



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) Kathryn Frances KIRKWOOD 4 June 2014

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 11/04/14

- 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:  
 That my property at 281 Koatani Rd (K+J Kirkwood Farm) will be re-zoned in the 'Rural A' category when it does not have 'class 1 or 2 soils' as per the description given. It is more appropriately in the 'Rural C' category. 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):  
 - My property remain as it is now in the 'Rural C' zone. My 230 acres is sandy soil, deep & steep gullies, is land locked and has only one fairly precarious road access point. My neighbours are a devastated forestry block and sheep & beef farmers.

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 boundary change to the proposed plan changes based on the topography of the country which should place my land in the 'Rural C' zone. An on site visit by WDC would confirm my position. 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:  
 'Kanuka' 281 Koatani Road  
 'Whanganui 4571' Signature: K Kirkwood  
 (Person making submission or person authorised to sign on

Day time phone No: 0274807469 behalf of person making submission)

Email: kathkirkwood@yahoo.com Date: 30 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) MELVIN WALTON BOOTH

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:  
THE DOWNSIZING OF THE ONE HECTARE LAND PLOTS  
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 SMALLER THAN ONE HECTARE LANDPLOTS OF WESTMERE SOILS. THIS WOULD PUT MORE PRESSURE ON THE ALREADY NARROW ROADS, PRIVACY OF LONG TIME RESIDENTS, AND MORE UNPRODUCTIVE LAND.  
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 IMPLEMENT A DECISION TO HAVE NO MORE LAND WITH LESS THAN TEN HECTARES DIVIDED OFF  
THIS I BELIEVE, WOULD REDUCE THE PRESSURE TO USE THE VALUABLE SOILS OF WESTMERE AND OTHER AREAS CLOSE TO WANGANUI FOR UNPRODUCTIVE USE.  
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:  
145 FRANCIS ROAD, WESTMERE.  
Signature: [Handwritten Signature]  
(Person making submission or person authorised to sign on  
Day time phone No: 34 53170 (behalf of person making submission)  
Email: Date: 27-5-2014



# 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](http://www.wanganui.govt.nz/Shaping) or if you would like a hard copy, please contact [Adrienne.Greenfield@wanganui.govt.nz](mailto: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](http://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 2500m<sup>2</sup> and 5000m<sup>2</sup>

#### 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](mailto: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](mailto:Clive.Aim@wanganui.govt.nz)



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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) Malcolm John Palmer

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:

Plan change 36 rural

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 attached letter

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):

Fragmentation of classes of land on property applied a blanket classification over total area, which doesn't adequately represent the individual property, unfairly misrepresents the ability to subdivide even if want to

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:

546 no 2 line  
RD2  
Wanganui

Signature: M Palmer

(Person making submission or person authorised to sign on

Day time phone No: 0272494662 behalf of person making submission)

Email: M. a. palmer@xtra.co.nz Date: 4.6.14



# Shaping Wanganui

Have your say, korero mai...

## Rural & Papakainga



Consultation Notice **14** May 2014

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- 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](mailto: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](mailto:Clive.Aim@wanganui.govt.nz)

Malcolm Palmer  
546 No 2 Line  
RD2  
WANGANUI

RE; Submission on a proposed plan change 36

To whom it may concern,

We wish to strongly object that our property which has a lot of hills and soil types on the property are predominantly heavy clay and are particularly wet over winter months.

We believe that this property should not be part of the rezoned area.

While there are some class 1 & 2 soil types on the property, they are fragmented and do not constitute an area that would provide the opportunity for any major subdivision.

Wanganui is really suffering from economic doldrums, we feel that this would be another kick in the guts for developers, builders and all service trades. I understand that areas have been opened up for smaller lifestyles but not in our area.

If this land was class 1 or class 2 soils why should there be such a massive leap in minimum size of which could be subdivided. I would suggest that 2 hectares minimum size would cater for most.

