

Proposed Plan Change 46 Otamatea West Summary of Submissions

Submitter Name: Mr. Barry Hodson

Submission No: 1

Summary:

Request a minor change to the Structure Plan to re-align the indicative road from its proposed location to the original location in the 2011 Structure Plan for the following reasons:

- a. Consistency with previous Council decisions and information as to location of the road.
- b. The previous location of the road is more agreeable to myself and Mr and Mrs Underwood.
- c. The practicality of the new location as there is a building in the way (Sharon Underwood's School of Dancing).
- d. The new location of the road covers a prime position for a house with the best view.

Decision Sought:

1. That the roading layout for 173-175 Great North Road is removed and placed back over the 16 metre wide strip on Mr Hodson's property, consistent with the former proposed road layout and indicated in the 2011 Structure Plan.

Submitter Name: Mr and Mrs Underwood

Submission No: 2

Summary:

Adamantly opposed to the road proposed on the southern boundary of 175 Great North Road. Request that this proposed road indicated on the Structure Plan be removed and relocated to the 16 metre strip which has always been designated as such on Mr Hodson's property.

Decision Sought:

1. That the roading layout for 173-175 Great North Road is removed and placed back over the 16 metre wide strip on Mr Hodson's property, consistent with the former proposed road layout and indicated in the 2011 Structure Plan.

Submitter Name: Mr and Mrs Lillington

Submission No: 3

Summary:

Opposed to the Plan Change. In particular the process undertaken (no consultation with us or our neighbours) and the proposed location of a possible future road. Sale of property affected by Council officers actively advising prospective buyers that that road is in the Plan and it will affect development of our property.

Decision Sought:

1. Realignment of the proposed road relating to 173 Great North Road back to Mr Hodson's property, which has been indicated as proposed road for more than 50 years.
2. A written statement that no road will be built in the current location without the express permission of all owners.

Submitter Name: Mr. Geoffrey Hamilton Thompson

Submission No: 4

Summary:

Opposed to the proposed road that goes through the front of 193a Great North Road. The ground is unsuitable to support a new road and the existing road is adequate, the new road creates no additional building areas and would cover two duck ponds and a functional drain.

Decision Sought:

1. Delete the proposed road over 193a Great North Road from the Plan.

Submitter Name: Powerco Limited

Submission No: 5

Summary:

Neutral towards the Plan Change. Seeks to ensure that Council is aware of Powerco's assets and adequate provision is made in the supporting documents to enable the construction of additional electricity distribution infrastructure to allow new residential development in Otamatea West.

Electricity reticulation in the Otamatea West area is supplied via an 11kV cable from Tirimoana Place and through overhead lines on State Highway 3. Powerco have advised that new power reticulation in this area would be designed and built as each stage is developed. However, the Otamatea West Structure Plan does not include any provision for electricity distribution infrastructure.

Powerco supports proposed Policy 13.3.35 e.) and Policy 13.3.8 as the electricity distribution infrastructure required for the Otamatea West Structure Plan area will need to be supplied from an existing 11kV cable in Tirimoana Place, and the overhead lines on Great North Road.

Objective OD1 and policies PA2 and PA3 of the National Policy Statement on Urban Development Capacity 2016 (NPS) relate to 'energy' and 'other infrastructure' which is not directly controlled by a local authority. In order to give effect to the NPS, the structure plan provisions need to ensure the planning and installation of development infrastructure and other infrastructure (including the electricity distribution network) will be undertaken in an integrated and coordinated manner.

All references to the Otamatea West Structure Plan in the Plan change text should be clarified to make specific reference to the external document (prepared by Opus International Consultants Limited 2017) and the correct figures where required. The Section 32 document identifies that Figure 12 will be included as Appendix L but this has not been incorporated into the Plan Change documents. It is unclear what specific document and the diagrams within it are being referenced, and this is made more confusing by the omission of Figure 12 as Appendix L.

Decision Sought:

1. Amend Policy 4.3.10 to provide for the construction of the electricity infrastructure required by inserting the following: "*g. Integrates other infrastructure within the Structure Plan area including the electricity distribution network.*"
2. Retain Policies 13.3.35(e) and 13.3.38.
3. Improve clarity within the Plan Change as to when the document is referring to the Structure Plan report and when it is referring to Figure 12 of the report, which should be incorporated as an appendix to the District Plan.

