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cc: Environmental.planning@ncc.govt.nz

From: Jon Wahlberg (Submitter number S410)

Rebuttal to Section 42A Report – Residential and Subdivision
Re Section 6.12.3 Evaluation of Subdivision on the boundary of the Rural Zone

In Paragraph 381, Ms Barker considers that it is Rural Zones that have the greater flexibility to manage the effects of development from the changes to the Residential Zone.

Rural activities are permitted to the rural boundary. There is nothing in the rules to state by virtue of the fact that rural properties have more land area that they are expected to re-locate or mitigate effects of their rural activities to other areas of their property to accommodate the effects of increased density to the residential zone. Furthermore, this assumed flexibility to manage effects does not exist, and cannot be made to exist, on account of topography, vegetation and existing building, fencing, paddocks and land use.

Ms Barker blithely refers to mitigation being required by the rural land holder rather than to the residential property owners that will benefit from this plan change should it proceed as proposed.

Under Paragraph 381 of the S42A report, Ms Barker also notes that the current operative NRMP does not have any special provisions for larger lot areas at the boundary of the Residential Zone and the Rural Zone.

The proposal sought to change from Standard Residential (NRMP) to General Residential (Plan Change 29). This will increase the density adjacent to my Lower Density Rural property. It is the increased residential density without a complimentary increase in setback that will create a reverse impact from residential activities on rural farming practices of grazing and pest control. The complaints of smell, noise and loud mating in the early hours of the morning will likely shutdown my permitted rural activity and secondary source of income. As it is, with the past distressing events of euthanising stock attacked by dogs, if there is to be increased residential density, an increased setback may mitigate similar future events.

New Zealand has a housing crisis and this must be addressed. By all means increase residential density. However, appropriate setbacks to rural zones should be required as part of Plan Change 29 - where residential density is being increased.

Regards

Jon Wahlberg