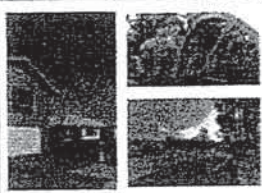
Yours faithfully



Malcolm Palmer







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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) David Ian Higgins

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 proposed Rural B area. Changing the minimum allotment size down to half a hectare

*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 find 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):

Please find 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:  
107 Kapanui Rd  
R04 Westmere  
Wanganui

Day time phone No: 0276793840

Email: davehiggins@xtra.co.nz

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

Date: 30/5/14

### 3. My submission

I am the third generation of Higgins Poultry Farm at 107 Rapanui Road. My late grandparents moved here in 1951. Over this time my family have seen a lot of changes in the district especially in the last 20 years with all of the subdividing. Over the last few years we have been buying up what land we can from our neighbouring properties. Our farm now runs from Rapanui Road through to Cameron Road East. Please see map attached. We have recently been granted resource consent to expand our farm and change into a cage free operation.

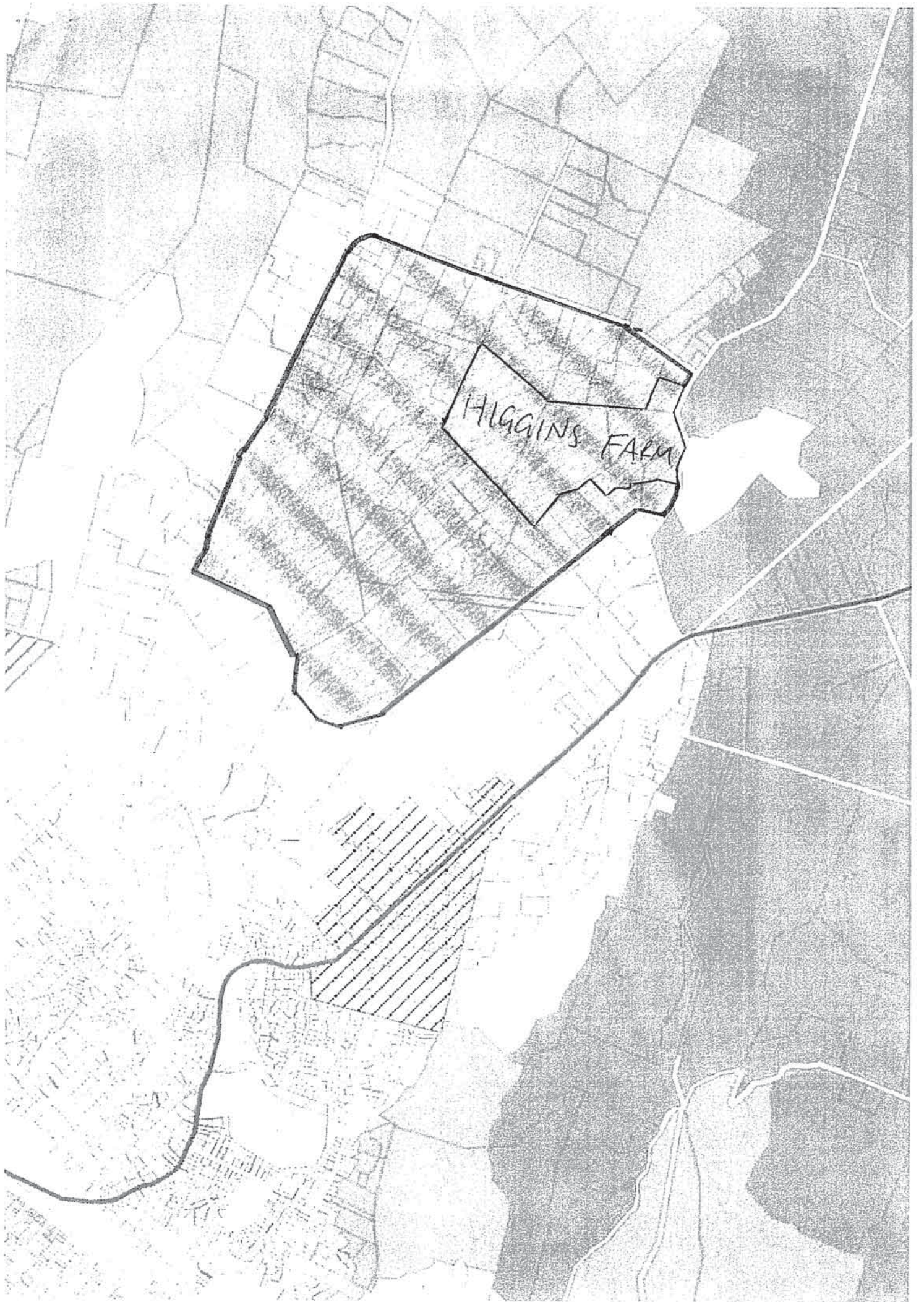
As you can see we are in the proposed Rural B zone and already have quite a few neighbours surrounding us. The thought of allowing these neighbouring properties to subdivide down to half a hectare is quite scary and shouldn't be taken lightly. I strongly oppose decreasing allotment size down to half a hectare because:

