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| 7.9 Site Specific Opposition to Rural A Zoning. |
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Submitter Name: Samuel James Euan Hodges (816 Rapanui Rd)

Submission No: 34

Summary:

Lot 3 DP 376999 to retain the 1 hectare minimum lot size provision. There are already reverse sensitivity issues occurring making it difficult to carry out normal farming operations.

Decision Sought: For Lot 3 DP 376999 (Peat Ave, Rapaunui Road Mowhanau) to be zoned Rural C.

Further Submitter Name: Liam and Beverley Graves

Submission No: FS4A.5

Supports submission 34

Reasons: Traffic on Rapanui Rd is principally generated from Mowhanau. The Rural A zoning will cause: a significant drop in property values for properties comprising 2 – 20 ha, take away individual rights and limit options for those wanting smaller blocks. The land classification is not accurate for many blocks. Small block owners plant trees, use less sprays, are environmentally friendly, don't use land just for income, often improve soil quality. Many rural communities are dying, rural block owners need to realise living in an industrial environment that operates 24/7 365 days a year and not complain. Vital that council balance the costs and benefits. Current proposal will mean costs, financial and lifestyle for many who gain nothing.

Further Submitter Name: MS Abbott (66 Mowhanau Drive)

Submission No: FS8

Supports

Reason: As occupier of Mowhanau Holiday Park which bounds the block of land, considers that normal farming operations including early morning mustering along Rapanui Rd to the woolshed are an inconvenience to many campers and road users year round. Block is surrounded by lifestyle blocks and the Mowhanau Village.

Further Submitter Name: SG Forlong (45 Mowhanau Drive)

Submission No: FS9

Supports

Reason: The existing housing has the effect of seriously inhibiting many normal farming operations e.g. spraying, aerial topdressing and noise factors especially tractor work and morning mustering.

Only a very limited number of sections available in what is considered the best Wanganui beach area. Allowing 1 hectare subdivisions would enable development of an area in a controlled and desirable manner. Rural C is more appropriate.

Officer Comments:

1. In relation to the further submission FS4A.5, the submitter has sought additional decisions which are not within the scope of a further submission.
2. The matters raised in FS4A.5 have little bearing on the decision to rezone the submitter's property, as the principal consideration is the quality of the land for production.
3. The Rural A zone has been targeted to include areas that consist of Class I and some of the District's Class II land which are extremely important natural resources for Wanganui, as well as New Zealand.
4. In addition, the Act requires District Plan provisions 'give effect' to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.
5. Horizons Regional Council's One Plan is relevant to PC36 as it includes requirements to prioritise Class I and Class II land when planning for growth and development.
6. The relevant One Plan provisions state:

"Objective 3-1C: Urban growth and rural residential subdivision on versatile soils"

To ensure that territorial authorities consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision.

"Policy 3-3B: Urban growth and rural residential subdivision on versatile soils"

In providing for urban growth and rural residential subdivision (lifestyle blocks), Territorial Authorities must place priority on:

 - a. the retention, as far as is reasonably practicable, of Class I and II versatile soils for use as production land, and*
 - b. considering the consolidation of existing or partly developed areas before opening up new areas to urban development."*
7. The Council has been silent on this issue in the past which has led to a trend of increasing lifestyle and residential development on this versatile land.
8. The property referred to in this Submission is made up of both Class I and Class II land. In order to protect existing Class I land, it has been necessary to zone all Class I land and some areas of Class II land that are subject to lifestyle and urban development. For practical reasons this has necessitated the inclusion of a few blocks where land is not entirely covered by either Class I or II land.
9. As identified by the submitter reverse sensitivity issues are already occurring in this area. Allowing this property to be zoned Rural C with a 1 hectare minimum lot size has the potential to increase these issues, further hindering the options for productive activities on this Class I and II land.
10. As Class I land is under threat from lifestyle development and is scarcer than Class II land within the region it is appropriate that the Rural A zoning of this property remain.
11. Furthermore, this property is located next to the Rural Settlement zone and is potentially at greater risk of subdivision than other Class I and Class II land within

the area. Contrary to comments made in FS9, it is not appropriate to expand the Mowhanau settlement to occupy Class I land.

Officer Recommendation:

Submission 34 by SJE Hodges and Further Submissions FS4A.5 by Liam and Beverley Graves, FS8 by MS Abbott and FS9 by SG Forlong be **Rejected**.

No amendments are recommended as a result of this Submission.



Retain Rural A Zone at Lot 3 DP 376999

Submitter Name: Lindsay and Lynette Sim
Submission No: 40

Summary:

Submitter seeks their property to be zoned as Rural C as the soil is inferior to other prime land in the area.

Decision Sought: For 22a Symes Road to be Zoned Rural C.

Further Submitter Name: Liam and Beverley Graves
Submission No: FS4A.6

Supports submission 40

Reasons: Traffic on Rapanui Rd is principally generated from Mowhanau. The Rural A zoning will cause: a significant drop in property values for properties comprising 2 – 20 ha, take away individual rights and limit options for those wanting smaller blocks. The land classification is not accurate for many blocks. Owners of smaller blocks often plant more trees, use less sprays, are environmentally friendly, don't use land just for income, often improve soil quality. Many rural communities are dying, rural block owners need to realise living in an industrial environment that operates 24/7 365 days a year and not complain. Vital that council balance the costs and benefits. Current proposal will mean costs, financial and lifestyle for many who gain nothing.

Officer Comments:

1. In relation to the further submission, the submitter has sought additional decisions which are not within the scope of a further submission.
2. The matters raised in the further submission have little bearing on the decision to rezone the submitter's properties, as the principal consideration is the quality of the land for production.
3. The Rural A zone has been targeted to include areas that consist of Class I and some of the District's Class II land which are extremely important natural resources for Wanganui, as well as New Zealand.
4. In addition, the Act requires District Plan provisions 'give effect' to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.
5. Horizons Regional Council's One Plan is relevant to PC36 as it includes requirements to prioritise Class I and Class II land when planning for growth and development.
6. The relevant One Plan provisions state:

“Objective 3-1C: Urban growth and rural residential subdivision on versatile soils

To ensure that territorial authorities consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision.”

