

Nelson Resource Management Plan: Proposed Plan Change 05/03 (Stoke Valley Holdings Ltd)

Summary of Decisions Requested

**N.B ‘Further Submissions’ close:
15 September 2006**



NELSON CITY COUNCIL

Proposed plan change 05-03 Stoke Valley Holdings Ltd

Rezoning of land

Rezoning of approximately 52 hectares from an existing Residential zone, covered by a special schedule, as well as an area of Rural zoning, to be largely incorporated into the Standard Residential zone with provision for a high density Residential area within the zoning. In addition, an area is to be zoned for Suburban Commercial purposes. Lots 1 to 35, DP 353023.

Topic Number 05-03

Sub#: 1

Submitter: Ministry of Education

Contact: O'Sullivan, Lea

Statement# 1. 1

Support in part

Details:

The Ministry of Education generally supports the proposal, however, they would like to be consulted regarding the provision of education facilities.

Reasons:

The Ministry of Education is concerned that no allowance has been made for the provision of educational facilities in the area. Some Primary, Intermediate and Secondary Schools in the Nelson/Stoke/Richmond area are already at or nearing capacity. In 10 to 20 years time these schools may have enrolments zones and the Ngawhatu may fall outside of these zones.

Remedy:

Some land should be set aside for education purposes (a possible new school site) in the Central Neighbourhood area of the proposed development.

Sub#: 2

Submitter: Ngawhatu Bowling Club

Contact: Kenning, Doug

Statement# 2. 1

Support

Details:

The club supports the proposed plan change.

Reasons:

In increasing the numbers of residents and properties in the valley the security of the Club's property is improved.

Remedy:

The Club has concerns over security, and believes that an increase in residents and responsible users of the valley would improve security.

Sub#: 3

Submitter: Nelson Marlborough District Health Board

Contact: Cummins, Mike

Statement# 3.1

Support in part

Details:

Seek that the existing swimming pool and an appropriate surrounding area become part of a recreation reserve, so that the pool can continue to operate for the purpose of enhancing community well-being outcomes.

Reasons:

1. The pool contributes to community well-being through the diverse, year round community use of the pool.
2. It would provide certainty for the Ngawhatu Pool Users Association and the users about the future availability of the pool.
3. It would contribute to the 'anticipated environmental outcomes' of 'efficient use of existing buildings' (Stoke Valley Holdings Vol 1 page 25).

Remedy:

1. Retain E.10.v of Schedule E "maintenance of the recreational and community assets of Ngawhatu in their present or modified form, and limited commercial and additional recreational and community uses".
2. Rezone the area of the pool as a recreational reserve.

Sub#: 4

Submitter: Raine, Julian

Statement# 4.1

Oppose in part

Details:

The Raine Family and Raine Estate Oaklands Ltd oppose in part proposed plan change 05-03.

Reasons:

Concerns centre over;
1) Impacts on the successful development of Nelson Urban Growth Strategy.
2) 'Reverse sensitivity' effects.
3) Loss of traditional access.
4) Concern over urbanisation effects within and surrounding the Ngawhatu Valley environment.

Further detail on the above reasons is provided.

Remedy:

That should NCC be minded to grant approval for this plan change that it be subject to a number of conditions, namely limiting any development until NUGS is finalised, applying covenants on titles issued in the York Valley to ensure the Raine farming enterprise can continue without negative cross boundary effects and make provision for existing access to Raine property to be legalised in the development plan.

Sub#: 5

Submitter: Mr Graham & Mrs Gillian Wright

Statement #

5.1

Oppose

Details:

The Stoke foothills are occasionally subject to high intensity rainfall resulting in flash floods.

Reasons::

Residential development will greatly increase the rate of run-off and therefore the volume of water in Orphanage Creek.. It is unclear that this aspect of the local weather patterns has been recognised.

Remedy::

Adequate provision needs to be made for these flows in Orphanage Creek in these high intensity rainfall conditions. We ask the Council to check carefully that the retention dams proposed in the report are adequate to control these flash floods.

Oppose

Statement # 5.2

Details:

Traffic Assessment

Mr & Mrs Wright are surprised that it is expected the existing Ngawhatu Road/Suffolk Road/Polsted Road corridor is considered to be capable of handling the volume of traffic that these developments will produce.