- It will be appealing for more people to move out of central Wanganui. With a half hectare they won't even have to run stock. This will make the area even less efficient. There are already so many empty houses in town why turn the lifestyle blocks we already have into town size sections.
- Majority of the allotments in the area are above 2 hectares. Why change this down to such a low area when there is already that so much other land that can be subdivided.
- The risk of losing the country feel. Instead of animals in the paddock you will see ride on lawn mowers. Is that what lifestyle sections are about? I think not.
- There is a high presence of rural industry in and bordering the proposed Rural B zone. Piggery, Market gardens, Sheep and Beef farms, Dairy farms, and last but not least Poultry Farms. These industries bring so much into our district and local economy. They need to be protected.
- It will make it more difficult for the rural industry to obtain resource consents to expand and develop their businesses.

At Higgins Poultry Farm we have big plans for the future. We have a huge following for our SPCA cage free brands throughout the North Island and currently looking at moving into the South. To keep up with demand we have a 5000 bird shed being built every year, this has massive flow on effect for Wanganui. By decreasing the allotment sizes down to half a hectare I can only see it being an issue in the future.

#### 4. I seek the following decision from the Council

Ideally I would like the new proposed Rural B area to be classed as Rural C. This would keep the whole area as a minimum size of 1 hectare. Alternatively as a minimum I would like the area from and including Rapanui Road to Francis Road down to Tayforth Road up to Taylor Road and a line through to Erin Road to be included as Rural C. Please see the shaded area on the map attached.

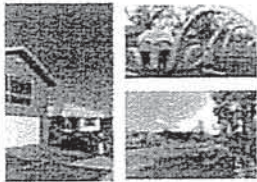


HIGGINS FARM

SCANNED

Received 3/6/14

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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) Graeme Langridge for Iceberg Trust

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:

Changing Lot 4 DP 369560 Lot 2 DP 310549  
Lot 3 DP 369560 and PT Section 49 Left Bank  
Wanganui River from Rural to Rural 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):

We oppose the Zoning change and wish to have amendments made. These Lots are surrounded by proposed Rural B and the 1 hectare Blocks and have poorer soils than the surrounding Lots. The economics of farming this area in the future would not be possible thus being able to reduce lot sizes to the same size as surrounding boundary properties would be in keeping with the area.

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 the above area's zoned Rural C  
this allows for Blocks to be reshaped in the future

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:

32 Flemington Road  
R.D. 14  
Wanganui 4584

Signature:

(Person making submission or person authorised to sign on

Day time phone No: 06 3436186

behalf of person making submission)

Email: gasrose@extra.co.nz

Date: 2/6/14



SCANNED

Received 3/6/14

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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) Graeme Langridge for Iceberg Trust

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:

32 Flemington Road, Lot 2 DP 310549  
to be Zoned 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):

We oppose the Zoning change and wish to have amendments made. Properties either side of Lot 2 DP 310549 have been Zoned B as have the rest of the properties down the road on both sides.

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 to see 32 Flemington Road Lot 2 DP 310549 to be Zoned B in keeping with the rest of the road. We see this as an unfair disadvantage to our property as opposed to everyone else in the street.

