

PROPOSED PLAN CHANGE G: AOKAUTERE URBAN GROWTH

Ngawai Farms Limited (Stu Waters)

Submitter Reference SO. 61

3.45pm, Thursday 7 December

Introduction

Good afternoon. My name is Stu Waters, Submitter Reference SO.61, and I am the owner of the 'Waters Block' located at 291 – 301 Turitea Road, here in Palmerston North, demonstrated in Appendix (A).

The area of my property involved in Council's proposed plan change is demonstrated in Appendices (B)(1) and (B)(2).

I have four key areas (KA) I would like to discuss regarding Council's Proposed Plan Change G.

KA-1

The first relates to Council's acquisition, financial compensation, maintenance, and accessibility of my property rezoned from Rural to Conservation and Amenity, specifically the reserves (G14 – G18) and forest areas (F1 – F4).

My understanding is that the vesting and purchasing of land is undertaken by Council on a case-by-case basis. At this point in time, Council do not intend to purchase or require these areas to be vested and that these areas shall remain in private ownership. In the event that my land is further developed, these reserves and forest areas are expected to remain in private ownership.

If this is the case, then I am in support of this plan change.

KA-2

The second relates to the loss of the Rural-Residential Overlay within my property, due to potential geotechnical issues and possible acoustic limitations from the Rifle Rod and Gun Club Manawatu Incorporated ('Gun Club').

My understanding here is that Council have recommended to reinstate the Rural-Residential Overlay within my property, but only for the land previously zoned Rural. The overlay shall not be reinstated for the areas that Council have recommended to be zoned Conservation and Amenity. Furthermore, Council have proposed to implement specific requirements, outlined in proposed policies 3.8 and 3.9, attached as Appendix (C), if development were to occur within the acoustic contours as demonstrated on Map 7A.4B, attached as Appendix (D).

These requirements would require north oriented indoor and outdoor living areas for any new or relocated dwelling, the provision of acoustic protection associated with the Manawātū Rifle Rod and Gun Club and that consent notices may be imposed to ensure future homeowners understand that they may be exposed to occasional loud noise from gun club activities. The proposed requirement also states that any development within the 55 dB L_{AFmax} contour area shall provide an acoustic report demonstrating that noise levels within any proposed lot does not exceed 55 dB L_{AFmax} .

If this is the case, I am in support of this plan change.

KA-3

The third key area relates to the possibility of providing and constructing a roading connection to the east of my property. As part of the planning evidence submitted by Pepa Moefili on 27 October 2023, Appendix (B) of that document demonstrates a notional roading link to the east of my property.

My understanding here is that Council is supportive of this notional roading link, with the understanding that there may be ecological and geotechnical issues to be considered. Furthermore, as the roading link is to have a 'Peri-Urban' road type, it can be flexible and that the precise position can be confirmed at the resource consent stage.

On this basis, Council have adopted the notional roading link, attached as Appendix (E) of this document, and have incorporated it into the Aokautere Structure Plan, shown on Map 7A.4D, attached to this document as Appendix (F).

KA-4

Lastly, Council had rezoned a portion of my property from Rural to Residential.

In response to this initial proposal, Council have withdrawn this rezoning and agree for this portion of land to remain within the Rural Zone and within the Rural-Residential Overlay. This is demonstrated in Council's updated zoning map, attached as Appendix (G). Council have also agreed to the alternative road alignment submitted as part of the planning evidence of Pepa Moefili dated 27 October 2023.

