

7.6 Re-zoning of Clarkson Ave – Including neighbouring Mosston Rd properties

Submitter Name: Leighton Souness

Submission No: 14

Summary: Submitter opposes Rural C zoning for 189 Mosston Road as it is located next to the Residential Zone.

Decision Sought: That 189 Mosston Road to be changed to Rural B Zone.

Submitter Name: Leighton Minnell

Submission No: 15

Summary: Submitter opposes Rural C zoning for 10 Clarkson Ave as it is located next to the Residential Zone.

Decision Sought: For 10 Clarkson Ave to be changed to Rural B Zone.

Submitter Name: Lance Attrill

Submission No: 16

Summary: Submitter opposes Rural C zoning for 12 Clarkson Ave, as it is located close to the Springvale Indicative Plan Proposal.

Decision Sought: For 12 Clarkson Ave to be changed to Rural B Zone.

Submitter Name: Lauren Toy

Submission No: 17

Summary: Submitter opposes Rural C zoning for 10a Clarkson Ave as it is located next to the Residential Zone.

Decision Sought: For 10a Clarkson Ave to be changed to Rural B Zone.

Submitter Name: Tam Sua

Submission No: 18

Summary: Submitter opposes Rural C zoning for 5 Clarkson Ave.

Decision Sought: That 5 Clarkson Ave to be zoned Rural B.

Submitter Name: Paul and Trish Webster

Submission No: 21

Summary: Submitter opposes Rural C zoning for 12 Clarkson Ave as it is located close to the Springvale Indicative Plan Proposal.

Decision Sought: For 12 Clarkson Ave to be changed to Rural B Zone.

Submitter Name: Cameron Shane Bruce Stone

Submission No: 74 – Late

Summary: Submitter opposes 12 to 14 Clarkson Ave to be zoned Rural C as it is located across from the Residential Zone. It is not cost effective to develop 1 hectare blocks, 5000m² is much more developable.

Decision Sought: That 12 to 14 Clarkson Ave to be changed to Rural B or Residential

Officer Comments:

1. This area is predominantly made up of existing lifestyle properties, many of which are less than 2 hectares, and located opposite the existing Rural B Zone. This area is neither Class I nor Class II land, so Rural A is not appropriate. The sites are located in the vicinity of the Rural B Zone, but sites are not adjacent.
2. Mosston Road is identified as a key heavy vehicle transport route in the Wanganui Urban Transportation Strategy 2011 (WUTS). The Strategy identifies that this route is presently of a substandard formation for such industrial and heavy vehicular traffic and that any additional residential access points on to this road will further compromise the effectiveness of the transport network. This is a key link which is not readily relocated. For this reason it is not appropriate to consider rezoning land on the western side of Mosston Road unless alternative road access is available, as is the case for Clarkson Ave.
3. The WUTS specifically identifies that additional dwellings which will create more conflict points with heavy vehicles on Mosston Road are to be avoided. This is necessary to protect the functioning of the route and avoid creation of reverse sensitivity issues of road noise, vibration and visual effects associated with heavy truck movements.
4. Rezoning of 5 Clarkson Ave and 189 Mosston Road could only be supported if restrictions were imposed that prohibited access via Mosston Road, to any future proposed sites. At this time it is not considered prudent to approve such a change as the risk to the function and efficiency of Mosston Road outweighs any benefit.
5. The rezoning of a portion of Clarkson Ave is consistent with the intention of the Plan change to extend the Rural B zone; provided sites are adjacent or in close proximity to the urban area and do not increase risks to Mosston Road as a heavy vehicle route.

Officer Recommendation:

Submissions 14 by Leighton Souness and 18 by T Sua be **Rejected** and Submissions 15 by Leighton Minnell, 16 by Lance Attrill, 17 by Lauren Toy, 21 Paul and Trish Webster and Submission 74-late by Cameron Stone be **Accepted**. The following changes are recommended as a result of this Submission.

Amend Planning Map 13 to rezone 10, 10a, 12, and 14 Clarkson Ave to Rural B Zone.



Recommended Changes to Map - **Urban 13**

Submitter Name: Stewart Donald Thomas
Submission No: 35

Summary: Submitter seeks Rural B Zone to extend adjacent to Mosston Road. Many of these lots are small now.

Decision Sought: For a Rural B zoning to apply to properties adjacent to Mosston Rd.

Submitter Name: Richard Owen
Submission No: 70

Summary: Submitter seeks the Rural B zoning to extend along Mosston Road towards Castlecliff. Lifestyle development is already in existence in this area and Plan Change 36 should reflect this.