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:

32 Flemington Road  
R.O. 14  
Wanganui 4584

Signature: G. Langridge

(Person making submission or person authorised to sign on

Day time phone No: 06-3436186 (behalf of person making submission)

Email: rosrose@xtra.co.nz Date: 2/6/14

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](http://www.wanganui.govt.nz/shaping)





SCANNED Received 3/6/14



Property Group  
National Service Centre  
Alexander Road  
Private Bag 902  
Trentham  
Upper Hutt 5140, New Zealand

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## Submission on Proposed Plan Change 36: Rural Wanganui District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To: Wanganui District Council  
Address: PO Box 637  
Wanganui  
Email: [adrienne.greenfield@wanganui.govt.nz](mailto:adrienne.greenfield@wanganui.govt.nz)

Submitter: New Zealand Defence Force  
Contact Person: Rob Owen, Environmental Manager

Address for Service: New Zealand Defence Force  
C/- Property Group  
Private Bag 902  
Upper Hutt 5140

Phone: 04 587 2006  
Fax: 04 587 2023  
Email: [rob.owen@nzdf.mil.nz](mailto:rob.owen@nzdf.mil.nz)

### Preliminary Matters

This is a submission on Proposed Plan Change 36: Rural (PPC36).

New Zealand Defence Force (NZDF) could not gain an advantage in trade competition through this submission.

NZDF wishes to be heard in support of this submission.

If others make a similar submission, we will consider presenting a joint case with them at the hearing.

### Submission Point 1

Plan provision: Section 3.2 Objectives, Section 3.3 Policies

NZDF opposes these provisions in part.

### Relief sought:

- a. Add new objectives to Section 3.2 relating to infrastructure and physical resources of regional and national importance, to ensure PPC36 gives effect to Objective 3-1 and Policies 3-1 and 3-2 of the Regional Policy Statement for the Manawatu-Wanganui Region (RPS) contained in the Proposed One Plan. Suggested wording is provided below:

*"The establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance is provided for within the Rural Zones."*

*"Infrastructure and other physical resources of regional or national importance located within the Rural Zones are protected from reverse sensitivity effects."*

- b. Add policies into section 3.3 relating to infrastructure and physical resources of regional and national importance, to ensure PPC36 gives effect to Objective 3-1 and Policies 3-1 and 3-2 of the RPS. Suggested wording is provided below:

*"When assessing applications for the establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance, significant weight shall be given to the benefits of that facility."*

*"Land use and subdivision activities that would establish, or allow the establishment of, activities sensitive to the effects of existing activities, particularly infrastructure and other physical resources of regional or national importance, shall be avoided, as far as is reasonably practicable."*

**Reasons:**

NZDF's Landguard Bluff site is within the Rural C Zone. The RPS identifies Defence Force facilities as physical resources of regional or national importance (Policy 3-1(aa)). Objective 3-1, Policy 3-1(b), and Policy 3-2 require the Wanganui District Council to recognise the benefits of the Landguard Bluff site, recognise and provide for its operation, maintenance and upgrade, and to protect it from the effects of reverse sensitivity. NZDF considers that PPC36 does not adequately give effect to these provisions.

It is noted that while the section 32 report for PPC36 cites provisions from Chapter 3 of the RPS, it does not make any reference to Objective 3-1 or Policies 3-1 and 3-2.

Existing objectives and policies within PPC36 protect rural activities from the effects of reverse sensitivity, and provide for complementary activities where they are compatible with rural character. The policies do not provide for or protect physical resources of regional or national importance, as required by the RPS. The relief sought by NZDF would ensure that PPC 36 does give effect to the RPS.