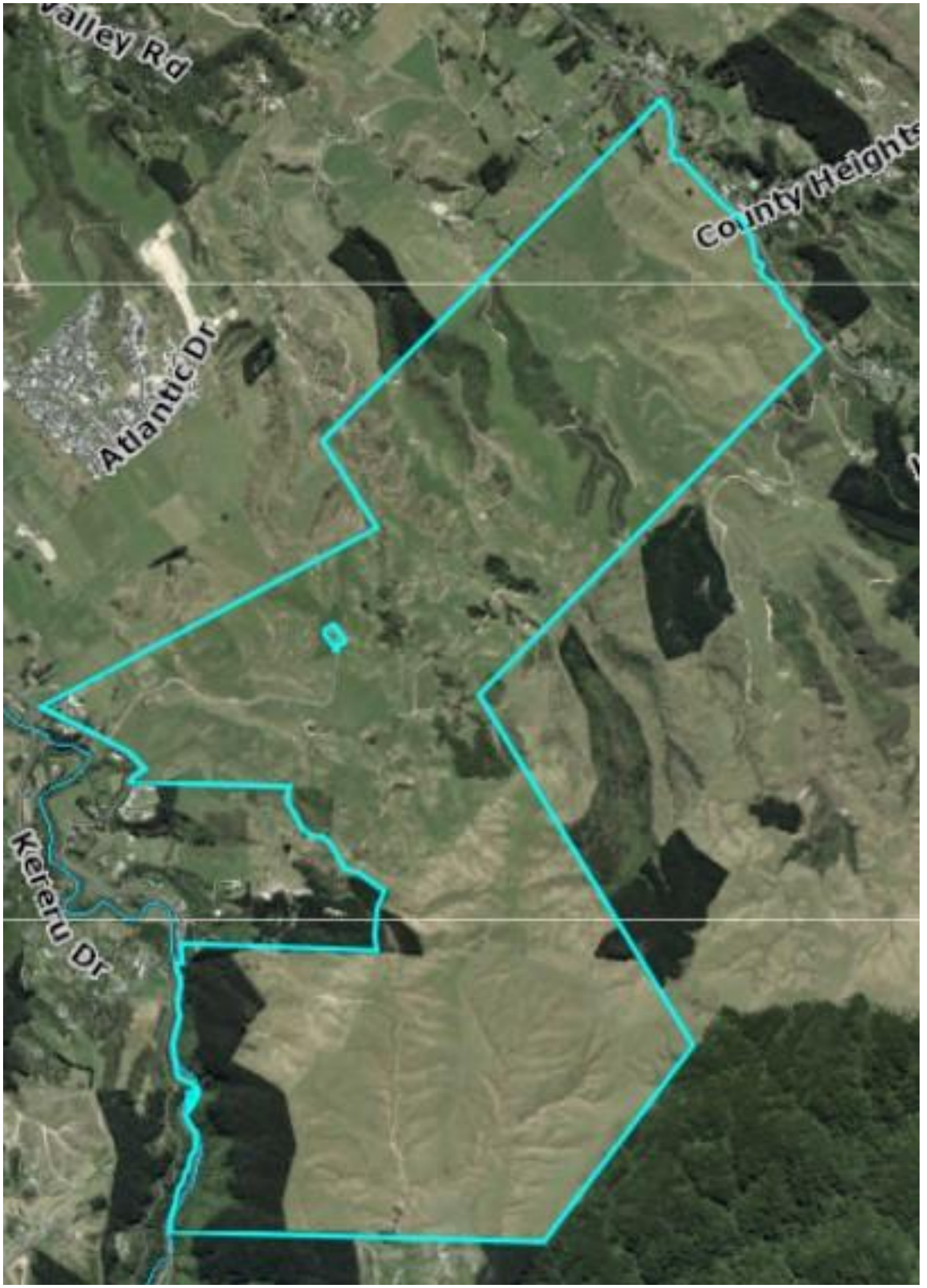
Although the road alignment, attached as Appendix (H), has not been directly adopted as part of the Aokautere Structure Plan, my understanding is that the flexibility for Peri-Urban Road and Local Streets allow development of these roading connections to be undertaken outside of my property.

If this understanding is correct, then I agree.