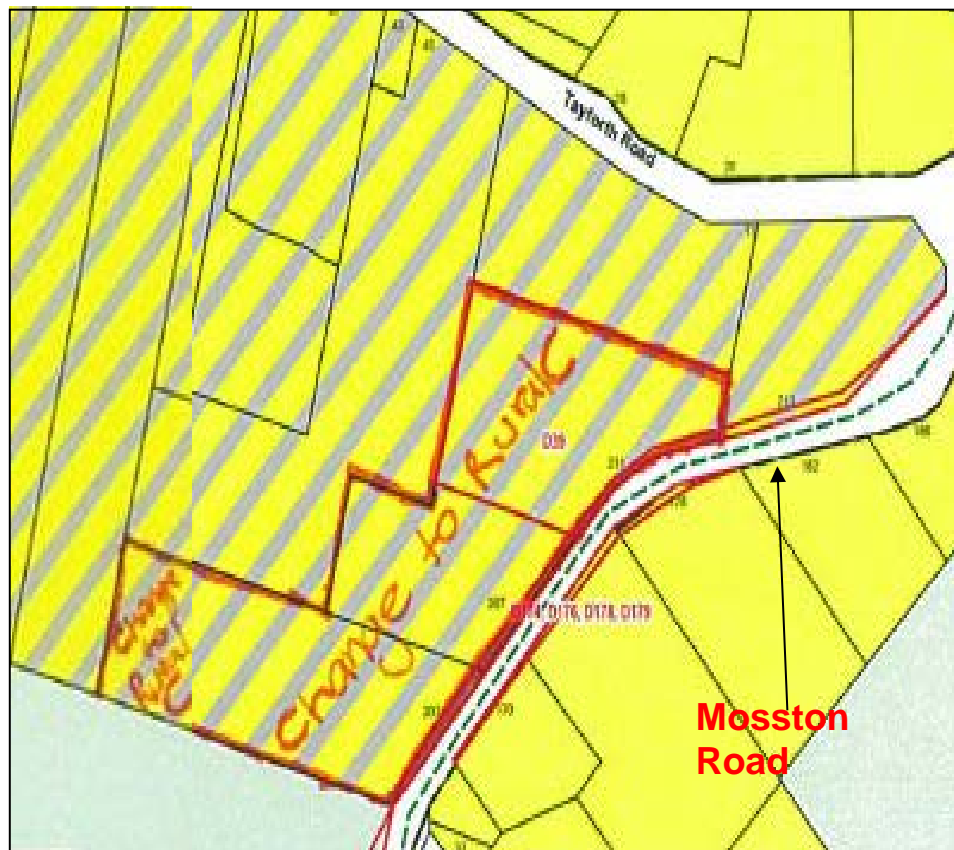
Decision Sought: Extend the Rural B zoning along Mosston Road.

Officer Comments:

1. The area along Mosston Road including Clarkson Avenue is predominately small holdings with some allotments exactly 1ha or less. The area is neither Class I nor Class II land; therefore Rural A zoning is not appropriate.
2. Mosston Road is identified as a key heavy vehicle transport route in the Wanganui Urban Transportation Strategy 2011 (WUTS). The Strategy identifies

that this route is presently of a substandard formation for such industrial and heavy vehicular traffic and that any additional residential access points on to this road will further compromise the effectiveness of the transport network. This is a key link which is not readily relocated. For this reason it is not appropriate to consider rezoning land on the western side of Mosston Road unless alternative road access is available, as is the case for Clarkson Ave.

3. The WUTS specifically identifies that additional dwellings which will create more conflict points with heavy vehicles on Mosston Road are to be avoided. This is necessary to protect the functioning of the route and avoid creation of reverse sensitivity issues of road noise, vibration and visual effects associated with heavy truck movements.
4. Rezoning of sites adjacent to Mosston Road, between Clarkson Ave and Mill Road could only be supported if restrictions were imposed that prohibited access via Mosston Road, to any future proposed sites. At this time it is not considered prudent to approve such a change as the risk to the function and efficiency of Mosston Road outweighs any benefit.
5. In relation to properties on Mosston Road between the Golf Course and Tayforth Road, it is recommended that to ensure a consistent approach is taken that they retain a Rural C zone rather than the Rural B zone proposed by PC36.



Recommended Changes to Maps - Urban 13 and Urban14

Officer Recommendation:

Submission 35 by Stewart Donald Thomas and Submission 70 by Richard Owen be **Partly Accepted**.

That the following amendments are recommended as a result of these Submissions:

Amend District Planning maps Urban 13 and Urban14 as indicated in Appendix 5.