Person authorised to sign  
on behalf of New Zealand Defence Force

Date

3/6/14

**SUBMISSION TO WANGANUI DISTRICT COUNCIL****PROPOSED PLAN CHANGE 36 RURAL ZONES**

- 1.0 I am a resident within the current Rural Zone and my property falls within the proposed Rural A Zone. I live at 306 Blueskin Road. Either myself personally, or my family interests, hold 2 titles on Blueskin Road, each of which are below 10 hectares in size.
- 2.0 One of those is my "home block", in respect of which I have already created into 3 Lots, but all held on the one title. Copy enclosed title WN54D/605.
- 2.0 The second block is my "orchard block", a block of land which I acquired specifically for the purposes of orcharding. This block is at 248 Blueskin Rd, copy of title attached WN47C/549.
- 4.0 I was aware, at the time of acquiring the "orchard block" that, notwithstanding the success of my existing orchard on the "home block, further orchard investment should not necessarily be contemplated as a success, particularly due to increased compliance cost and a rising foreign exchange rate.
- 5.0 That caution proved to be the case and the trees on the "orchard block" have now been removed, and my orcharding interests being now restricted to the "home block". I have also removed the trees, subdivided, and sold another orchard block I had at Watt-Livingstone Road.
- 6.0 At the time of making these additional orchard investments, and throughout the years that I funded losses, my commercial fall-back position was the ability to subdivide and sell the blocks to recoup orchard investment losses. Those losses have now been partly recouped with the Watt-Livingstone sales. It is of significant concern to me that, with the proposed plan change, I would not be able to rely on that existing opportunity to subdivide and sell 248 Blueskin Road to cover the outstanding losses.

- 7.0 Hence I submit that the Council must consider the planning impact on existing commercial operations that have entered into, and based, their investment profile upon current planning rules. **I submit that there should be a period of time for existing commercial entities to take advantage of the current planning regime to transition out of their current activities.**
- 8.0 We have some appreciation that large tracks of land, perhaps, should not be subdivided down, and converted into lifestyle residential blocks and increase the chance of losing their capacity for maintaining a productive use of the land.
- 9.0 But in this regard, it is submitted that production is not necessarily reduced simply as a result of a lower land area. By way of example, my "home block" contains the orchard area of 1.2ha, which lot was subdivided in the dealt 1990s under the then District Plan rules. These provided for subdivision below a threshold if the applicant could demonstrate that a productive unit was implemented. Whilst limited mechanisms may be imposed to ensure such productive use was maintained into the future, conditions of subdivision such as requiring the establishment of the activity as a condition of the consent, would act as a barrier to those intending to use the proposed use as merely a device to circumvent the purposes of the District Plan.
- 10.0 By way of example, the 1.2 ha orchard on my "home block" will generate in sales approximately \$60,000 - \$75,000 in gross sales revenue. My experience is that a 10 ha orchard (which is the proposed minimum area) is not profitable, but a smaller area is. If I was to replicate my business on a lot greater than 10 ha, I would only plant the smaller area, with the balance land merely run off for non-targeted production.
- 11.0 **It is submitted that areas of land less than 10 ha should be permitted in cases where, as a condition of the subdivision, the applicant undertakes to establish a productive agricultural business.**

- 12.0 Finally, if it is concluded that 10 ha is a minimum area for productive use, then it is logical to assert that land parcels already below that size are already lost to the purpose. If that is the case, then **it is submitted that those parcels of land already below the threshold should be allowed to be subdivided further, down to the existing 1 ha threshold.**
- 13.0 I do not seek the opportunity to be heard on the submission but am happy to address the Committee if that is desired.

Richard Austin  
306 Blueskin Rd  
R D 1  
Wanganui  
0274526082



COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

Search Copy

Identifier **WN54D/605**  
Land Registration District **Wellington**  
Date Issued 02 November 1999

Prior References

WN46A/602

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Estate	Fee Simple
Area	7.5080 hectares more or less
Legal Description	Lot 1 Deposited Plan 79691 and Lot 1-2 Deposited Plan 87235

Proprietors

Richard Geoffrey Warren Austin and Douglas Wynne Wilson as to a 1/2 share  
Rosemary Anne Austin and Douglas Wynne Wilson as to a 1/2 share

