

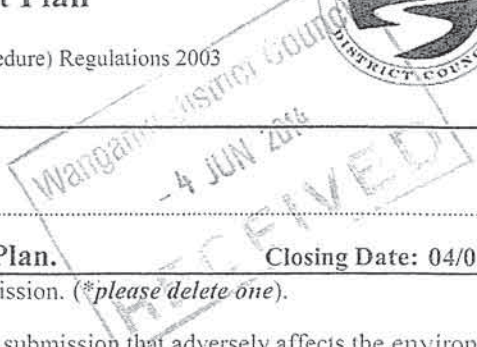
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Resource Management Act 1991
Submission on a Publicly Notified Plan Change
To The Wanganui District Plan

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



TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) PETER BRIDGLAND

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:
ONE OFF SUB DIVISION FOR AN ALLOTMENT BETWEEN 2500 M² AND 5000 M²
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):
PROPOSE EXTENDING ONE-OFF SUB DIVISION TO INCLUDE RURAL A UNDER 10 HA. THIS WOULD BE AN AMENDMENT TO THE CURRENT PROPOSAL. OVERALL I SUPPORT THE INTENTIONS OF THE PROPOSAL. (CONTD) 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):
AMEND CHG. 36 PROPOSAL TO:
1. EXTEND ONE-OFF SUBDIVISION TO INCLUDE RURAL A UNDER 10 Ha., 2. FOR PROPERTIES THAT ARE UNDER 10HA AND EXERCISE A ONE OFF SUBDIVISION, NO DWELLING CAN BE ERECTED ON REMAIN LAND. REASONS FOR THESE AMENDMENTS ARE (CONTD OVERPAGE) 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:
449 BLUSKIWI RD
Signature: [Handwritten Signature]
(Person making submission or person authorised to sign on behalf of person making submission)
Day time phone No: 342 1006
Email: PETERB@ORCON.NET.NZ Date: 4 June 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 or if you would like a hard copy, please contact Adrienne.Greenfield@wanganui.govt.nz

Proposed Plan Change Maps

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

www.wanganui.govt.nz/Shaping

Public Notification of Proposed Plan Changes

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

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

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

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

Plan Change 36 - Rural

New Proposed Rural A Zone:

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

Rural C Zone:

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

Extension of Rural B Zone:

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

Rural Settlement Zone:

- Minor updates to be consistent with the reviewed Plan.

Proposed Plan Change 37 - Papakainga

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



Making a Submission on a Proposed Plan Change

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

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

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

3. MY SUBMISSION

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~~IN ADDITION TO EXTENDING THE ONE OFF SUBDIVISION TO LAND OWNERS < 10 HA, A PROVISION IS THAT NO ADDITIONAL DWELLINGS CAN BE ERECTED ON REMAINING LAND < 10 HA, POST SUBDIVISION.~~

4. REASONS FOR AMENDMENT

~~REASON FOR AMENDMENT TO PROPOSAL:~~

1. PROVIDE FLEXIBILITY FOR SMALL LAND OWNERS TO SELL LAND ONLY FOR PRODUCTIVE PURPOSES. AS AN EXAMPLE, A HORTICULTURIST CAN PURCHASE A SMALLER BLOCK OF LAND FOR GROWING PURPOSES WITHOUT THE COST OF A HOUSE INCLUDED.
2. LAND OWNERS WHO JUST WANT A HOUSE IN THE COUNTRY WITHOUT THE OVERHEADS OF MAINTAINING LAND CAN KEEP THEIR HOUSE VIA ALLOTMENT SUBDIVISION AND SELL OFF THEIR REMAINING LAND TO OTHER LAND OWNERS OR THOSE WHO WANT LAND FOR PRODUCTION ONLY I.E.G. HORTICULTURE.
3. FAIRNESS TO ALL RURAL LAND OWNERS NOT JUST THOSE WITH > 10 Ha.

Late Sub
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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) Cameron Shane Bruce Stone

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:

I would like to Request 12^{to 14} Clarkson Avenue be Rezoned to Rural B or Residential

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 Request that 12^{to 14} Clarkson Ave be Zoned to Residential or Rural B As the opposite side of the Road has been Zoned Rural B and its not cost assistend to Develop on 1 HA Blocks when 5000 sqm is much more Developable.

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):

12 Clarksons Ave to be Rezoned to ~~Residential~~ Residential or Rural B.

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 Dublin St Wanganui
0212420099

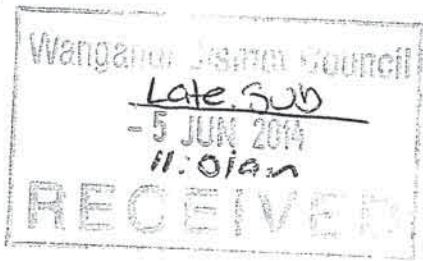
Signature: J. Stone

(Person making submission or person authorised to sign on

Day time phone No: behalf of person making submission)

Email: info@shonestonebuilds.co.nz Date: 4/6/14

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



(75)

①

176 Wicksteed St
Wanganui

4. 6. 14

Submission by De John Moore re proposed Charges
plan change 36 - Rural Zones.

I have rural properties at Upokongaro
602 Parapara Rd. (4.9 Hectares) Class I Land
and 2 Blocks 1137 Parapara Rd incorporated
Farley Rifle range 2 blocks 6.43 Hectares + 10.7 Hectares.

my objections are

- ① I have invested in this land and should be able to engage in the democratic governance of its management + use as pertained in council regulations at the time of purchase. ^(grand parent clause)
- ② property at 602 Parapara Rd is only 50% Class I soil. The Parapara soil above Upokongaro Kaimaru Rd is not as fertile as the Kaimaru Road ~~and~~ Wanganui River soil. I question the accuracy of the soil evaluation on my 602 blocks.
- ③ historically there has been minimal subdivision of Type I soil properties in our area.

- ④ Commercially small blocks ie < 10 hectare can be managed to produce a good financial return. eg Rare horses, & viz my property at Wayne Keenan.
- ⑤ Small blocks ie < 10 Hectare type I have attracted many professionals doctors, lawyers teachers; vets to settle in Wanganui and give their services to this area. They are attracted to the like style situation. Dr Klaus, physician to Wanganui Hospital is the most recent attracted to a small property at Kaitake. Also witness that of the 6 alpha solo medical practitioners who live on rural properties (exception Dr Sora). At Upokongu Dr John Cantillon + Dr Paul Carter reside as well as myself.
- ⑥ Properties with lesser h area eg coastal & sand based pastures are difficult to manage in summer + drought & deteriorated pasture.
- ⑦ it was mentioned at Upokongu meeting that there are complaints from new rural block owners regarding noise, sprays etc. This is an educational matter nothing to do with the size of subdivision.

③ John D More Submitt
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⑧ Mental Health issues. There is no doubt that rural living is beneficial to counteract stress and general well being. note my comment on the number of local doctors who chose a rural residence + life style.

⑨ The key statement is good quality life style blocks attract talented professional to Wanganui who would not otherwise settle here.
For your consideration please

I can present this orally

Yours faithfully

John D. More

John D. More

? would you like this to be typed.

- doctors writing!

