

513. Forest Habitats Ltd (S138.001) and Forest Habitats Limited and Jacbrat Holdings Limited (S220.001) seeks that the zoning of 135 Ruatapu-Ross Road is changed from General Rural to Rural Lifestyle. I have discussed this submission with the Westland District Council and consider that a Rural Lifestyle Zone would be appropriate as a transition from the Settlement Zone and allow for some limited expansion of the Ruatapu community.
514. The area is shown in the map below.



515. Forest Habitats Limited (S186.001) seek that the zoning of 117 Arthurstown Road is changed from General Rural to Settlement Zone - Rural Residential Precinct. I do not support this submission. The property is within a wider area of General Rural Zone and this would result in fragmentation of that zone. I note that minerals are very widespread in this area, and that this could also create reverse sensitivity effects with primary production. While the property itself has only a small area of Flood Susceptibility Hazard Overlay, this is also a consideration with all access roads to the area subject to significant flood risk. Increasing the residential population in this area is also considered undesirable. The area is shown in the map below.