“Policy 3-3B: Urban growth and rural residential subdivision on versatile soils

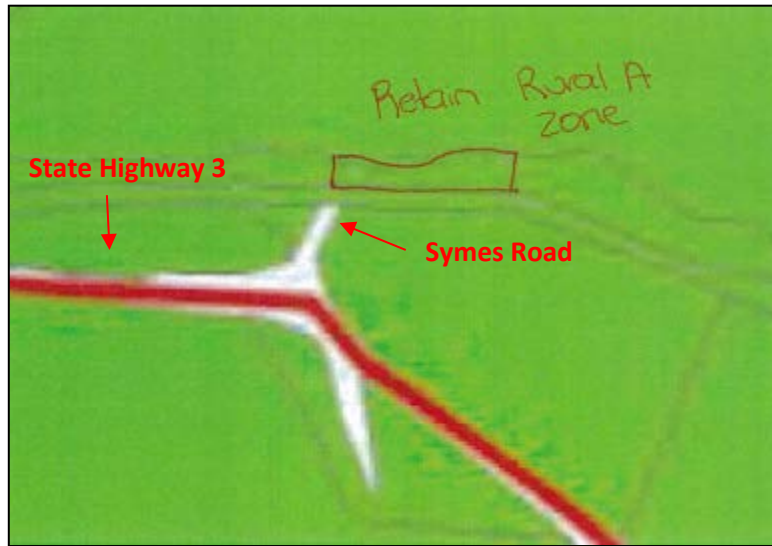
In providing for urban growth and rural residential subdivision (lifestyle blocks), Territorial Authorities must place priority on:

 - a. *the retention, as far as is reasonably practicable, of Class I and II versatile soils for use as production land, and*
 - b. *considering the consolidation of existing or partly developed areas before opening up new areas to urban development.”*
7. The Council has been silent on this issue in the past which has led to a trend of increasing lifestyle and residential development on this versatile land.
8. Land at 22a Symes Road is surrounded by properties that comprise both Class I and Class II land. In order to protect existing Class I land, it has been necessary to zone all Class I land and some areas of Class II land that are subject to lifestyle and urban development. For practical reasons this has necessitated the inclusion of a few blocks where land is not, or not entirely, comprised of either Class I or II land. This is to ensure that development on land that is not Class I or Class II does not compromise to ability of the Class I or Class II land to be retained for future productive uses.
9. This property is located in the centre of the proposed Rural A zone. Allowing this site to be zoned Rural C has the potential to create reverse sensitivity issues in the future. It is therefore inappropriate to zone the property Rural C.

Officer Recommendation:

That Submission 40 by Lindsay and Lynette Sim and Further Submitter 4A.6 by Liam and Beverley Graves be **Rejected**.

No amendments are recommended as a result of this Submission.



Retain the Rural A Zone at 22a Symes Road

Submitter Name: Kathryn Frances Kirkwood
Submission No: 41

Summary:

Submitter opposes 281 Koatanui Road to be zoned as Rural A. The property is not Class 1 or 2 land, is sandy, deep and steep gullies and is land locked.

Decision Sought: Change the boundary of the Rural A zone to exclude 281 Koatanui Road.

Officer Comments:

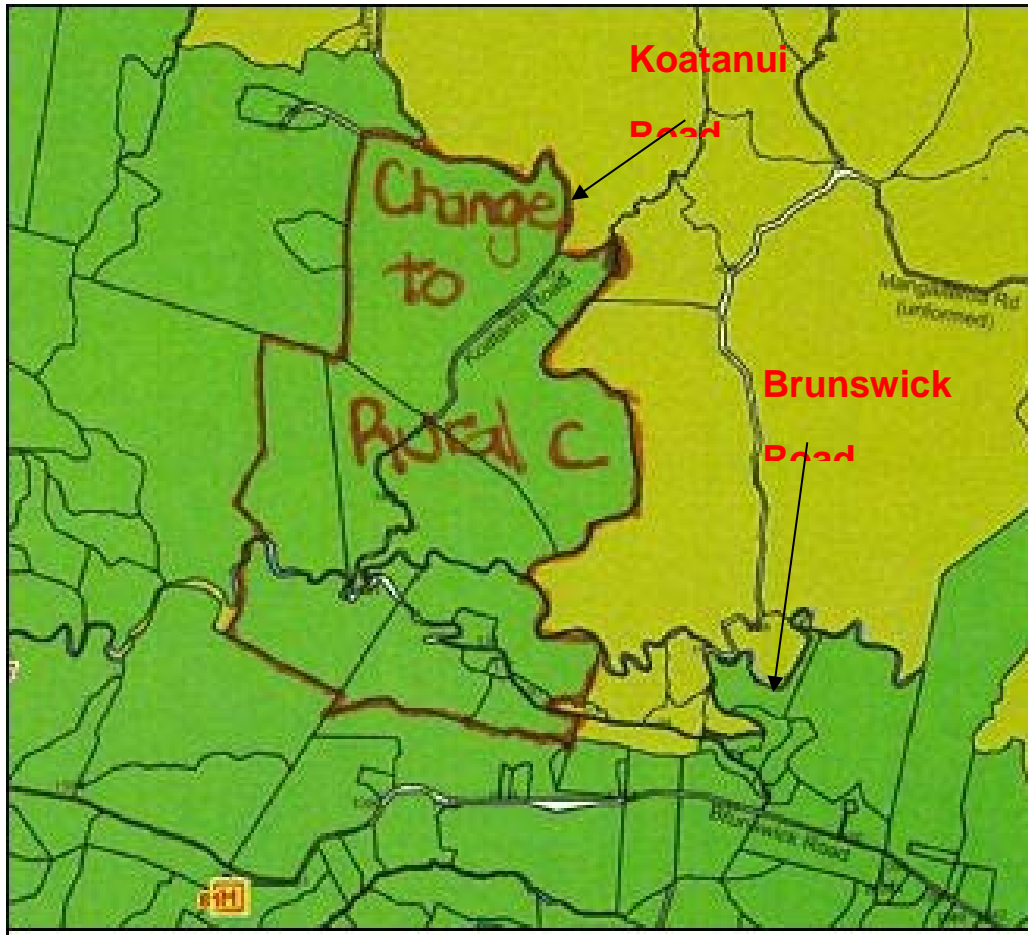
This property identified as partially Class II land is near the boundary of the Rural A zone. As there is no Class I land identified on this property and given its physical location the risk of this land being developed is considered to be minor. The points raised by the submitter are supported. The Rural C zone is appropriate.

