

PROPOSED PRIVATE PLAN CHANGE 3 – NELSON ROAD SUMMARY OF SUBMISSIONS

Submitter Name: Murray G McPHAIL

Submission ID: PPC3.1.1

Summary:

We conduct a commercial farming operation adjacent to the area. We can expect with increased density of housing that we will be subjected to restriction of our operation (noise, smell, dust, etc). What protection can we be assured of, that we will be able to continue to farm the adjacent land?

Decision Sought:

That the application be declined.

Submitter Name: William ALEK (Late Submission)

Submission ID: PPC3.6.1

Summary:

I oppose the proposal to change for the reasons set out in the submission of Mr Murray McPhail.

.. We conduct a commercial farming operation adjacent to the area. We can expect with increased density of housing that we will be subjected to restriction of our operation (noise, smell, dust, etc). What protection can we be assured of, that we will be able to continue to farm the adjacent land...(from Mr Murray Mcphail's submission).

Decision Sought:

That the application be declined.

Submitter Name: Wim J.M ZWART

Submission ID: PPC3.2.1

Summary:

I support the change to rural lifestyle. That would be a wise use of the land and fulfil the objectives for the rural zones.

Decision Sought:

To allow the requested plan change.

Submitter Name: A. Nolan Richardson Ltd

Submission ID: PPC3.3.1

Summary:

We support the change to re zone.

Decision Sought:

Adopt the plan change.

Submitter Name: NZ Transport Agency

Submission ID: PPC3.4.1

Summary:

It is highly unlikely that this proposal would have an adverse affect on the transport network. No public transport operates in the area and it is unlikely that the proposed plan change would provide any density close enough to sustain a service in the future.

However, the Councils Walking & Cycling Strategy identifies Nelson Rd as a possible for walking. Also, the banks of the Taruheru River have been identified for future walking and cycling networks. It could be integrated into the transport network.

The NZTA raises no objections to proposed private plan change 3, as it is unlikely to have an adverse effect on sustainability and efficiency of the roading network.

Decision Sought:

None sought.

Submitter Name: Kay TAYLOR

Submission ID: PPC3.5.1

Summary:

I oppose the proposed change of zoning.

This is not minor change. It is inappropriate to deal with such a major change by way of a privately sponsored application. Any such change should be considered by the Council as it relates to peri urban development in Gisborne as a whole.

I am concerned about the impact that the proposed development will have on my lifestyle. I moved to this area to live in a rural setting. The proposal will change the present country aspect to suburbia. The consequences will include increased traffic, increased noise, increased pressure for waste water and sewerage disposal, including Council reticulation for water and sewage.

I am concerned about the impact that the proposed development will have on my business. My cattery/kennels business has been established for many years. The impact of more homes/people living close to the business is that I will get complaints about barking dogs, as more, as more people will be coming and going to disturb the animals.

In addition, pets roaming from the new dwellings will cause disturbance.

I do not believe that a no-complaints covenant will be a sufficient protection for my business. Over time, there will be increased pressure on the business.

Decision Sought:

That the application be declined.