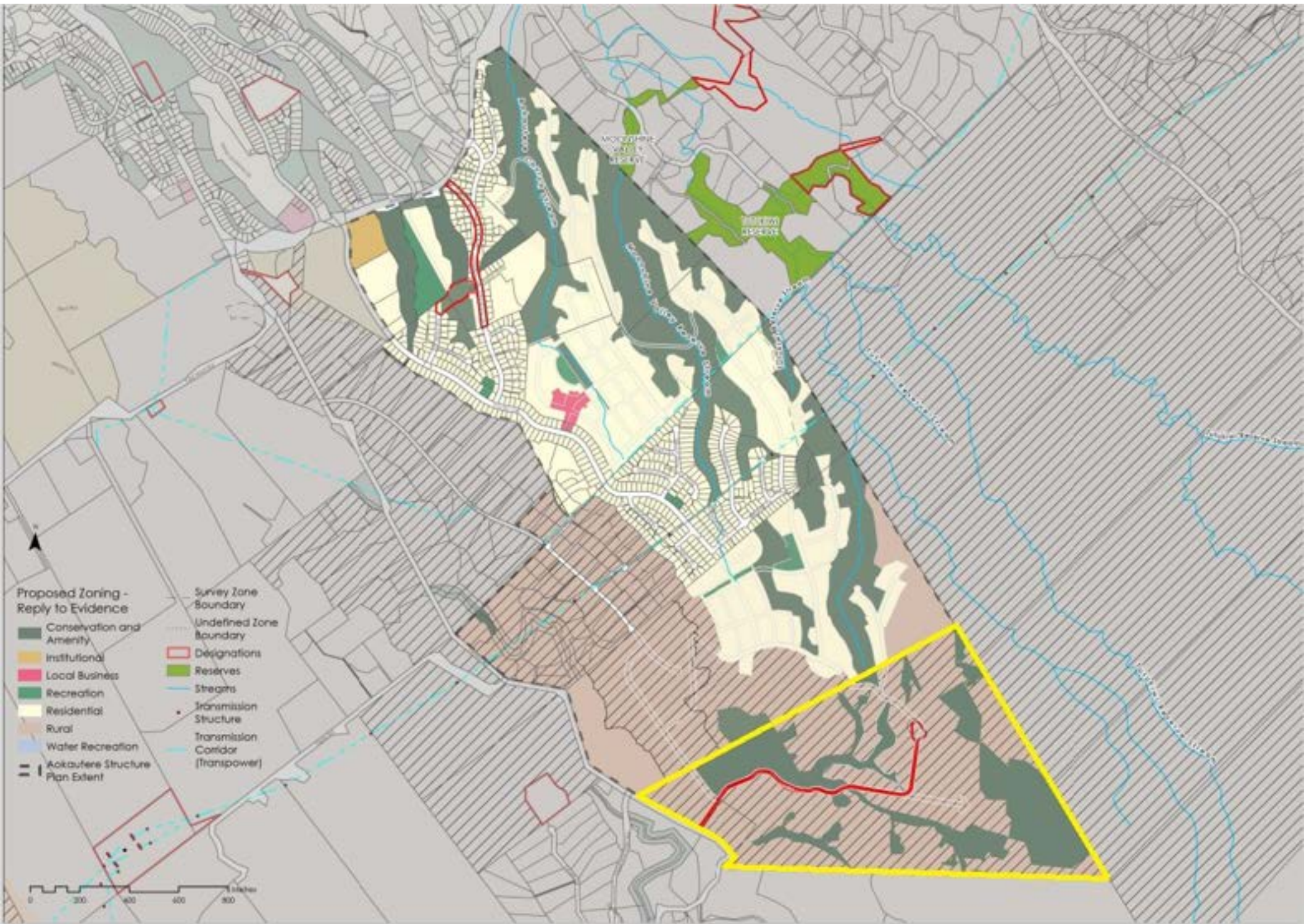
Concluding Statement

In conclusion, the key areas discussed today were my concerns that were raised during the plan change process. However, I feel Council have resolved these matters as previously discussed. If my interpretation of Council's Statement of Replies is correct, then I am overall supportive of Council's proposed plan change, known as 'Plan Change G'.

