

SUBMISSION 256

Dear team,

Unfortunately the survey stopped working as I was partway through it last night. Please accept my apologies for this late submission and I ask that it be accepted as a late submission.

I do not stand to benefit from any trade to do with Plan Change 50 and I submit in my individual capacity.

I would like to be heard via an oral submission.

I fully support the submission of Mr Ian Stewart. I would also like to submit on the following provisions SUB-RUR-P5, GRUZ-S14, RPROZ-S12, RLZ-S11, SETZ-S9, and a general comment about wastewater, stormwater, digital connectivity, roading, and new zoning along Whiteman's Valley Road encroaching on farms.

Submission:

1. Wastewater - there are no provisions for grey water re-use or for grey water systems more suited to rural environments. This omission is problematic in that there are different grey water systems which could be used on rural properties, separate to the black water, that are beneficial for growing food and fibre, cleaning water and preserving the integrity of many septic systems. Please consider provisions to allow for separate grey water systems.
2. Stormwater - all stormwater should be collected from impervious surfaces and stored for use as household water, stock water and fire-fighting purposes in rural areas. The implication that it be attenuated goes against all rural water storage practices. Are you expecting rural properties to have another storage facility which holds the overflow in order to attenuate on drier times? When rural properties need it then.
3. There is no provision for fibre to each property. This is in contrast to the research carried out by Council showing that the majority of rural properties have little to no digital connectivity. Please consider including digital infrastructure as a utility and ensuring there is provision for networks to provide it.
4. Roothing. Please recommend to Council that they resource and fund a decent roading maintenance and widening (where there is no centre line) programme and provision for shared pathways for road users such as pedestrians, equestrians and children heading to school, particularly if you allow the precincts as drafted. The users of the rural roading network are vulnerable due to poor surfaces, rough road edges and narrow carriageways exacerbated by increasing volumes of vehicles. Allowing homesteading and smaller blocks increases the number of vehicles on the roading network and this is quite simply dangerous. Also, a comment that the provisions aren't consistent. Restricting the business hours of Staglands due to traffic, however, increasing traffic in other areas by increasing housing is not consistent.
4. New zoning along Whiteman's Valley Road on the hills between Katherine Mansfield Drive and Whiteman's Valley Road running south to Russell's Road. According to the new

map, this area has been rezoned rural lifestyle, however, this area is currently farmed, and farmed well. It would seem a complete detraction from the aim to retain rural character and amenity to allow farms to be cut into smaller blocks with housing, in view of anyone on the opposite side of the road and those travelling along the road. It also goes against the existing rights concept. Please retain this area as General Rural and Rural Production.

5. Specific provisions: SUB-RUR-P5, GRUZ-S14, RPROZ-S12, RLZ-S11, SETZ-S9
All of these provisions relate to water supply and fire-fighting sprinkler systems. My comments relate to all provisions.. A minimum volume of 38000L doesn't relate to any size of tank and it is forcing people to consider at least two tanks, with I imagine, one only for the use of fire-fighting (ie, not livestock or domestic). The provision should be clear on what is needed and should also include provision for attachments for fire-fighting hoses so that the fire service don't need to access the storage in other ways. Also, sprinkler systems, whilst a good idea, are problematic in rural areas. How much water has to be on hand and what pumping system needs to be installed to ensure the sprinkler system works. What extra expense and consent needs to be in place for this to happen and how does this compare with urban property requirements? The criteria that a property might be 15-20minutes from a fire station. I have always considered the provision to be 'fire safe' important, however this provision might actually end up being problematic.

I would like the opportunity to share further on the above points in an oral submission and I look forward to hearing from you.

Ngaa mihi

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