Submitter Name: Mr. Robert Bruce Chamberlain

Submission No: 6

Summary:

Request that the area to be re-zoned be extended to the city boundaries, and in particular include 12 Sandcroft Drive.

Decision Sought:

That the Plan Change extends the Residential Zone to the city boundary.

Submitter Name: Mr. Keryn Amon

Submission No: 7

Summary:

Support the Plan Change. There is high demand for residential property in this area. There is little provision for high end elevated sites with views. These are sought after by people moving to Whanganui and wanting to purchase.

Decision Sought:

Confirm the Plan Change as notified.

Submitter Name: Bennett Family Trust

Submission No: 8

Summary:

Request that consideration is given to the eastern side of Sandcroft Drive where all the services are in place, but which development is currently limited by the Rural Lifestyle zone minimum lot size (5000m²).

Develop an additional Plan Change to further advance the capacity of Whanganui to provide for residential development and roading connection between PC46 road network, Tayforth Road and Taylor Road. A reserve for walkers and cyclists could also be extended in this area. Investigate development potential out to Tayforth and Taylor Roads as it is sandy and slightly elevated (with the exception of the valley floor).

Decision Sought:

1. Extend the Plan change to land SW of properties on the eastern side of Sandcroft Drive. As per map provided.
2. Investigate development potential out to Tayforth and Taylor Roads via an additional plan change process. As per map provided.

Submitter Name: Mr. Stephen Turner

Submission No: 9

Summary:

In particular the new road beside 187b Great North Road. The proposed road is right beside our driveway at 187b Great North Road and would make it dangerous to exit the property. It would also increase road frontage and reduce privacy by increasing both road and foot traffic.

Decision Sought:

Removal of the road beside 187b Great North Road from the District Plan and Structure Plan.

Submitter Name: Mr. Graeme Walker Young

Submission No: 10

Summary:

Request consideration is given to additional land serviced mainly by Sandcroft Drive and a small portion from Great North Road, where all the services are in place and are of sufficient size for re-zoning. Re-zone less land at Great North Road.

Decision Sought:

That the Plan Change extends the Residential Zone to land adjacent to Sandcroft Drive, as per map provided.

Submitter Name: Te Rūnanga o Tūpoho

Submission No: 11

Summary:

Support the Plan Change in theory. Request to be involved in refining the notified version of the Plan Change.

Decision Sought:

To be involved in the discussions and revisions of this Plan Change as it develops.

Submitter Name: Mr. Michael Robert O'Sullivan

Submission No: 12

Summary:

Supports the Plan Change. Increased demand for residential property results in ad-hoc development. The proposed Plan Change will facilitate a more coordinated approach in an area regarded as attractive for residential development.

Class I and II productive soils are not involved, meaning the area is suitable for residential development if earthworks are designed in sympathy with the topography.

Sites of this nature are limited within and near the city.

Development in this area will serve as a catalyst for the creation of a stormwater management system as shown in the Structure Plan. This will not only cater for the additional development, but improve management of the existing catchment and create a recreation resource for the wider community.

Decision Sought:

Adopt the Plan change.

Submitter Name: Te Kaahui o Rauru

Submission No: 13

Summary:

Do not support the rezoning as it is not clear how cultural values and heritage will be protected in this area. The aspirations to prepare for urban growth is recognised. The area is within Ngaa Rauru Kiiitahi's area of interest. The archaeological evidence indicates a history of occupation by tangata whenua and potential for unrecorded archaeology in the wider study area. Are concerned about recent construction activity in the area without appropriate archaeological or cultural advice.

Seek stronger recognition of the cultural significant of the area, including alternative names for the area. The area is waahi tupuna and quite likely also to contain waahi tapu.

Zoning rural land to residential would perpetuate cultural disconnect and lead to further destruction of ancestral sites and heritage. Tangata whenua have aspirations to reconnect with the ancestral lands which were taken from them as part of the 1848 land confiscation.

Submission is supported by the Interim Cultural Values Report: Otamatea Structure Plan Change October 2017. Prepared by Te Kaahui o Rauru

Decision Sought:

1. Recognise cultural values outlined in the Cultural Values Report and the importance of the Otamatea West area to tangata whenua.
2. Retain current Rural Lifestyle Zoning over the area known as Otamatea.
3. Adopt the additional archaeological sites in the District Plan and the application of an archaeological overlay for the whole area, and stronger advocacy by the Council around the heritage values present.
4. More proactive and early engagement for future Plan Changes and development. Ngaa Rauru Kiiitahi and Tamareheroto be identified as affected parties in relation to activities in this area.
5. Consideration of alternative names for the area.
6. Reference to the Ngaa Rauru Kiiitahi Puutaiao Management Plan regarding protection of heritage and values in this process.