Appendix (A) – Waters’ Block



Appendix (B)(1) – Waters’ Block (Plan Change G)



Appendix (B)(2) – Waters’ Block (Plan Change G)



Appendix (C) – Proposed Policies 3.8 and 3.9

~~instability, risk of liquefaction or lateral spread and/or to address any other natural hazards (including suitable foundation design requirements, earthworks and setbacks from areas of geotechnical risk).~~

- ~~• with the design providing for predicted improvements to soil slope and stability through the development and the impact on existing vegetation and landscape values;~~

~~m. Consent notices are imposed on titles outlining the measures required to implement recommendations from any technical reports to achieve land stability (including earthworks and setbacks from areas of geotechnical risk) and/or address natural hazards in advance of development.⁶~~

3.8 Within the Gun Club Noise Mitigation Area identified on the Aokautere Structure Plan (Map 7A.4B), conditions shall be placed on subdivision consents (and recorded on titles via consent notices) that require:

- ~~new or relocated dwellings to be designed and orientated so that indoor and outdoor living areas face north, to provide acoustic protection from noise associated with activities at the Manawatū Rifle Rod and Gun Club; and~~
- ~~the presence of the of the Manawatū Rifle Rod and Gun Club to be recorded and advice that the lot may be exposed to occasional loud noise from gun club activities.⁷~~

3.9 Avoid subdivision and development of noise sensitive activities within the 55 dB L_{Afmax} contour area identified on the Aokautere Structure Plan Map 7A.4B, such that the noise level generated by activities at the Manawatū Rifle Road and Gun Club within each proposed lot is no higher than 55 dB L_{Afmax}, in which case Policy 3.8 will apply⁸.

OBJECTIVE 4

To ensure that the subdivision process secures the provision of esplanade reserves and esplanade strips in appropriate areas.

POLICIES

- To require 20 metre wide esplanade reserves along rivers whose beds have an average width of three metres or more in respect of new allotments under 4 hectares, subject to 4.3 below.
- To require 20 metre wide esplanade reserves along the following rivers and streams in respect of new allotments of 4 hectares or more, subject to 4.3 below:
 - Manawatu River
 - Pohangina River
 - Turitea Stream (from the Manawatu River to the City's water supply area)
 - Mangaone Stream
 - Kahuterawa Stream (from the Manawatu River to a point opposite the present end of the formation of the Kahuterawa Road).

⁶ S51.012

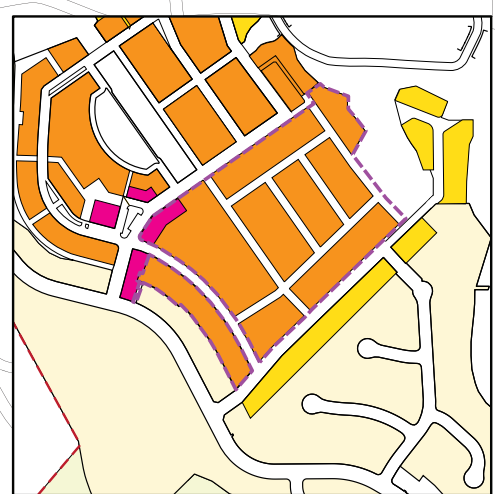
⁷ S76.001

⁸ S76.001

Appendix (D) – Map 7A.4B

KEY

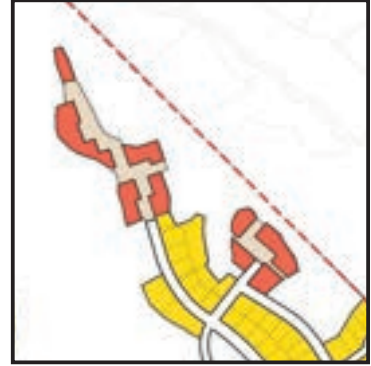
- Rural Residential Overlay
- Existing Rural Residential
- Suburban Low Density
- Existing Residential
- Existing Institutional
- Medium Density Village min avg 25DPH net
- Medium Density clusters
- Local Centre Mixed-Use
- Retirement Village Variation Boundary
- 50dBA Lmax
- 55dBA Lmax
- Gun Club Noise Mitigation Area
- Proposed streets
- Existing streets