Interests

599832.1 Compensation Certificate under Section 19 Public Works Act 1981 - 15.12.1983 at 1.50 pm  
Subject to an electricity supply right over part marked D (affects Lot 1 DP 87235) and over parts marked B and E on DP 87235 (affects Lot 2 DP 87235) specified in Easement Certificate B254319.3 - 17.9.1992 at 10.07 am  
The easements specified in Easement Certificate B254319.3 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way over parts marked A, B and C (affects Lot 2 DP 87235) and an electricity supply right over parts marked B and E on DP 87235 (affects Lot 2 DP 87235) and an electricity supply right over part marked D on DP 87235 (affects Lot 1 DP 87235) specified in Easement Certificate B752380.3 - 2.11.1999 at 9.07 am  
Appurtenant hereto is a right of way and an electricity supply right (affects Lot 1 DP 87235) and an electricity supply right (affects Lot 2 DP 87235) specified in Easement Certificate B752380.3 - 2.11.1999 at 9.07 am  
The easements specified in Easement Certificate B752380.3 are subject to Section 243 (a) Resource Management Act 1991  
7044743.2 Mortgage to ASB Bank Limited - 26.9.2006 at 9:00 am

Identifier

WN54D/605

**Blueskin Road**  
LEGAL ROAD 2013 WIDE AND OVER

**APPROVED**

APPROVED TO BE REGISTERED AS A LEGAL ROAD IN ACCORDANCE WITH THE ROAD ACT 1983 AND THE ROAD REGULATIONS 1983.

IN THE PRESENCE OF THE SURVEY DISTRICT OFFICER IT IS HEREBY DECLARED THAT THE ROAD IS LEGAL AND IS TO BE REGISTERED AS SUCH.

*W. J. Collins*  
SURVEY DISTRICT OFFICER

**FOR CONDITIONS OF THIS ALLOTMENT**

LOT 1 C.T. 109/109

LOT 2 C.T. 109/110

**STRUCTURE OF RECEIVING SUBMITTANCE**

PROPERTY	AREA	NO. OF LOTS	NO. OF LOTS
LOT 1	109/109	1	1
LOT 2	109/110	1	1

Total Area: 3.0000 Ha

Complied in: C.T. 410 / 543 (ALL)