Officer Recommendation:

That Submission 41 by Kathryn Frances Kirkwood be **Accepted**.

That the following amendments are recommended as a result of this Submission.

Amend District Planning map Rural 14 and Rural 18 as indicated in Appendix 5.



Recommended change – Maps Rural 14 and Rural 18

Submitter Name: Brian Richard Kemp
Submission No: 49

Summary:

- The submitter has an 11.8 hectare block which would be too large for the majority of lifestylers, therefore reducing the pool of potential future buyers if they were unable to subdivide.
- 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.

Decision Sought: Leave all the rules and regulations as they are currently.

Officer Comments:

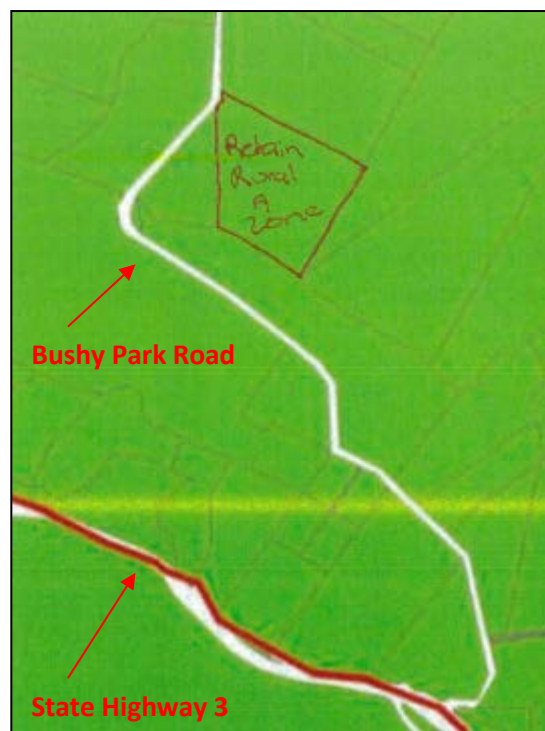
1. The submitter's property comprises a significant area of Class I land.
2. The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources; including, safeguarding the life-supporting capacity of air, water, soil and ecosystems. Wanganui is fortunate to have areas of Class I and Class II land as well as a good climate. This is a rare combination in New Zealand.
3. In addition, the Act requires District Plan provisions 'give effect' to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.

4. Horizons Regional Council's One Plan is relevant to PC36 as it includes requirements to prioritise Class I and Class II land when planning for growth and development.
5. The relevant One Plan provisions state:
*"Objective 3-1C: Urban growth and rural residential subdivision on versatile soils
 To ensure that territorial authorities consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision."*
*"Policy 3-3B: Urban growth and rural residential subdivision on versatile soils
 In providing for urban growth and rural residential subdivision (lifestyle blocks), Territorial Authorities must place priority on:*
 - a. *the retention, as far as is reasonably practicable, of Class I and II versatile soils for use as production land, and*
 - b. *considering the consolidation of existing or partly developed areas before opening up new areas to urban development."*
6. The Council has been silent on this issue in the past which has led to a trend of increasing lifestyle and residential development on this versatile land.

Officer Recommendation:

Submission 49 by Brain Richard Kemp be **Rejected**.

No changes are recommended as a result of this submission.



Retain Rural A Zone at 214 Bushy Park Road

Submitter Name: Michael and Carole Simpson

Submission No: 52

Summary:

The submitter is opposed to 209a Rapanui Road being rezoned Rural A. The property is 2.2 hectares currently and is on the fringe of the proposed Rural A zone.

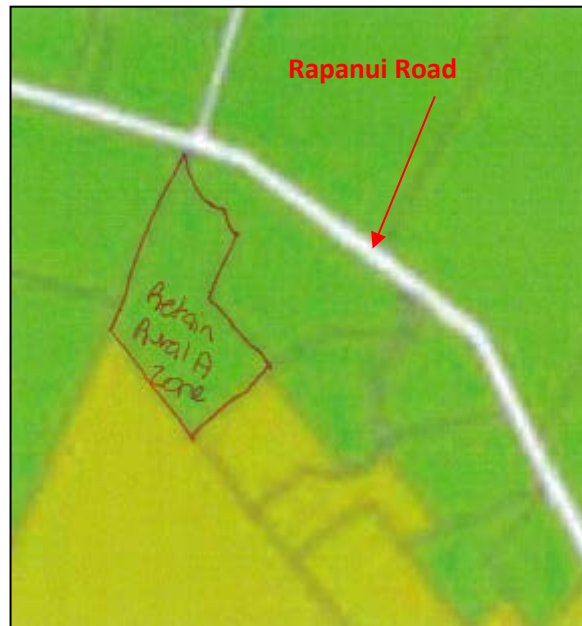
Decision Sought: To exclude 209a Rapanui Road from Rural A and retain the Rural C zoning.

Further Submitter Name: Liam and Beverley Graves

Submission No: FS4A.7

Supports submission 47

Reasons: Traffic on Rapanui Rd is principally generated from Mowhanau. The Rural A zoning will cause: a significant drop in property values for properties comprising 2 – 20 ha, take away individual rights and limit options for those wanting smaller blocks. The land classification is not accurate for many blocks. Small block owner's plant trees, use less sprays, are environmentally friendly, don't use land just for income and often improve soil quality. Many rural communities are dying, rural block owners need to realise living in an industrial environment that operates 24/7 365 days a year and not complain. Vital that council balance the costs and benefits. Current proposal will mean costs, financial and lifestyle for many who gain nothing.



