

Nelson Resource Management Plan: Proposed Plan Change 05/04 (Solitaire Investments Ltd)

Summary of Decisions Requested

**N.B 'Further Submissions' close:
15 September 2006**



NELSON CITY COUNCIL

Proposed plan change 05-04 Solitaire Investments Ltd

Proposed plan change 05-04 Solitaire Investments Ltd	Rezoning of approximately 138 hectares from Rural to Residential, including a small area of High Density Residential land and an area with Higher Density Smallholdings zoning. Lots 36 & 38 DP 353023 and part of lot 37 DP 353023, CT233530.	Topic Number 05-04
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Sub#: 1	Submitter: Ministry of Education	Contact: O'Sullivan, Lea	Statement# 1.1
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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: Truman, George Mark	Statement# 2.1
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Oppose

Details:	Pedestrian Linkages (Schedule E Plan 3). The indicative pedestrian linkages are inadequate.
Reasons:	Opportunity has not been grasped to fully restore the farm park network of walkways enjoyed by the public during 70 years of state ownership. Opportunity has not been grasped to further augment that network to a level sufficient to create a unique selling point for marketing the subdivision and for the health and enjoyment of its residents. This feature could be turned from an imposed condition of a zoning change to a major attribute right up to the name of the new suburb i.e. Amblevale, Ambledale, Ambleside.
Remedy:	Amend the pedestrian linkages to the satisfaction of the NCC Manager Parks and Reserves. An example is provided.

Oppose

Statement # 2.2

Details:	Pedestrian linkages (page vi, E.2 note). The pedestrian linkages should be completed as a whole and not 'on each stage of development'.
Reasons:	1. The whole network is needed to take advantage of the marketing opportunities and awaken interest from possible purchasers. 2. Unless completed right through, any link is but a cul-de-sac. 3. Farming of the later stages must continue in the meantime yet farming and public access are compatible e.g. by including self closing gates, restricting access to lamb paddocks in spring etc.
Remedy:	Delete the words 'on each stage of development' on page iv E.2 note.

Statement # 2.3

Oppose

Details:	Amend references to Pedestrian Linkages (page iii 2.1 and plan 3).
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Reasons:

The fault scarp of the range immediately behind the applicant's land is so steep that the only practical connection point to the range is the extreme north-east point on the property. This is where both the Barnicoat Walkway and the 4wd road adjoin the property.

Remedy:

Replace 'Barnicoat Range' wherever they occur with Barnicoat Walkway'.

Sub#: 3

Submitter: Raine, Julian

Statement #

3.1

Oppose in part**Details:**

The Raine Family and Raine Estate Oaklands Ltd oppose in part proposed plan change 05-04.

Reasons:

Concerns centre over:

- 1) Impacts on successful development of Nelson Urban Growth Strategy.
- 2) 'Reverse sensitivity' effects
- 3) Loss of traditional access

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 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#: 4

Submitter: Mr Graham & Mrs Gillian Wright

Statement #

4.1

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 # 4.2

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.