

Notice of Requirement

Brunswick Road

PART A Notice of Requirement in accordance with section 168A and clause 4(6) of the First Schedule of the Resource Management Act 1991

To: The Principal Policy Planner
Whanganui District Council

From: Mark Allingham
Manager – Transportation
Whanganui District Council

1. Whanganui District Council Infrastructure gives notice of a notice of requirement for:

Road widening (2.5 metre depth)

2. The site to which the requirement applies to is follows:

Address: Brunswick Road, Whanganui

Legal Description: Part Lots 23, 24, 25, 26, 27, & 28 DP 772

Site Area: Approx 260 metres long

This is indicated on the District Plan map as a blue line (Figure 1)



Figure 1: Brunswick Road Designation WDC-54 (previously D155)

3. The nature of the proposed public work is:

To provide for the widening of a road corridor on an urban collector route.

4. The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:

- Traffic and transportation
- Construction effects
- Landscape and visual effects
- Property boundaries
- Land use activities

Part B provides an assessment of the actual and potential effects that the proposed public work may have on the environment, and the measures proposed to be implemented to provide mitigation of these effects.

5. The actual and potential adverse effects have been assessed in section 4 of this notice, and are summarised as:

- i. Effects on amenity values;
- ii. Effects on built fabric and heritage;
- iii. Effects on safety; and
- iv. Positive effects.

6. Alternative sites, routes, and methods have been considered to the following extent:

The proposal is site specific in that it is not a development proposal that can be accommodated on another site. This designation makes a clear statement from Council that it wishes for this land to be used in the future as a collector route and provide for an appropriate berm and footpath.

7. The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:

The Council is required under Part 2 Section 10 of the Local Government Act 2002 to: *"... promote the social, economic, environmental and cultural well-being of communities, in the present and for the future"*. The Local Government Act confers upon the territorial authority the responsibility of undertaking such works as are necessary to ensure a well-planned network of roads in Whanganui.

This designation had been scoped to a 6-metre depth and approved previously but lapsed in 2019. Since the initial designation, part of the site has been developed with an Early Childhood Centre. This has impeded the 6-metre designation depth, and on review, council proposes that a 2.5m depth would be appropriate to widen the road sufficiently to allow an appropriate berm and footpath in the urban area. This remains in alignment with the Whanganui Urban Transport Strategy objective 6.2 *'Council processes ensure that land use planning and provision and maintenance of the transport network are integrated.'*

8. The following consultation has been undertaken with parties likely to be affected:

As outlined above, contact has been made with landowners with the initial application. Since that time, the ownership has become part of a deceased estate and correspondence has been made with the trustees. No reply has been received. The council has not objected to the proposed designation.

9. Whanganui District Council attaches the following information required to be included in this notice by the District Plan, Regional Plan, or any other regulations made under the Resource Management Act 1991:

- i. Planning Report and Assessment of Environmental Effects
- ii. Certificates of Title

PART B Planning Report and Assessment of Environmental Effects

1. Introduction

This report and assessment of environmental effects provides background and supporting information to the Notice of Requirement by Whanganui District Council to designate land for road widening along Brunswick Road. It has been prepared in such detail as to correspond to the scale and significance of the actual and potential effects of the environment.

The purpose of the designation is to:

- Improve road safety and function
- Accommodate increased traffic demand
- Upgrade infrastructure to meet current standards

The proposal is consistent with the District Plan objectives, regional transport strategies, and national direction under the Resource Management Act 1991 (RMA).

2. Site Description

- **Location:** Brunswick Road, Whanganui
- **Legal Description:** Road frontage of multiple properties - Part Lots 23, 24, 25, 26, 27, & 28 DP 772.
- **Existing Environment:**
 - General Residential Zone
 - Narrow carriageway with limited shoulder width
 - Vegetation and boundary fencing along road edge
 - Site contains an early-childhood centre with vehicle access from Brunswick Road
- **Surrounding Land Use:**
 - Predominantly low-density residential and rural
 - Scattered dwellings and farm infrastructure
 - General Residential Zone and Industrial Zone land opposite site

3. Description of the Proposal

The proposed designation will:

- Widen the legal road corridor
- Enable:
 - Carriageway widening
 - Shoulder improvements
 - Drainage upgrades
 - Potential footpath/cycle provision
- Indicative works include:
 - Earthworks (cut and fill)
 - Vegetation clearance
 - Relocation of fences, services, or accessways
 - Stormwater improvements
 - Road surface upgrades

4. Assessment of Environmental Effects

This assessment accompanies and addresses those actual and potential effects on the environment of the proposed works.

The effects on the environment assessed are:

- i. Traffic and transportation;
- ii. Landscape and visual effects;
- iii. Property and land use

The level of assessment for each actual or potential effect corresponds to the scale of that effect.

Traffic and transportation

The proposed road widening will result in an improvement to the safety and efficiency of the transport network. The existing road corridor is constrained in width with limited shoulder provision which creates conflict between vehicles, cyclists and pedestrians. The upgraded road environment is expected to improve traffic flow and accommodate current and anticipated future traffic volumes.

Landscape and visual effects

The proposed works will result in changes to the existing landscape character of this section of Brunswick Road, primarily due to the widening of the road corridor and the removal of some established roadside vegetation. The current site is characterised by a rural and semi-rural visual amenity, with vegetated

frontages, fencing, and a relatively narrow carriageway contributing to its character.