Retain Rural A Zone at 209a Rapanui Road

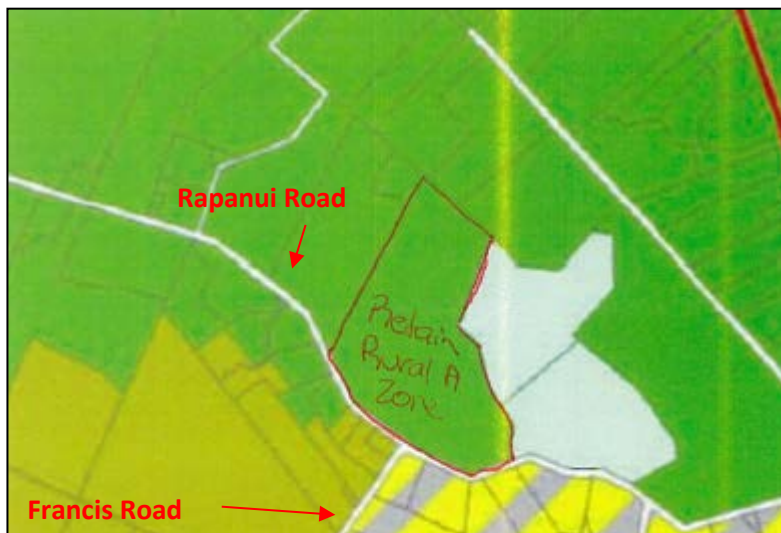
Submitter Name: G K, A J and R K Donald
Submission No: 59

Summary:

- The submitters oppose the proposed Rural A changes. The proposal intends to protect high productive soils but wrongly captures other soil types that are inferior which should be used for residential or other development. Our 12hectare property is 100% sandy country and is not Class 2 land.
- The 10 hectare proposal minimum lot size will result in a significant decrease to the value of this land.

Decision Sought:

1. Rural A be more specific to accurately reflect the purpose of the proposal.
2. If Council is not willing to incur the cost of better defining the soil types and/or area, that the new zoning rules allow for a discretionary subdivision consent where applicants can demonstrate that land is not predominantly made up of Class 1 land.



Retain the Rural A zone at PT LOT 1 DP 381

Officer Comments:

1. In relation to further submission 4A.7, it does not strictly apply to this submission as the submitter has not identified that it has less than 10 hectares. The submitter has sought additional decisions which are not within the scope of a further submission.
2. The matters raised in the further submission have little bearing on the decision to rezone the submitter's properties, as the principal consideration is the quality of the land for production.
3. The submitter's property (98 Rapanui Road) is majority Class I land and sits within a wider area of consistently Class I land. It is close to the urban area and there has been significant pressure for urban development over the last 20 years. The property is on the edge of the Class I land area and thus the Rural A zone boundary. It cannot be excluded simply for being at the edge, as Class I land is in such short supply within the District and all such land is included within the Rural A zone.

4. The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources; including, safeguarding the life-supporting capacity of air, water, soil and ecosystems. Wanganui is fortunate to have areas of Class I and Class II land as well as a good climate. This is a rare combination in New Zealand.
5. In addition, the Act requires District Plan provisions 'give effect' to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.
6. Horizons Regional Council's One Plan is relevant to PC36 as it includes requirements to prioritise Class I and Class II land when planning for growth and development.
7. The relevant One Plan provisions state:

“Objective 3-1C: Urban growth and rural residential subdivision on versatile soils

To ensure that territorial authorities consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision.”

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In providing for urban growth and rural residential subdivision (lifestyle blocks), Territorial Authorities must place priority on:

 - a. *the retention, as far as is reasonably practicable, of Class I and II versatile soils for use as production land, and*
 - b. *considering the consolidation of existing or partly developed areas before opening up new areas to urban development.”*
8. The Council has been silent on this issue in the past which has led to a trend of increasing lifestyle and residential development on this versatile land.
9. The Rural A zone targets areas of Class I and some of the District's Class II land. Each are extremely important natural resources for Wanganui, as well as New Zealand. Not all of the Class II land has been captured due to physical locality restrictions that make it difficult to capture.
10. Submitter 59 questions the accuracy of the information. The boundaries of the Plan change are based on the NZ Land Inventory which is based on more than the components of the soil – rather the nature of the land and climate. Through research and consultation with the community, Federated Farmers and the Rural Community Board, it was identified that reverse sensitivity was a prominent issue facing rural activities. To address this issue land that is neither Class I nor Class II land have been captured where they are located within the vicinity of Class I and Class II land or where parts of properties comprise Class I land. This is to ensure that development on that land does not compromise the capacity of Class I or Class II land to be used by future generations for productive purposes.

Officer Recommendation:

Submissions 52 by M and C Simpson, and 59 by G K, A J and RK Donald and Further Submission 4A.7 by L and B Graves be **Rejected**.

No changes are recommended as a result of this submission.

Submitter Name: Liam and Beverly Graves
Submission No: 61

Summary:

- The submitter is opposed to the rezoning of 527 Rapanui Road as Rural A. Green Pastures Camp is operated off this site and part of the long term plan was to subdivide for future investment.
- It is probably a good thing for the overall growth of Wanganui in the long run and has some logic behind it. A strong rural sector is very important.
- However, some of the zoning boundaries do not fit with the aim of the Plan. This 9.6 hectare property has a mix of average soil, clay, swamp and not used productively. The neighbouring property is larger and use as a productive farming unit however is proposed to be zoned Rural C. How will cutting the neighbouring block into 1 hectare lots be more productive than they are now?
- There will not be any traffic implications if the property retained the 1 hectare subdivision limit, as the major generator of traffic is the Mowhanau settlement.
- This land does not meet the criteria of soil type or land use or productive farming to fit into the Rural A zone.
- This proposal will have financial implications as it will negatively impact the market value and threaten the long term viability of our property.

Decision Sought: To be included in the Rural C zone.

Further Submitter Name: Liam and Beverly Graves
Submission No: FS4

Supports Submission 61

Reason: Inaccurate record of submission in the summary document.

Officer Comments:

1. In relation to the further submission, the original submission summary has been expanded in this report to record the submitter's explanation of causes of traffic. However it is noted that traffic is not a key consideration in the delineation of Rural A zone boundaries. The typo has been corrected to refer to financial implications. However this is but one consideration of Council under the RMA as detailed below.
2. The property at 527 Rapanui Road is majority Class I land and sits within a wider area of consistently Class I land. It is close to the urban area and there has been significant pressure for urban development over the last 20 years. The property is on the edge of the Class I area and thus the Rural A zone boundary. It cannot be excluded simply for being at the edge, as Class I land is in such short supply within the District and all such land is included within the Rural A zone.
3. The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources; including, safeguarding the life-supporting capacity of air, water, soil and ecosystems. Wanganui is fortunate to have areas of Class I and Class II land as well as a good climate. This is a rare combination in New Zealand. It is noted that the submitter supports the intention of Plan Change 36.
4. In addition, the Act requires District Plan provisions 'give effect' to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.