Retirement Village Variation



D1, D2 Medium Density Variation

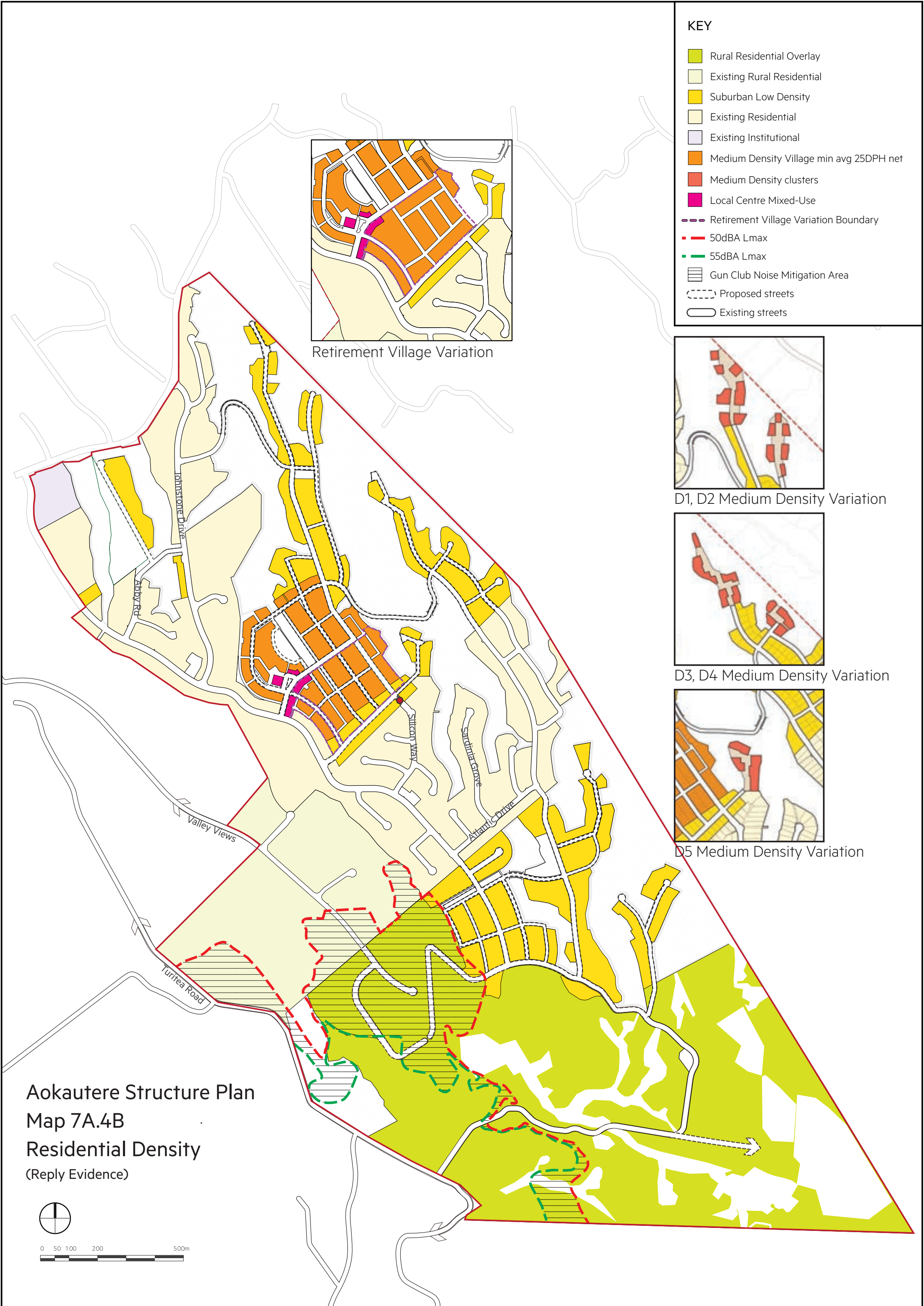


D3, D4 Medium Density Variation



D5 Medium Density Variation

Aokautere Structure Plan
Map 7A.4B
Residential Density
(Reply Evidence)



Appendix (E) – Notional Rooding Link

STRUCTURE PLAN KEY

- F1-F2 - Forest
