7.8 Rural A - Requests to Re-zone - Papaiti

Submitter Name: **Barbara and John Gray**
Submission No: **10**

Summary:

- Submitter opposes the proposed Rural A zoning of 187 Papaiti Road. It will devalue the property. Council says lots less than 10 hectares would not be economically viable. The future of farming is on smaller land holdings, intensive but environmentally sustainable.
- The Submitter understands what Council is trying to achieve and would not like to see the area cluttered with big houses. Only allowing a farm to subdivide off a small 0.5 hectare lot is not wise as lots between 2 and 5 hectares are more viable.
- Each piece of land should be assessed on its own merits. One further subdivision on their property would not have a major effect on what the Council is trying to achieve.
- Submitter states that most lots from Flemington Road to Waireka Road are already below 10 hectares, some as small as 0.6 Hectares.
- Papaiti soils was not considered to be ideal as far as land quality was concerned, it has a very thin layer of top soil and then it is pumice having little if any nutritional value. Plants grown on pumice are susceptible to blowing over in strong winds.
- 187 Papaiti Road is 11 Hectares, approx. 4.69 hectares is very steep hillside and swampy at the base.
- The submitter questions is they will be compensated as they stand to be $180,00 worse off for our retirement. Will the rates decrease? Why label land below 10 as Rural A? Will Council take into account that those on existing small sections will probably not submit and those of us who are affected may be in the minority?
- The submitter states with innovation and imagination there are endless possibilities for creating potential on a small block. Restrictions such as council proposes are limiting and will not achieve in the long run.

Decision Sought:

1. That 187 Papaiti Road is not zoned Rural A or lots be 2 - 5 hectares depending on location.

3. Failing this to be compensated for the loss or allow one further subdivision per property.

Submitter Name: Raymond Andrew Jarden
Submission No: 38

Summary:

- The submitter opposes the introduction of the Rural A zone and the 10 hectare minimum lot size provision.
- The submitter owns a 40 hectare deer farm at 163a Papaiti Road. The submitter states that the Plan change is wrong as it asserts that lifestyle blocks take land out of productive use as rural lifestyle blocks are in the main very productive.
- Many small blocks are self-sufficient in meat, vegetables, fruit etc, just because it is not sold it still represents significant local production.
- Preventing these small lifestyle blocks will handbrake local economic development by reducing business for all tradesmen. Why would we want to prevent people from relocating to Wanganui and building/purchasing lifestyle blocks in the future?
- Why would Wanganui District Council want to take away future flexibility for property owners if their circumstances change.
- The submitter believes future lifestyle development will not affect the deer business. Infrastructure has already been invested to provide for future subdivision options on the property.
- The value of properties will fall overnight; will Wanganui District Council compensate property owners for the reduced values?
- Options for future urban subdivision are limited within the city boundary, if we want to see Wanganui grow in the future it is necessary to provide lifestyle blocks close to the city boundary.

Decision Sought:

1. Retain the 1 hectare minimum lot size for 163a Papaiti Road.
2. That minimum lot size remain 1 hectare.

Further Submitter Name: Barbara Gray
Submission No: 10.2

Supports Submission 38

Reason: Area of land owned by each of the submitters that would qualify as Rural A (Class 1 land) is less than 10ha. Balance of properties are steep hillside or boggy. Surrounded by lifestyle development and small sections, many less than 1 hectare. Small does not necessarily mean not productive.

Paid premium based on ability to subdivide. Would seek compensation for reduced value of land. Properties only 2km from urban area and want to see Wanganui grow not stagnate.

Submitter Name: **Noel Cooper**
Submission No: **8**

Summary:

- Submitter's land was purchased for its subdivision potential as well as its productive orchard capability. The price paid for the land was higher as to reflect the potential to subdivide into lifestyle blocks near town. The property is surrounded by lifestyle development. Rural B would be a more appropriate zoning for this area.
- The ability to subdivide is important in an event of a PSA virus breakout, subdivision would be the fall back option. Best practice noise control methods are in place and have minimal effect on neighbours. Submitter supports the protection of Class 1 land however there is plenty of Class 2 land.

Decision Sought:

1. Zone our property at 135 Papaiti Road as Rural B with a minimum subdivision of 5000m².
2. Do not zone 135 Papaiti Road as Rural A with a 10 Hectare minimum subdivision.
3. Alternatively retain the Rural zoning with a 1 hectare minimum lot zone.

Further Submitter Name: **Barbara Gray**
Submission No: **10.1**

Supports Submission 8

Reason: Area of land owned by each of the submitters that would qualify as Rural A (Class 1 land) is less than 10ha. Balance of properties are steep hillside or boggy. Surrounded by lifestyle development and small sections, many less than 1 hectare. Small does not necessarily mean not productive.

Paid premium based on ability to subdivide. Would seek compensation for reduced value of land. Properties only 2km from urban area and want to see Wanganui grow not stagnate.

Submitter Name: **Graeme Langridge**
Submission No: **45**

Summary: Submitter is opposed to the Rural A zoning of his property. Many properties within this area have already been subdivided down the 1 hectare blocks.

The property has poorer soils than the surrounding lots.