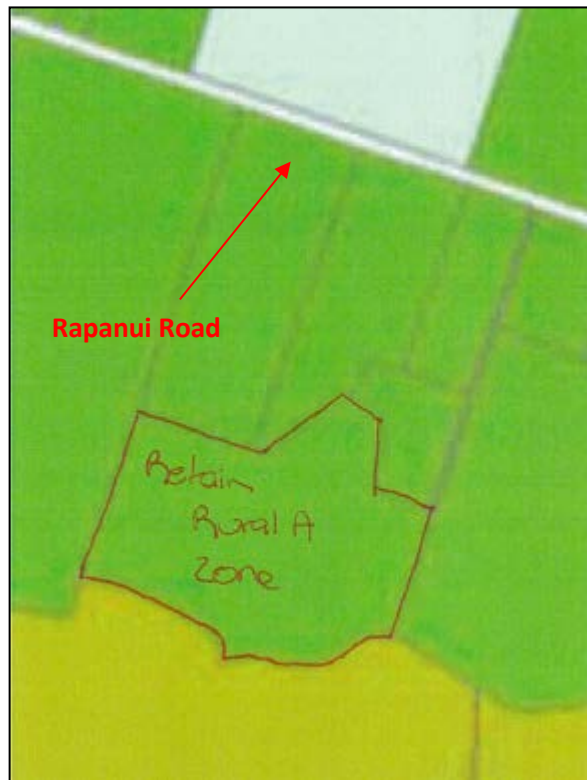
5. Horizons Regional Council's One Plan is relevant to PC36 as it includes requirements to prioritise Class I and Class II land when planning for growth and development.
6. The relevant One Plan provisions state:
 - “Objective 3-1C: Urban growth and rural residential subdivision on versatile soils*
 - To ensure that territorial authorities consider the benefits of retaining Class I and II versatile soils for use as production land when providing for urban growth and rural residential subdivision.”*
 - “Policy 3-3B: Urban growth and rural residential subdivision on versatile soils*
 - In providing for urban growth and rural residential subdivision (lifestyle blocks), Territorial Authorities must place priority on:*
 - a. the retention, as far as is reasonably practicable, of Class I and II versatile soils for use as production land, and*
 - b. considering the consolidation of existing or partly developed areas before opening up new areas to urban development.”*
7. The Council has been silent on this issue in the past which has led to a trend of increasing lifestyle and residential development on this versatile land.
8. The submitter's principle concern is that they will lose the option to subdivide and derive additional income from the property. The RMA is concerned with the sustainable management of use, development and subdivision. Class I and to a lesser extent Class II land is limited to areas close to the urban area and so comes under significant urban development pressure.
9. Issues for farming in the vicinity of lifestyle development include:
 - Stock don't like urban noise – so as traffic noise increases with 'lifestyle' subdivision land use tend to change from stock to crops on surrounding farms.; reducing productive options.
 - Rural Lifestyle residents are more likely to plant lots of trees – which attract birds – resulting in the loss of significant crop volumes. Issues of spray-drift and noise also impact farm operations.
 - Land drainage problems have also been created with the re-contouring of land for dwellings and in some cases, the blocking or lack of maintenance of rural drains.
 - Once land has been subdivided and used for lifestyle or residential development the chance of it being used in the future for productive farming is dramatically reduced.
10. Research and discussions to date have led Council to conclude that it should strive to achieve at least the following:
 - Safeguard Class I and II land for future use for productive purposes.
 - Address the demand for lifestyle living by identifying suitable areas for rural lifestyle living, that does not compromise the productive use of quality rural land especially Class I or II land.
11. In order to protect existing Class I land in larger lots, it has been necessary to zone all Class I land and areas of Class II land that are in proximity to the urban area.
12. Costs and benefits identified include:
 - Improved affordability of Rural A zoned land for productive purposes; as no longer competing with urban purchasers.
 - Protection afforded to Class I and II land, as urban fragmentation is avoided.

- Halts sporadic semi-urban development in the Rural A zone on Class I and II land particularly.
- Regulation of minimum section sizes will be consistent with those of neighbouring authorities.
- Landowners, such as this submitter, in the Rural A zone with Plans to subdivide below the 10 hectares minimum would lose that opportunity. The reality is that all Plan changes create winners and losers, the key consideration is whether it is necessary to achieve the objectives of the Plan and the overall purpose of the Act.

Officer Recommendation:

Submission 61 and Further Submission 4 by Liam and Beverly Graves be **Rejected**.

No amendments are recommended as a result of this submission.



Retain Rural A Zone at 527 Rapanui Road

Submitter Name: Anthony John Harrison

Submission No: 9

Summary:

- Plan Change 36 needs to look at opening up areas that are already subdivided into small sections that would be more appropriate as Rural B.
- The area of 32 - 58 Riverbank Road is currently zoned Rural, however Rural B would be a more appropriate zoning as it is already in small holdings and are unlikely to be used for commercial rural purposes in the future.
- 1 - 39 Riverbank Road is currently zoned as Rural B. This zoning should continue through to 140 Riverbank Road.

Decision Sought:

1. That 1 to 140 Riverbank Road to be zoned as Rural B with a minimum 5000m² lot size.
2. That 32 to 58 Riverbank Road to be changed from the Rural Zone with 1 hectare minimum lot size to Rural B Zone with 5000m² minimum lot size.

Officer Comment:

1. Through this Plan Change more areas on the urban fringe are being zoned Rural B with a consequent reduction in the minimum lot size from 1 hectare to 5000m² per allotment. The submitter has requested that 1 to 140 Riverbank Road and 32 to 58 Riverbank Road be changed from Rural C to Rural B with a 5000m².
2. This area along Riverbank Road is Class II land. No change has been promoted for this area via Plan change 36, a significant number of properties and owners would be affected by the submitters proposed change and the area includes a number of productive farming units which already struggle with potential reverse

sensitivity issues. The zoning of the properties to Rural B is not supported at this time.

Officer Recommendations:

Submission 9 by Anthony John Harrison is be **Rejected**.

No amendments are recommended as a result of this Submission.



Retain existing zonings at 1 – 140 Riverbank Road

Submitters Name: Malcolm John Palmer

Submission No: 43

Summary:

- Submitter strongly objects that 546 No 2 Line be included in the Rural A zone. This property has hills and soil types on the property are predominantly clay and wet during the winter.
- Classes of land on property are fragmented, not appropriate to apply a blanket classification over total area. There are Class 1 and Class 2 land on the property however they are fragmented and do not constitute an area suitable for subdivision.
- Wanganui is suffering from economic doldrum and this proposal will be another setback for developers, builders and service trades.
- The submitter recognises that areas have been open up for lifestyle development, however these are not in this area. A 2 hectare minimum lot size would cater for most.