- G16 - Reserve (Extents Shown are Indicative Only)
- L - Existing Water Tank



J:\600\622\622021 Waters 291-301 TURITEA RD.PN_SUBMISSION PLAN CHANGE G_PMI05 Surveying\Drawings\622021 - Plan G Proposed Road Link.dwg 10/26/2023 1:22 p.m.



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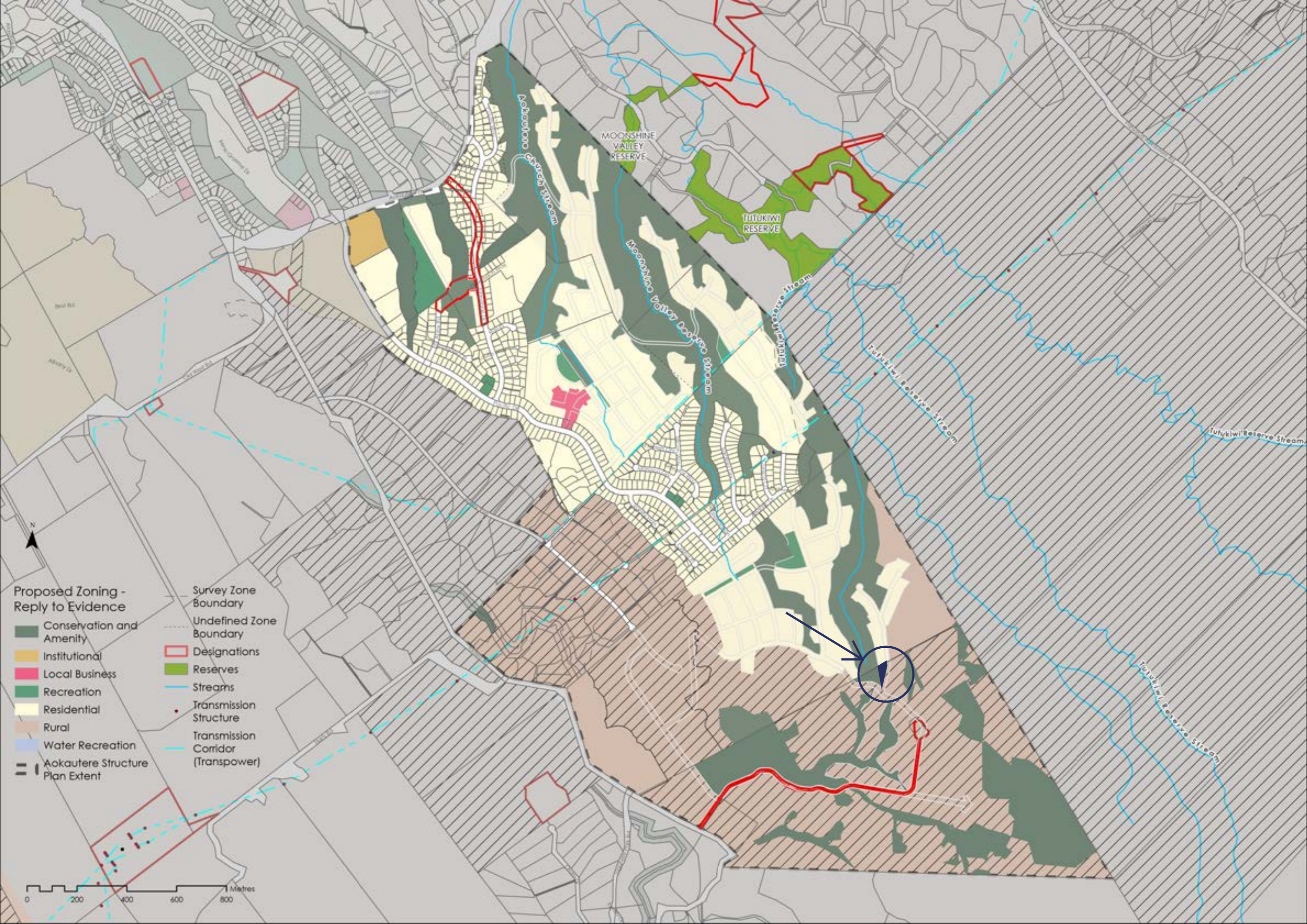
PLAN G
TURITEA ROAD
PALMERSTON NORTH

