

PROPOSED DISTRICT PLAN CHANGE 26 – Rationalisation of Zone Boundaries, Taylor Preston Area, Ngauranga Gorge

SUMMARY OF SUBMISSIONS

Table of Key Issues/Topics by Submission

Issue/Topic	Submission
Opportunity for Inappropriate land use	1: Naomi Lane 2: Penny Deans and Andrew Gawith
Insufficient Consultation	3: Neil Washbourn Pharazyn
Inaccurate information	4: Horokiwi Quarries Ltd

Submissions

<i>Submission 1</i>	<i>Naomi Lane</i>	<i>85 Beauchamp St Karori WELLINGTON</i>	<i>Does not wish to be heard</i>
<p>Opposes the proposed change.</p> <p>Considers that the change will allow Taylor Preston to expand its opportunities in the gorge in the future, and thinks this is an inappropriate use of land so close to the residential areas.</p> <p>Seeks that the Council does not allow the change to occur without conditions addressing the submitters concerns, and the requirement for further intensive monitoring of the odour emissions and other effects on the environment.</p>			

<i>Submission 2</i>	<i>Penny Deans and Andrew Gawith</i>	<i>94 Burma Road Khandallah WELLINGTON</i>	<i>Wishes to be heard</i>
<p>Conditionally supports the application.</p> <p>Considers that the City Council has an obligation to balance conflicting landuses (such as industrial/commercial next to residential). Submitter is in favour of re-zoning the hill behind Taylor Preston to Open Space, and considers that preservation of this patch of regenerating bush would be a useful start to the quarry's stated plan of re-vegetating the gorge. It would also give some hope of cleaning up at least a small part of the Ngauranga Stream.</p> <p>Also believes that there is scope to place conditions on the plan change in the same manner as in Plan Change 26 for the quarry extension. Considers that Taylor Preston should be required to provide a plan of its intentions and an explanation as to how objectionable odour will be dealt with. Considers that the plan will need an independent</p>			

assessment.

Seeks that the Council ties Taylor Preston to a course of action that will improve the Council's land in Ngauranga Gorge. Seeks an amendment to proposed Plan Change 26 imposing specific conditions on what that land transferred from Open Space B to Suburban Centre might be used for, and requiring that any developments should fix an existing environmental problem rather than add to it.

If the council were unable or unwilling to impose such controls on Taylor Preston, then the submitter seeks that the Council refuses to grant the "rationalisation" of the zone boundaries.

Submission 3	Neil Washbourn Pharazyn	26 Harbourview Road Northland WELLINGTON	Does not wish to be heard
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Opposes the application for the Plan Change 26.

Submitter owns property at 1/24 Gurkha Crescent, Khandallah and considers that there are significant discrepancies between information given on the Council's website and information sent to residents by post in relation to Plan Changes 25 and 26. Notes that there appears to have been far more consultation on Plan Change 26 in relation to the Quarry Extension, than there has been on the re-zoning around the Taylor Preston plant. Considers that the s32 report seems to have consulted everyone except for the public and considers that public consultation is highly important if the plan change leads to increased production at Taylor Preston resulting in more odour.

Considers that it could be said that the Council has failed the residents on the public health, cultural and amenity issues related to the appalling odour from Taylor Preston.

Seeks Council to obtain a report on the odour implications for residents from Plan Change 26, then to re-advertise Plan Change 26 with the report included as background information and brought to the attention of nearby Khandallah-Johnsonville residents.

Submission 4	Horokiwi Quarries Ltd	PO Box 30837 WELLINGTON MAIL CENTRE	Wishes to be heard
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Opposes the entire application on the basis that the information used and made available is not factually correct.

Considers that the public, competitors and the Council itself have been given information that gives a false picture of

- a) the alternatives
- b) the remaining resources within the region
- c) the rock quality of other resources
- d) the economic benefits

Seeks that the Council abandon the proposal at this point and re-starts the process using information that is factual and accurate because it is impossible to make submissions when the information given in the proposals is inaccurate.