Decision Sought: To exclude 546 No. 2 Line from the Rural A Zone or allow a 2 hectare minimum lot size.

Officer Comments:

1. The submitter's principle concern is that they will lose the option to subdivide. The RMA is concerned with the sustainable management of use, development and subdivision. In the Wanganui District Class I land, and to a lesser extent

Class II land, is limited to areas close to the urban boundary and so comes under significant urban development pressure. The total area of rural productive land lost to residential or lifestyle blocks has steadily increased over the period 1994 to 2014.

2. It is noted that the property is on the edge of the proposed Rural A zone and that it does not comprise any Class I land and less than half of the property is identified as Class II land. For these reasons arguments could be made for either inclusion or exclusion from the Rural A zone. It is recommended that given the opposition by the landowner in this case that the status quo could be appropriate and the land is accordingly recommended to be amended to Rural C zone.

Officer Recommendation:

Submission 43 by Malcolm John Palmer be **Accepted in Part.**

That the following amendments are recommended as a result of this Submission.

Amend District Planning map Rural 19 as indicated in Appendix 5.



Recommended Change to Map – **Rural 19**

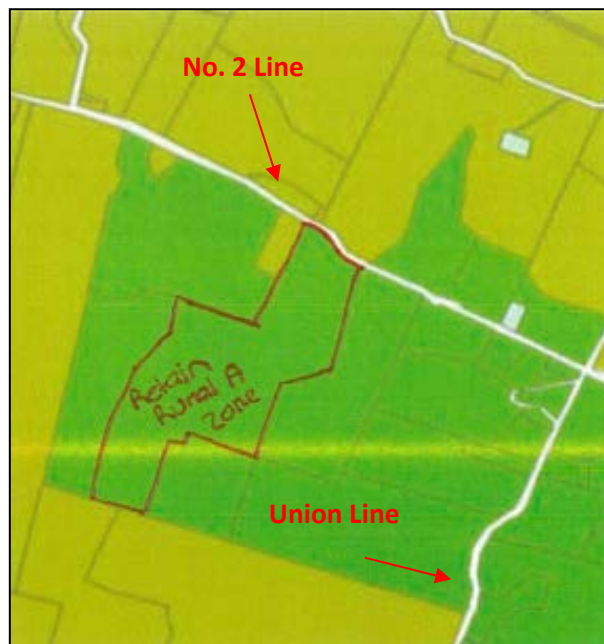
Submitter Name: Brian and Lynley Shaw

Submission No: 58

Summary:

- The submitter is opposed to the blanket reclassification over a total area. This does not adequately represent an individual property and unfairly restricts the ability for subdivision with functional implications as a result.
- A blanket approach does not recognise the fragmentation of different classes of soil types on the individual property and any natural restrictions for subdivision due to such fragmentation.

Decision Sought: Review and change the boundary of Rural A in the Fordell area to recognise the natural fragmentation and topography for 578 No.2 Line.



Retain the Rural A Zone at 578 No. 2 Line

Submitter Name: Tony and Carrie Eades
Submission No: 22

Summary: Submitter opposes the changes as they may wish to subdivide in the future.

Decision Sought: Retain the Rural C zone of 654 Great North Road.



Retain the Rural A Zone at 654 Great North Road

Submitter Name: Louise Anne Allsopp and Robert Brian Gardner
Submission No: 31 and 32

Summary:

- The submitter opposes the proposed change as it will prevent future subdivision, building options will be limited and reduce income from rates. This will affect surveyors, builders, contractors etc. A 10 hectare lot is far too great for most people wanting a rural lifestyle but is too small to productively farm in most cases. 10 hectares would not produce enough to keep it viable, but cannot easily be maintained by a working family wanting a rural lifestyle.
- Owners of previously subdividable land would see their land value decrease as it would only be able to be used as farm land. If the quality land is already broken into lifestyle blocks as is the case in our area, it has already been lost to productive farming and applying a 10 hectare subdivision to it will not bring it back.
- Farm animals are one of the highest contributors to atmospheric carbon dioxide after motor cars. In most circumstances, rural lifestyle residents contribute more positively to the environment by planting trees and shrubs and do more to protect waterways than large scale farmers have in the past.
- The timeframes for both the Submission process and the proposed changes are too short. The quality of 22 Matarawa Hill Road is poor and already a lifestyle block rather than a productive farm block. The property falls on two soil types and is on the boundary between areas that can be subdivided with a minimum of 1 hectare and a minimum of 10 hectares. Therefore the property should be Rural C or be allowed to

split the title up into two along the boundary. We have the potential of a large mortgage on a piece of land that will be worth less than what we paid for it.

- It does not make sense to allow a large farm to be broken up into non-productive 10 hectare blocks but not allow already non-productive lifestyle blocks under 10 hectares to be broken up further. The submitter contacted the Council twice and was told on both occasions that this property was not in the new zone. We were told that subdivision would need to be done before the 1st of May. The day after a phone call was received stating that twice a mistake had been made and the property was included in the new zone. This land was purchased based on valuation that said it could be subdivided. If this could not happen the value is reduced by about \$100k.
- The following day the submitter contacted Council to arrange a meeting and was told that essentially that there was no point discussing the matter as 'it was happening regardless'. What democratic process is being followed if this is to occur despite any submission to the contrary.
- It is said that it is much easier to get what you want in the Plan before it goes to submissions yet we did not receive an official notification prior to the submission starting, so how were we supposed to influence the Plan?

Decision Sought:

1. That existing lifestyle blocks below 10 hectares be able to subdivide further, or one off subdivision for all properties.
2. That 22 Matarawa Hill Road be zoned Rural C, or that 22 Matarawa Hill Road be able to be split into two titles along the line of the zone change boundary.
3. That compensation be made to landowners in Rural A.