PROPOSED LINK ROAD
STU WATERS

	Initials	Date
	?	?
	?	?
	?	?
	?	?
	?	?



DO NOT SCALE, If in doubt ask for dimensions			
Scales A3		Job No.	
1:2000		622021	
CAD Path/File	Sheet	of	Sheets
622021 - Plan G Proposed Road Link	1	1	1
Rev			Rev.
			P1

Appendix (F) – Council’s Updated Zoning Map



Appendix (G) – Map 7A.4D

KEY

-  State Highway Corridor
-  Urban Connector / District Plan Collector
(Fixed location for Types A, B, E, F. Flexible location for Types C, D)
-  Activity Street / Collector where part of the main thoroughfare to Pacific Drive and otherwise Local Road (Fixed location all Types)
-  Local Street / District Plan Local Road
(Flexible location all Types)
-  Shared Surface / District Plan Local Road
(Flexible location)
-  Peri-Urban Road / District Plan Local Road
(Flexible location)
-  Private Street
(Flexible location)
-  Rural Road
-  Proposed streets
-  Existing streets
-  Potential Future Connection
-  Retirement Village Variation Boundary






Retirement Village Variation

URBAN CONNECTOR

-  A
-  B
-  C
-  D
-  E

ACTIVITY STREET

-  A
-  B
-  C

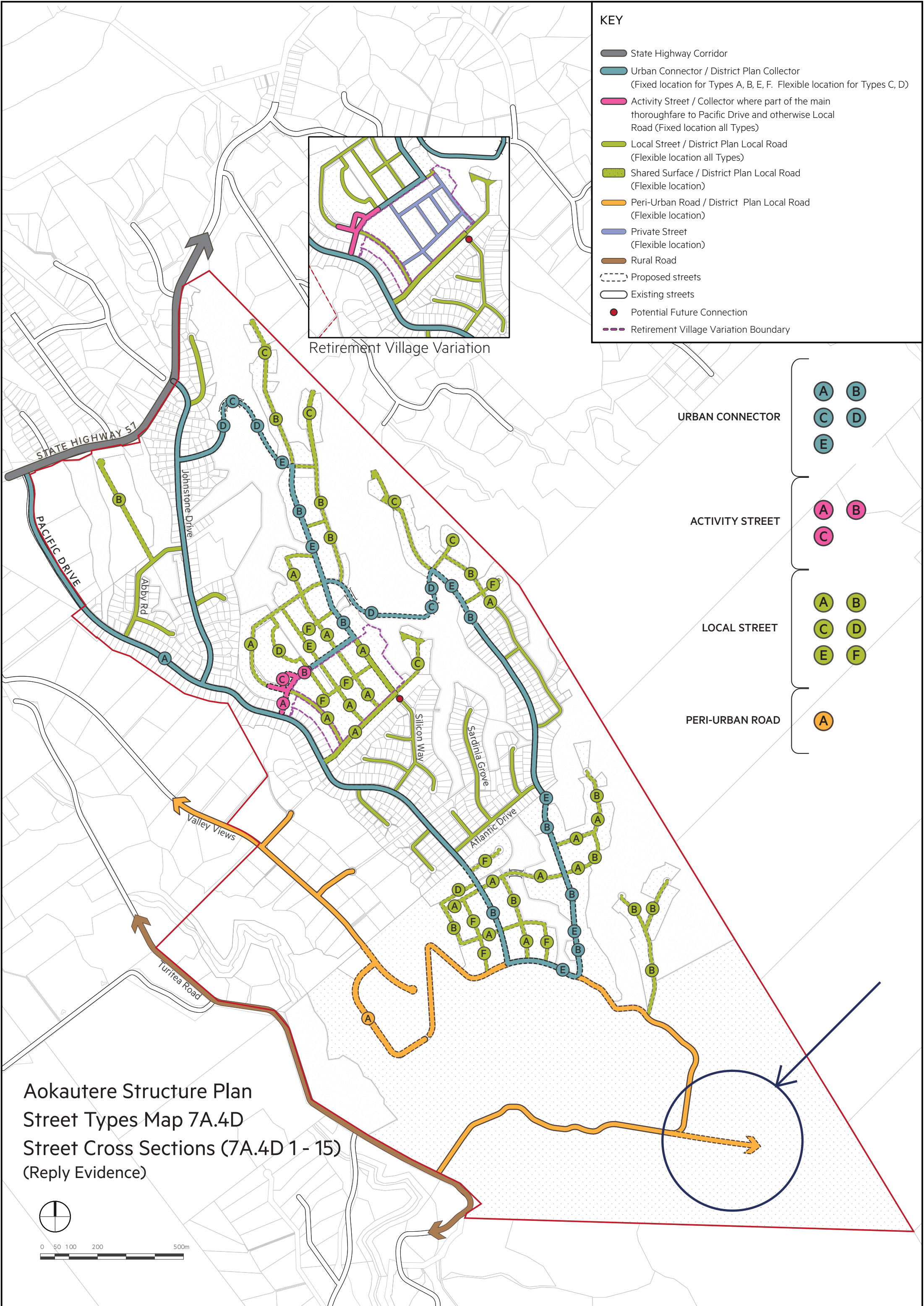
LOCAL STREET

-  A
-  B
-  C
-  D
-  E
-  F

PERI-URBAN ROAD

-  A

Aokautere Structure Plan
Street Types Map 7A.4D
Street Cross Sections (7A.4D 1 - 15)
(Reply Evidence)

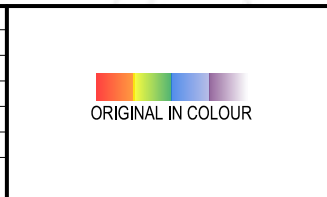


Appendix (H) – Alternative Road Alignment



J:\600\622\622021 Waters 291-301 TURITEA RD.PN SUBMISSION PLAN CHANGE G_PMI05 Surveying\Drawings\622021 - Road Links.dwg 10/27/2023 12:36 p.m.

P1	ISSUED FOR APPROVAL	27/10/23	
Rev	Details	Drawn	Date



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PLAN G
 AOKAUTERE PLAN
 ALTERNATIVE ROAD ALIGNMENTS
 BRIAN GREEN RESIDENTIAL DEVELOPMENTS LTD

	Initials	Date
Surveyed	?	?
Designed	?	?
Drawn	?	?
Checked	?	?
Approved		

DO NOT SCALE, If in doubt ask for dimensions			
Scales A3	Job No.		
1:5000	622021		
CAD Path/File	Sheet	of	Sheets
622021 - Road Links	1	1	
			Rev.
			P1

A3 ORIGINAL SIZE mm