The economics of farming in this area in the future would not be possible thus being able to subdivide to the 1 hectare blocks would be keeping with the surrounding area.

Decision Sought:

For the properties Lot 4 DP 369560, Lot 2 DP 310549, Lot 3 DP 369560 and PT Section 49 Left Bank Wanganui River to be zoned Rural C.

Submitter Name: **Graeme Langridge**
Submission No: **46**

Summary: The submitter seeks Lot 2 DP 310549 be zoned Rural B. Properties on either side of this property have been zoned Rural B as have the rest of the properties on either side of the street. The Rural A zoning of this property is an unfair disadvantage.

Decision Sought: For Lot 2 DP 310549 to be zoned Rural B.

Officer Comments:

1. In response to Submission 10 and Further Submissions FS10.1 and 10.2 by Barbara Gray and John Gray; the introduction of a 10 hectare minimum lot size does not mean that sites below this are not economically viable. The purpose is to retain areas that are Class l and ll land in larger blocks to safeguard these finite versatile soils. Each property will be assessed on its own merits through the resource consent process.

2. In response to Submission 38; through this Plan change more areas within the District are proposed to be zoned Rural B with a minimum lot size of 5000m² in order to provide for lifestyle development close to the urban area. This is one of a series of methods being implemented to safeguard the most versatile soils from future rural lifestyle or low productive activities.

3. In response to Submission 8; it is noted that there are larger areas of Class ll land in the District than Class l. This area on Papaiti Road is Class ll land. The adjoining properties are zoned Rural C or existing or proposed Rural B zone. It is acknowledged that there has already been substantial subdivision around this area, including below 1 hectare and that the area is close to the urban area.

   As these blocks of land are comprised of a majority Class ll land Rural B zoning is not appropriate. Rural C is the most appropriate zoning for this area.

4. It is noted that Submissions 45 and 46 ask for contradictory decisions in relation to Lot 2 DP310549. It is understood that the preferred outcome is that this property be zoned Rural B. Lot 2 DP 310549 is Class ll land and is proposed to be zoned Rural A. This property is adjoining the existing Rural B zone with an existing Rural (1ha minimum lot size). The three most significant adjoining properties are recommended to be zoned Rural C as a result of the submission process. It is noted that there are existing 1ha allotments around this property. Zoning this property Rural B zone would further extend small allotments into the rural productive area which is not appropriate. To ensure there is a sufficient buffer between the denser lifestyle development and potential intense farming Rural C is the most appropriate for this property.

Officer Recommendation:

That Submission 10, Further Submissions 10.1 and 10.2 by Barbara Gray and John Gray, Submissions 38 by Raymond Andrew Jarden, 8 by Noel Cooper, and Submissions 45 and 46 by Graeme Langridge are **Accepted in Part**.

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

Amend District Planning maps Rural 19 and Urban 2 as indicated in Appendix 5.

Recommended Changes to Maps - **Rural 19 and Urban 2**

Submitter Name: **Malcolm Anthony Young**
Submission No: **29**

Summary: Properties outlined within the submission be zoned as Rural B.

This area is currently being considered for subdivision. This property would benefit from a 5000m2 minimum lot size.

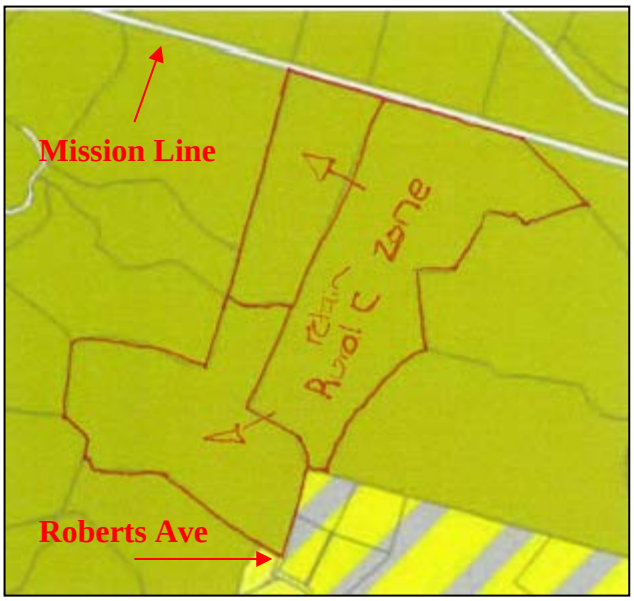
Decision sought**:** For the properties outlined in the Submission be rezoned as Rural B

Officer Comments:

1. The property at 252 Roberts Ave, LOT 3 DP 58569 and LOT 1 DP 71256 is proposed to be zoned Rural C. The submitter has requested that the property be zoned Rural B. Due to the property's location and size a change of zoning, would expose a large area of existing rural land to potential issues relating to reverse sensitivity created by future small rural lifestyle development. It is not appropriate to change the zoning to Rural B. Rural C is the most appropriate zone for these allotments.

Officer Recommendation:

Submission 29 by Malcolm Anthony Young be **Rejected.** No changes are recommended as a result of this submission.



Retain Rural C Zone at 252 Roberts Ave