**REGISTERED**

APPROVED BY: *[Signature]*  
DATE: 10/1/05

APPROVED BY: *[Signature]*  
DATE: 10/1/05

APPROVED BY: *[Signature]*  
DATE: 10/1/05

APPROVED BY: *[Signature]*  
DATE: 10/1/05

APPROVED BY: *[Signature]*  
DATE: 10/1/05

LAND DISTRICT: WELLINGTON

SURVEY BLK. & DIST.: III, WESTHERE

INSTRUMENT NO.: 261 SH 1022

RECORD MAP NO.: 7.2

TERMINAL AUTHORITY: MANGANUI DISTRICT

Surveyed by: PAYNE SEWELL LTD. v. 1992

Scale: 1:2000

Date: AUGUST 1994

LOTS 1 AND 2 BEING SUBDIVISION OF LOT 3 D.P. 75063

D.P. 46657

P.T. 2

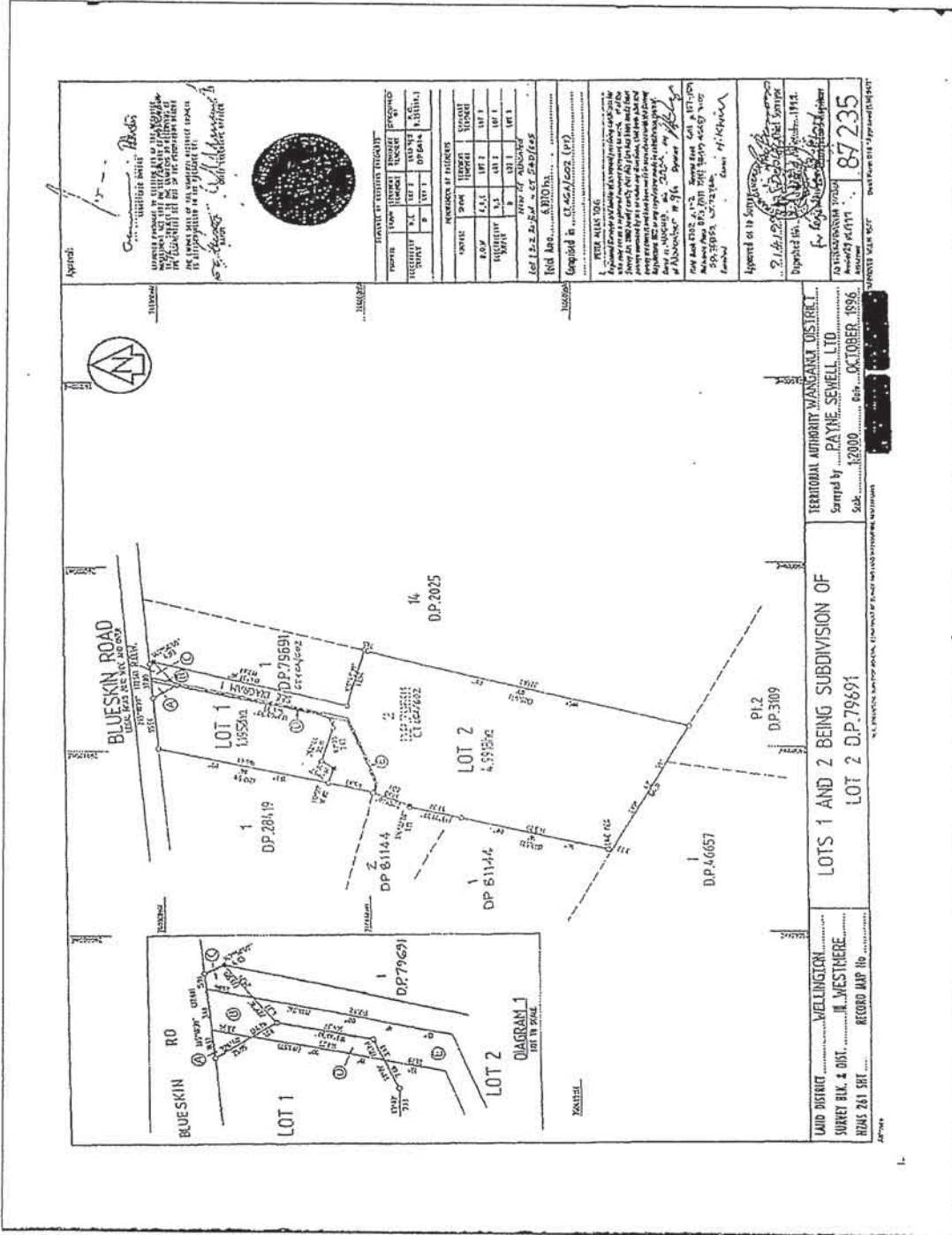
D.P. 3109

D.P. 28439

D.P. 75063

6.1870 Ha

D.P. 2025



Approved: *[Signature]*

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE SURVEY ACT, 1954 AND THE SURVEY REGULATIONS, 1955. I AM A REGISTERED SURVEYOR AND AM NOT PROVIDING ANY GUARANTEE OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE OF SURVEY: 20/10/96

DATE OF PLAN: 20/10/96

NAME OF CLIENT: PAYNE SEWELL LTD

PROJECT NO: 87235

MEASUREMENTS		CORRECTIONS		ADJUSTED	
TYPE	VALUE	TYPE	VALUE	TYPE	VALUE
ANGULAR	1.2	ANGULAR	0.1	ANGULAR	1.1
LINEAR	0.1	LINEAR	0.05	LINEAR	0.05
TOTAL	1.3	TOTAL	0.15	TOTAL	1.15

TERMINAL AUTHORITY WANGARUI DISTRICT  
 Surveyed by PAYNE SEWELL LTD  
 Date: 13/10/96

LOTS 1 AND 2 BEING SUBDIVISION OF  
 LOT 2 D.P. 78691

DAVID DISTRICT WELLINGTON  
 SURVEY B.L. & DIST. WESTHERE  
 ROAD 781 SHE RECORD MAP No





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier **WN47C/549**  
Land Registration District **Wellington**  
Date Issued 16 April 1996

**Prior References**  
WN41D/460

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Estate	Fee Simple
Area	4.7280 hectares more or less
Legal Description	Lot 1 Deposited Plan 81144