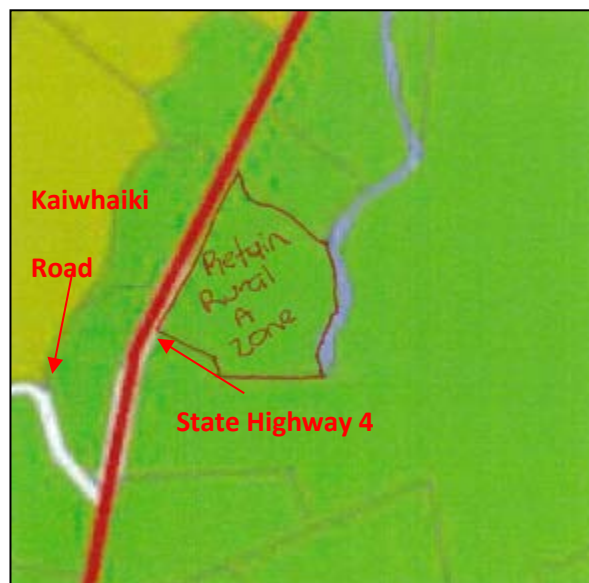
Retain Rural A Zone at 22 Matarawa Hill Road LOT 2 DP 469456

Submitter Name: John D Moore
Submission No: 75

Summary:

- The submitter has invested in this land and should be able to engage in the democratic governance of its management and use it as per council's regulation at time of purchase.
- The property 602 Parapara Road is only 50% Class 1 soil the balance is not fertile.
- The submitter questions the accuracy or the land evaluation at 602 Parapara Road. There has been little subdivision in this area historically.
- Commercially small blocks can produce good financial return.
- Small blocks attract professionals that give service to the area. It has been mentioned that new rural blocks owners complain about noise, sprays etc. This is an education issue, not to do with subdivision.
- There is no doubt that rural living is beneficial to general wellbeing.

Decision Sought: Keep the 1 hectare as it is.



Retain the Rural A Zone at 602 SH 4

Officer Comments:

1. The submitter's principle concern is that they will lose the option to subdivide and derive additional income from their properties. The RMA is concerned with the sustainable management of use, development and subdivision. In the Wanganui District Class I land, and to a lesser extent Class II land, is limited to areas close to the urban area and so comes under significant urban development pressure. The total area of rural productive land lost to residential or lifestyle blocks has steadily increased over the period 1994 to 2014.

2. Issues for farming in the vicinity of lifestyle development include:
 - a. Stock don't like urban noise – so as traffic noise increases with 'lifestyle' subdivision, land use tends to change from stock to crops on surrounding farms.; reducing productive options.
 - b. Lifestyle residents grow lots of trees, which attract birds, resulting in the loss of significant crop volumes. Issues of spray-drift and noise also impact farm operations.
 - c. Land drainage problems have also been created with the re-contouring of land for dwellings and in some cases, the blocking or lack of maintenance of rural drains.
3. Research and discussions to date have led Council to conclude that it should strive to achieve at least the following:
 - a. Safeguard the versatility of Class I and II land for future use for productive purposes.
 - b. Address the demand for lifestyle living by identifying suitable areas for rural lifestyle living, in areas that do not compromise the productive use of quality rural land especially Class I or II land.
4. The proposed Rural A zone covers areas of Class I and some Class II land within the District. The majority of the rural area retains the 1 hectare minimum lot size, with some areas being rezoned as Rural B, with a 5000m² minimum lot size. These areas will continue to allow for building options within the District. This will provide for the varying activities that occur in the rural environment.
5. The 10 hectares minimum lot size does allow lots greater than 10 hectare to be subdivided or continue to operate as larger units.
6. Lots of less than 10 hectares are not necessarily unproductive units. The 10 hectare minimum lot size is to ensure land is not further subdivided for residential or lifestyle development; potentially restricting the ability of the property and neighbouring properties to be used for a variety of rural activities in future.
7. In order to protect existing Class I land in larger lots, it has been necessary to restrict subdivision of all Class I land and areas of Class II land in proximity to the urban areas. For practical reasons this has necessitated the inclusion of a few blocks where land is not entirely covered by either Class I or II land.
8. Use of market price has been identified as a tool to manage location decisions of potential residential or lifestyle property owners. The difference in land value between Rural B and existing Rural A zoned land is not sufficient to encourage purchasers away from Class I and II land. It is assumed that section prices for 1 – 3 hectares of land in the Rural B zone would need to be significantly less than the value of the smallest sections in the Rural A zone – if the market was to influence the behaviour of buyers of small to medium lifestyle blocks.
9. Setting a minimum lot size for the proposed Rural A zone at 10 hectares would impact on price. Price differential would encourage lifestyle purchases in the Rural B zone where 5000m² is the minimum lot size and sections would be relatively cheaper than Class I and II land in the Rural A zone.
10. A range of minimum lot sizes, from at least 4 hectares up to 10 hectares, have been considered. Neighbouring councils restrict subdivision broadly around the 8 – 10 hectare threshold.
11. The Rural Community Board notes managing soil resource in this manner is consistent with the Principles of the Rural Enterprise Project which promotes the

intensification of high-value food production using Wanganui's best soils and climate regime.

12. Costs and benefits identified include:
 - a. Improved affordability of Rural A zoned land for productive purposes; as no longer competing with urban purchasers.
 - b. Protection afforded to Class I and II land, as urban fragmentation is avoided.
 - c. Halts sporadic semi-urban development in the Rural A zone on Class I and II land particularly.
 - d. Regulation of minimum section sizes will be consistent with those of neighbouring authorities.
 - e. Landowners, such as this submitter, in the Rural A zone with Plans to subdivide below the 10 hectares minimum would lose that opportunity. The reality is that all Plan changes create winners and losers, the key consideration is whether it is necessary to achieve the objectives of the Plan and the overall purpose of the Act.
13. In relation to submissions 31 and 32, Council officers regret the distress caused by our provision of less than accurate and at times inconsistent information and advice. However the facts remain, that the purpose of the Plan change is to protect Class I and II land. This property sits within a significant area of Class II land and it is not logical to remove a single property given the wider area is to be zoned Rural A.

Officer Recommendation:

Submissions 58 by Brian and Lynley Shaw, 22 by Tony and Carrie Eades, 31 by Louise Anne Allsopp, 32 by Robert Brian Gardner and 75 by John D Moore be **Rejected**.

