represents- significant local production.
- Preventing these small lifestyle block developments from taking place in future will place a handbrake on local economic development- negatively impacting on many and varied local businesses- from builders – all tradesmen- farm servicemen -Shearers –fencers-mechanics- plumbers-home kill- vets-surveyors-lawyers] are all local businesses regularly used by lifestyle and property owners subdividing small lifestyle blocks close to town.

- When we bought the 110 acre deer farm in 2003 , the previous owner had subdivided of the original house a small piece of class 2 land, which was not purchased. We immediately built a new executive home on the deer farm in 2004 creating \$600K of local economic activity. This would not have been allowed under the proposed new rural zone review.
- In 2010 we subdivided off a further small 10 acre[2.45 HA] lifestyle block which included our near new house, and built a second new home on the farm, involving a further \$500K of economic activity, as well as enticing a retired farmer from Northern Hawkes Bay to relocate his family to Wanganui. Yes this did involve subdividing off a small parcel of class 2 land – but he continues to intensively farm the 10 acres with cattle and sheep- and his family are significant contributors to the local Wanganui economy. As a retired farmer he was never going to buy an urban house property in any town, but was considering lifestyle blocks in other areas besides Wanganui- why would we want to prevent these people from relocating to Wanganui and building/purchasing new houses on lifestyle blocks in future !!
- In 2011 – my wife passed away – so I subdivided and sold off a couple of other small parcels of class 2 land to existing neighbours – so as to be mortgage free for the remaining 98 acre property. These small parcels of land sold off to neighbours are still intensively farmed by them – so again no loss of production for the district.
Again under the proposed changes- this option would not have been available to me- possibly forcing the sale and loss of a productive deer farm to the district? My point is why would the WDC want to take away this flexibility for property owners when their circumstances change- possibly forcing the sale of entire farms- when if the option was still there to sell off a small parcel of land to lifestylers, experienced farmers could continue to productively farm the remainder of their farm- without having to compromise farm inputs [fertiliser etc]
- We believe our existing farming business would not be adversely affected by some additional lifestyle development in the vicinity of our property, and would want to retain the future potential for subdivision of our own land.
- We have already invested in on farm infrastructure to provide for future subdivision options- including roading ; power supply via 12 KVA high voltage lines and 12KVA on farm transformer , new water bore including 20,000 litres of potable tank storage- all providing on farm infrastructure capable of providing for another 3 or 4 lifestyle blocks and homes in the future. If the WDC proceeds with the proposed plan changes- will they then reimburse me for this capital expenditure already spent and made redundant through these unpopular proposed changes?
- Whilst we purchased the 110 acre property 11years ago with the intention to continue actively farming for deer-and still do so today on the remaining 98 acres- its other appeal was its subdivision potential- being so close to the city boundary- indeed the property has always had subdivision potential which was reflected in the original purchase price – we could have purchased a similar sized 100 acre deer farm for half the price if we had bought 100acres 20km outside the city boundary instead of 1km . Clearly if future subdivision options are removed in future the value of the existing property will fall overnight – and a lot of future economic activity for the city lost forever. Again – will The WDC compensate property owners for their reduced property values if this review proceeds?
- Options for further urban subdivision developments within the Wanganui city boundary are limited- so if we want to see Wanganui grow in future- by necessity much of this will need to

be small lifestyle blocks close to the city boundary- In the past our city fathers have made some equally anti economic development planning changes- resulting in the city stagnating – population has not changed up or down over last 30 years. Wanganui has a huge opportunity to attract people from Auckland/ Wellington /New York/London/ all corners of the globe- to escape the big city rat race- I live on a 98 acre deer farm - look out of my house windows at deer grazing within 10 metres of my window every day- have a 10 minute drive alongside the beautiful Whanganui River to my workplace in central Wanganui each day - get grumpy if I strike the one set of traffic lights red on my way to work- and escape back to tranquillity and privacy of rural life right on the town boundary each evening- Why would the WDC want to prevent other people from moving here to share our semi-rural paradise- which is what will happen if this anti-economic development change to our rural zoning is adopted.

Signed



R A [Andy] Jarden
Managing Director
Omana Deer Farm Ltd



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

- 3 JUN 2014

Name: (print in full) KEITH MARSHALL HEY

This is a submission on Plan Change No. 36 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:

- 1) PROPOSED RURAL A ZONE SUBDIVISION RULES (LIMIT OF 10 HECTARES)
- 2) RESTRICTION OF ONE DWELLING PER 10 HECTARE LOT

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) I ABSOLUTELY OPPOSE THE RESTRICTION OF A 10 HECTARE MINIMUM SUBDIVISION FOR THOSE PROPERTIES THAT ARE LESS THAN 20 HECTARES.
- B) I ALSO OPPOSE THE RESTRICTION TO 1 DWELLING PER 10 HECTARES. I WISH TO HAVE AMENDMENTS MADE AS SUGGESTED BELOW ON 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):

RTO.

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:

368 BLUESKIN ROAD
RD. 1
WANGANUI

Signature: Keith M. Hey
(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 06-3421767

Email: Keithhey@xtra.co.nz

Date: 23-5-14

4)

3.4.2b Subdivision Provided That:

- 1) All properties as of (date) of a title size of 20 hectares or more shall be restricted to a minimum site area of 10 hectares per allotment.
- 2) All properties as of (date) of less than 20 hectares will be permitted to further subdivision to a minimum of 1 hectare per allotment (as per existing rules).

My reasoning for this change is that these properties of less than 20 hectares are already too small to be considered for conservation of soil type. They are only ever going to be lifestyle blocks and as such should be permitted further subdivision.

3.4.1g

There shall be a restriction of 2 dwellings per 1 hectare or larger allotment.

My reasoning for this change is that a need for elderly or dependent family or whanau to reside independently on the same allotment has not been taken into consideration.

A handwritten signature in black ink, appearing to read 'K. M. M. M.', is located at the bottom left of the page.



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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) Lindsay & Lynette Sim

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:
 Wanganui District Council proposing to re-zone our property to Rural A as part of their review of the Wanganui District Plan: the allotment size requirement for any subdivision being a minimum of 10 ha.

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 oppose the re-zoning of our property to Rural A. We believe our property falls into Rural C class of property and it being inferior to prime flat land and soil quality of land between Otamatea & Westmere, Brunswick.

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):
 We want our property to remain as Rural C zone.

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:
 22A Symes Road
 R.O.M. Wanganui

Signature: *Lynette Sim*
 (Person making submission or person authorised to sign on

Day time phone No: 06 3429813

behalf of person making submission)

Email: lyn.lindsay@xtra.co.nz Date: 30th May 2014

