

Proposed Plan Change 05/05

To rezone approximately 138.7ha of land in the Marsden Valley

Solitaire Investments Ltd propose to rezone 138.7 ha between Marsden and Ngawhatu Valleys from 'Rural' and 'Rural Smallholdings' to a combination of 'Residential, Lower Density' and 'Higher Density Smallholdings'

Topic Number 1

Sub ID: 4521 Submitter: 1 Ministry of Education Contact: O'Sullivan, Lea Statement# 1

Support in part

Details:

The Ministry of Education supports the proposed plan change but is concerned that no provision has been made for providing educational facilities in the area.

Reasons:

The Ministry's projections estimate that this scale of residential development would lead to potentially significant increases in school age children. Some nearby schools are already at capacity or have enrolment zones in place which do not include the Ngawhatu and Marsden Valley area.

Remedy:

The Ministry of Education should be consulted as early in the development process as possible in regards to the potential number of allotments to be created as a result of this plan change. This would enable the Ministry to ascertain whether a new school site is required, and for suitable land to be set aside for this purpose. Land in central Ngawhatu is preferred due to its central location and proximity to community facilities, public transport and road links.

Sub ID: 4612 Submitter: 2 Tiakina te Taiao Ltd Contact: Passl, Ursula Statement# 2

Support

Details:

The Tiakina te Taiao Board supports the proposed plan change subject to several issues being addressed in relation to the future development of the area.

Reasons:

Kaitiakitanga nga taonga tuku iho (guardianship of the treasured resources of the area).

Remedy:

- 1) The urupa (burial ground) within the proposed area is set aside from any future development and marked as such.
- 2) A fish stock assessment is undertaken, with the results sent to Tiakina te Taiao Ltd.
- 3) Any culverts required when developing the land are designed to allow fish passage.

Sub ID: 4613 Submitter: 3 Earle, Francis J W Statement# 3

Opinion Not Stated

Details:

Suggestion made for the route of pedestrian walkways.

Reasons:

Marsden Valley is the only rural area within walking distance for Stoke people to enjoy the countryside and this may be the last opportunity to preserve that amenity so everything possible must be done to take this opportunity for the benefit of this and future generations.

Remedy:

Should the plan change be approved, it should be subject to the creation of the proposed walkway or track outlined (as attached) and any other walkway which may be suitable for linking the Ngawhatu Road end through to the Marsden Valley Road.

Additionally, extend the pedestrian pathway up from the Ridgeway to where it now ends at the Christian Academy entrance to as far as the entrance to the Marsden Valley Cemetery.

Sub ID: 4614 Submitter: 4 Transpower New Zealand Limited Contact: Bosseva, Yana Statement# 4

Support in part

Details:

Transpower is supportive of the proposed Plan Change's proposal to zone the area traversed by the transmission lines, Open Space. However, Transpower has the following concerns:

- a) The need to ensure compliance with the NZ Electrical Code of Practice 34:2001, and
- b) The need to ensure that vegetation planting within the Open Space area will comply with the Electricity (Hazards from Trees) Regulations 2003.

It is also not clear as to whether transmission lines that traverse the south-western edge of the area are to be affected by the proposal as they have not been included on the Overlay Areas Plan.

Further detail on these concerns is given in Transpower's full submission.

Reasons:

Under the RMA 1991 Transpower's electricity infrastructure is a significant physical resource that must be sustainably managed, and any adverse effects on that infrastructure must be avoided, remedied or mitigated.

Remedy:

Transpower seeks to amend provisions in relation to Earthworks, Buildings and Structures and Vegetation Planting in order to comply with the Code of Practice and regulations previously referred to. Detailed recommendations are given in Transpower's full submission.

Submitters:

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Tiakina te Taiao Ltd, PO Box 13, Nelson. ATTN. Ursula Passl.

Transpower New Zealand Limited, c/- Burton Consultants, PO Box 33-817, Takapuna, Auckland ATTN. Yana Bosseva.