**Proprietors**  
Richard Geoffrey Warren Austin

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**Interests**

599832.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 15.12.1983 at 1:50 pm  
Appurtenant hereto is an electricity supply right specified in Easement Certificate B254319.3  
The easements specified in Easement Certificate B254319.3 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto is a right to convey electricity and water created by Transfer 5247824.1 - 11.6.2002 at 11:41 am  
Subject to a right to convey water over part marked C on DP 309830 created by Transfer 5247824.2 - 11.6.2002 at 11:41 am  
9156784.4 Mortgage to ASB Bank Limited - 16.8.2012 at 1:37 pm

Identifier

WN47C/549

<p><b>APPROVED</b></p> <p><i>[Signature]</i> SUBMITTED OWNER</p> <p><i>[Signature]</i> Mayor</p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Director</p> <p>APPROVED TO BE SUBMITTED TO THE BOARD FOR REVIEW OF THE PROPOSED SURVEY MAP AND SUBDIVISION MAP FOR THE SUBDIVISION OF LAND. THE APPROVAL OF THE BOARD IS A CONDITION OF THE SUBDIVISION MAP AND THE SUBDIVISION MAP MUST BE FILED WITH THE COUNTY CLERK OF TARRANT COUNTY, TEXAS, PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION OF THE SUBDIVISION.</p>	<p><b>AMPLIFIED CONDITIONS</b></p> <p>LOT 1 &amp; LOT 2 SHALL BE SUBJECT TO THE SAME REGULATORY REQUIREMENTS AS LOT 1 &amp; LOT 2.</p> <p>LOT 1 &amp; LOT 2 SHALL BE SUBJECT TO THE SAME REGULATORY REQUIREMENTS AS LOT 1 &amp; LOT 2.</p> <p>LOT 1 &amp; LOT 2 SHALL BE SUBJECT TO THE SAME REGULATORY REQUIREMENTS AS LOT 1 &amp; LOT 2.</p> <p>LOT 1 &amp; LOT 2 SHALL BE SUBJECT TO THE SAME REGULATORY REQUIREMENTS AS LOT 1 &amp; LOT 2.</p>	<p><b>APPROVED</b></p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Mayor</p> <p><i>[Signature]</i> Director</p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Mayor</p>	<p><b>APPROVED</b></p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Mayor</p> <p><i>[Signature]</i> Director</p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Mayor</p>	<p><b>APPROVED</b></p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Mayor</p> <p><i>[Signature]</i> Director</p> <p><i>[Signature]</i> City Executive</p> <p><i>[Signature]</i> Mayor</p>				
						<p><b>Lot 2</b> Has no Frontage to a Public Road.</p>	<p><b>LAND DISTRICT</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p>	<p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p> <p><b>APPROVED</b></p>

30 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) Brian Richard Kemp

This is a submission on Plan Change No. 36 to the Wanganui District Plan. Closing Date: 4/6/14

- 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 10 hectare 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):

We have 30 acres (11.8 hectares) which would be too large for the majority of lifestyles, therefore reducing the pool of potential buyers if they were unable to subdivide. While we do not intend subdividing potential buyers will be lost if that option is taken away. P.T.O.

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):

Leave all the rules & regulations as they are.

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:

214 Bushy Park Road  
R.D. 4  
Wanganui

Signature: B.R. Kemp  
(Person making submission or person authorised to sign on)

Day time phone No: ~~065~~ 0272817486 (behalf of person making submission)

Email: d.l.g.d.l.g.@farmside.co.nz Date: 26/5/14

Land closer to town is always more expensive and may not be an option for some people, but they may be able to purchase a small block 20k's out of town if the land is cheaper. These people should not be disadvantaged.

I oppose the planned change.



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

50

TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Wilfrid Luke Emmett

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:  
Rural A rated land.  
 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 see the 10 Hectare limit lifted to 20 Hect.  
For people with uneconomic blocks less than 10 Hectares and surrounded by 1 Hectare blocks they should be allowed to subdivide as their neighbours have. This would allow the rule to be slightly flexible.  
 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):  
Increase from 10 Hectares - 20 Hectares min  
Expect where blocks are already too small they can be divided into 1 Hectare 2 min.  
 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:  
176 St Hwy 3, RD 4, Wanganui 4574  
 Signature: WLE  
 (Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 0273450082  
 Email: wleemmet@ptg.co.nz Date: 30/5/2014