No amendments are recommended as a result of these Submissions:

Submitter Name: Richard Austin
Submission No: 47

Summary:

- The submitter holds two titles on Blueskin Road both in the proposed Rural A zone.
- One lot is used as a home block and one was purchase specifically for use as an orchard. At the time of purchasing the orchard block it was thought that subdivision would be an option to recoup investment costs if needed. It is a concern that the existing opportunity to subdivide may not be there in the future to cover outstanding losses.
- The submitter states that Council must consider the Planning impact on existing commercial operations that have entered into and based investment profile upon current Planning rules.
- The submitter appreciates large tracks of land, perhaps, should not be subdivided and converted into lifestyle blocks and increase to chance of losing the capacity for maintaining a productive use of the land.
- Size does not necessary reduce the productive capacity of the land. In the 1990's the District Plan provided for small lots if the applicant could demonstrate that the land could be use productively. Having this as a condition of consent would act as a barrier

for those intending to use the proposed use to circumvent the purpose of the District Plan.

Decision Sought:

1. 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.
2. Land less than 10 hectares should be permitted in cases where, as a condition of the subdivision, the applicant undertakes to establish a productive agricultural business.
3. Failing this, land less than 10 hectares be allowed to be subdivided down to the existing 1 hectare.

Further Submitter Name: Liam and Beverley Graves

Submission No: FS4A.7

Supports submission 47

Reasons: Traffic on Rapanui Rd is principally generated from Mowhanau. The Rural A zoning will cause: a significant drop in property values for properties comprising 2 – 20 ha, take away individual rights and limit options for those wanting smaller blocks. The land classification is not accurate for many blocks. Small block owners plant trees, use less sprays, are environmentally friendly, don't use land just for income, often improve soil quality. Many rural communities are dying, rural block owners need to realise living in an industrial environment that operates 24/7 365 days a year and not complain. Vital that council balance the costs and benefits. Current proposal will mean costs, financial and lifestyle for many who gain nothing.

Officer Comments:

1. In relation to the further submission, the submitter has sought additional decisions which are not within the scope of a further submission.
2. The matters raised in the further submission have little bearing on the decision to rezone the submitter's properties, as the principal consideration is the quality of the land for production.
3. The submitter's property is 100% Class I land and sits within one of the largest areas of consistently Class I land. It is close to the urban area and there has been significant pressure for urban development over the last 20 years.
4. The submitter's principle concern is that he will lose the option to subdivide and derive additional income from the property. The RMA is concerned with the sustainable management of use, development and subdivision. Class I and to a lesser extent Class II land is limited to areas close to the urban area and so comes under significant urban development pressure.
5. Issues for farming in the vicinity of lifestyle development include:
 - Stock don't like urban noise – so as traffic noise increases with 'lifestyle' subdivision landuses tend to changes from stock to crops on surrounding farms.; reducing productive options.
 - Lifestyler's grow lots of trees – which attract birds – resulting in the loss of significant crop volumes. Issues of spray-drift and noise also impact farm operations.
 - Land drainage problems have also been created with the re-contouring of land for dwellings and in some cases, the blocking or lack of maintenance of rural drains.

- Once land has been subdivided and used for lifestyle or residential development the chance of it being used in the future for productive farming is dramatically reduced.
6. Research and discussions to date have led Council to conclude that it should be aiming to achieve at least the following:
 - Safeguard Class I and II land for future use for productive purposes.
 - Address the demand for lifestyle living by identifying suitable areas for rural lifestyle living that does not compromise the productive use of quality rural land especially Class I or II land.
 7. The proposed Rural A zone covers areas of Class I and some Class II land within the District. The majority of the rural area retains the 1 hectare minimum lot size, with some areas being rezoned as Rural B, with a 5000m² minimum lot size. These areas will continue to allow for building options within the District.
 8. Lot of less than 10 hectares are not necessarily unproductive units. The 10 hectare minimum lot size is to ensure land is not further subdivided for residential or lifestyle development; as this may restrict the ability of the land and neighbouring land to be used for a variety of rural activities in future.
 9. In order to protect existing Class I land in larger lots, it has been necessary to zone all Class I land and areas of Class II land that is in proximity to the urban areas.
 10. Use of market price has been identified as a tool to manage location decisions of potential residential or lifestyle property owners. The difference in land value between Rural B and existing Rural A zoned land is not sufficient to encourage purchasers away from Class I and II land. It is assumed that section prices for 1 – 3 hectares of land in the Rural B zone would need to be significantly less than the value of the smallest sections in the Rural A zone – if the market was to influence the behaviour of buyers of small to medium lifestyle blocks.
 11. A range of minimum lot sizes, from at least 4 hectares up to 10 hectares, have been considered. Neighbouring councils restrict subdivision broadly around the 8 – 10 hectare threshold.
 12. Costs and benefits identified include:
 - Improved affordability of Rural A zoned land for productive purposes; as no longer competing with urban purchasers.
 - Protection afforded to Class I and II land, as urban fragmentation is avoided.
 - Halts sporadic semi-urban development in the Rural A zone on Class I and II land particularly.
 - Regulation of minimum section sizes will be consistent with those of neighbouring authorities.
 - Landowners, such as this submitter, in the Rural A zone with Plans to subdivide below the 10 hectares minimum would lose that opportunity. The reality is that all Plan changes create winners and losers, the key consideration is whether it is necessary to achieve the objectives of the Plan and the overall purpose of the Act.

Officer Recommendation:

Submission 47 by Richard Austin and Further Submitter 4A.7 by Liam and Beverley Graves be **Accepted in part.**

No amendments are recommended as a result of this submission.



Retain the Rural A Zone at 248 and 306 Blueskin Road

Submitter Name: M J and J B Francis
Submission No: 30

Summary: Submitter seeks 3 Marybank Road to be zoned as Rural Settlement to be consistent with neighbouring properties. Submitter states that sewerage is currently available at the property boundary gate.

Decision sought: That 3 Marybank Road be zoned Rural Settlement.

Officer Comments:

1. This property is located on the fringe of the Rural Settlement Zone. The property will be subject to Horizon's One Plan, which requires a minimum lot size of 5000m² for adequate wastewater disposal. Smaller sites require a consent from Horizons Regional Council.

Officer Recommendation:

That Submission 30 by MJ and JB Francis be **Accepted**.

The following amendments are recommended as a result of this Submission.

Amend Urban Planning Maps 34 to show 3 Marybank Road to Rural Settlement Zone.



Recommended Change to map – **Urban 34 and Rural 21**