Submitter Name: Whanganui Land Settlement Negotiation Trust

Submission No: 14

Summary:

Opposes the Plan Change in principle. Our opposition is based on the need to preserve and protect ancestral heritage, the wellbeing of the land and its people and the desire and right of tangata whenua to reconnect with ancestral lands wrongfully taken as part of the 1848 land confiscation.

The area known to WDC as Otamatea West is associated with a congruent of iwi, hapū and whānau in Whanganui. The main iwi with interests in this area are Whanganui and Ngā Rauru Kītahi. The Otamatea West area has been identified by tangata whenua as ancestral land of significance, once populated by early ancestors of Ngā Aruhe. There is archaeological evidence, held within the confines of WDC, to confirm this. Otamatea West is known to tangata whenua as wāhi tūpuna (ancestral land) and as a direct consequence encompasses and contains wāhi tapu (sacred land).

The relationship that Whanganui Iwi shares with wāhi tapu and wāhi tūpuna is layered with elements of tikanga, identity and reciprocity. There are a number of values that underpin this relationship and Māori see this connection to wāhi tūpuna as a lasting connection to their ancestors. As outlined in more detail in the Cultural Values Report (“the Report”), it compels respectful interaction with the environment and people of the land, both past and present.

WDC is obligated by the Resource Management Act 1991 (“the Act”) to recognise, as a matter of national importance, the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga. Further, requirements in terms of participation and the establishment of processes to provide opportunities for Māori to contribute to decision making processes of local authorities are outlined in the Local Government Act 2002.

Policies 14.3.3 and 15.3.3 of the District plan deals with Māori values in relation to earthworks required to develop the area. Although WLSNT understand that the above provisions obligate WDC to protect the sites that are of value to Māori, we do not consider that the PC46 recognises the importance of protecting wāhi tapu and taonga when there is no indication on what methods will be used.

Submission supported by the Interim Cultural Values Report: Otamatea Structure Plan Change October 2017.

Decision Sought:

1. WDC recognise the cultural values outlined in the Report; and the significance of the Otamatea West area to tangata whenua;

2. WDC continue to communicate in a transparent manner with all tangata whenua with expressed interest in the Otamatea West area;
3. WDC, with tangata whenua, proactively pursue methods to protect the cultural/heritage values inherent in the Otamatea West area; and
4. Retains the Rural Lifestyle zone classification over the area known as Otamatea.

Submitter Name: New Zealand Transport Agency

Submission No: 15

Summary:

Support the Plan Change. Request that an Integrated Transport Assessment (ITA) be prepared in conjunction with the Transport Agency given the sites proximity to the state highway and the number and location of proposed intersections on to the state highway network. It should be incorporated into the Plan Change and Structure Plan and implemented before development is permitted.

Particular issues that require additional consideration include:

- Number and location of indicative roads that connect with the State Highway. It is unlikely that they meet the Transport Agency minimum separation distances between intersections.
- Potential increase in indicative internal road connectivity instead of the current number of proposed State Highway connections.
- Triggers/threshold/discretion on when the intersections with the State Highway will be upgraded. Confirmation on the costs and where the funding comes from to connect the indicative roads to the State Highway.
- Why the Structure Plan in Plan Change 46 differs from the Structure Plan report prepared by Opus Consultant Ltd.
- Particular reference to the State Highway and 'safe and resilient' infrastructure within the policies.

Decision Sought:

1. Prepare an Integrated Transport Assessment (ITA) and recommendations be incorporated into the Plan Change and Structure Plan in consultation with the Transport Agency.
2. Amend Policies 4.3.9 and 4.3.10 to provide for 'safe and resilient' infrastructure.
3. Amend Policy 4.3.10 to include an additional point that considers the effect of development on the State Highway.

Submitter Name: Mr. Steven Archer and Mr. Bernard Reuters

Submission No: 16

Summary:

Request that the minimum lot size of 800m² is removed to provide for increased diversity and density for different residential options or market demands. Over time if further densification occurs it will cause long right of ways.

Decision Sought:

That the minimum lot size in Otamatea West is removed.