Figure 2: View of proposed designation site - Brunswick Road

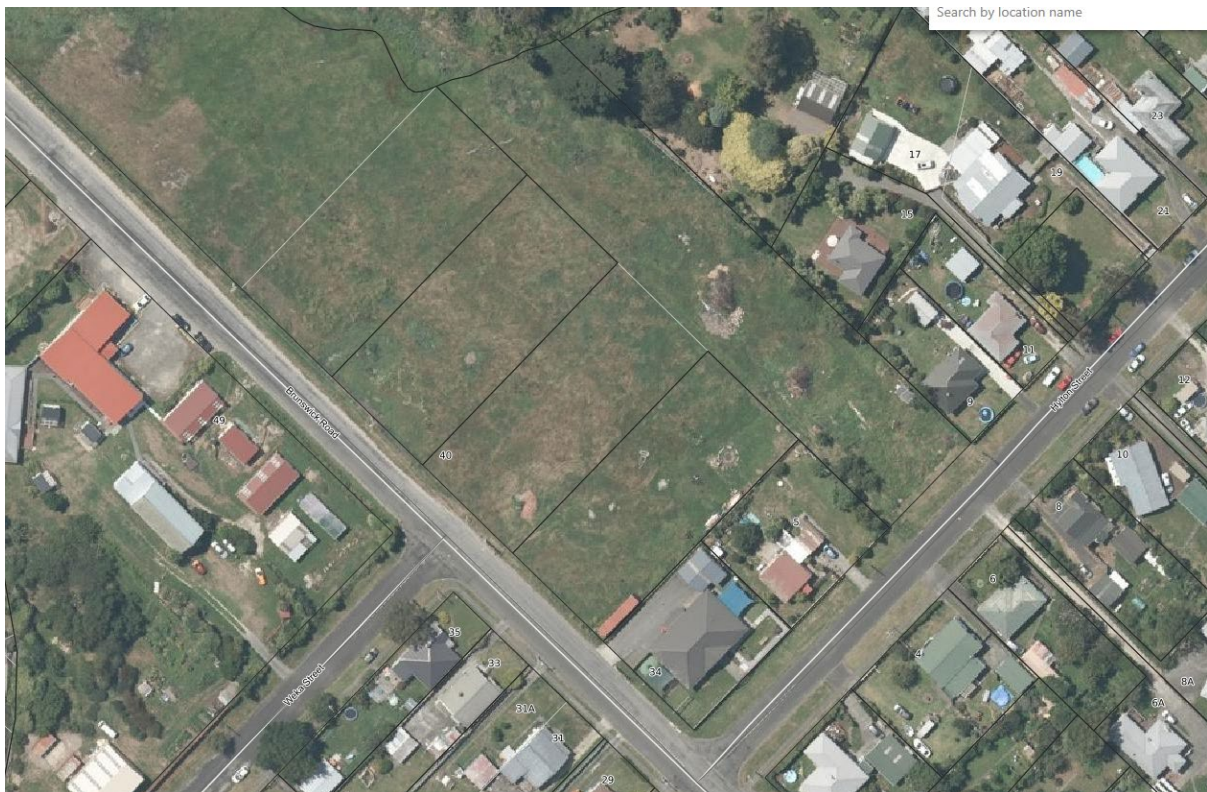


Figure 3: Aerial view of proposed designation site and surrounding area

Road widening will introduce a broader paved surface and modify the immediate roadside environment, which may reduce the sense of enclosure in some locations. However, these changes will be localised to the road edge and are not expected to significantly alter the wider landscape character of the area.

Property and land use

The proposed designation will require the acquisition of narrow strips of land from properties adjoining Brunswick Road. These properties are in the

Residential zone, in single ownership, and the land required for widening represents a small proportion of each site. As such, while there will be some loss of land frontage, the overall functionality and use of the properties will remain largely unchanged.

The most noticeable effects for property owners will include a reduction in setback from the road boundary, as well as the need to relocate fencing, gates, and, in some cases, accessways. These changes may alter the immediate interface between private properties and the road corridor; however, they will not prevent continued use of the land for its current purposes.

Where access modifications are required, they will be designed to maintain or improve safety and usability. All land acquisition will be undertaken in accordance with the provisions of the Public Works Act 1981, ensuring that affected landowners are appropriately compensated.

Overall, the effects on property and land use are considered to be no more than minor, given the limited scale of land take and the availability of mitigation measures.

5. Statutory Framework

Resource Management Act 1991 (RMA)

The purpose of the RMA is to promote the sustainable management of natural and physical resources. It is considered that the proposed designation will have minor adverse effects on natural and physical resources, and will not endanger the life-supporting capacity of air, soil and ecosystems. The proposed designation will in fact provide for the economic and safety needs of the community.

This Notice of Requirement is assessed under s168A, a territorial authority may give notice of a requirement for a designation of works it wants to undertake within its own district.

Matters of consideration pursuant to Section 171 include adequacy of alternatives; effects on environment; and objectives and policies of planning documents.

This notice has been prepared and lodged with Council in accordance with Schedule 1 clause 4(6) and section 168A of the RMA. As such, this notice will be notified alongside the rest of the changes proposed as part of Plan Change 66 – Miscellaneous 3.

Whanganui District Plan

The Whanganui District Plan sets out a number of objectives and policies that direct how the Plan will manage development for the district. The objectives and policies that are relevant to this proposal are:

TRAN-O1

To protect the efficient operation of the transport network from the adverse effects of land uses and any adverse traffic impacts associated with land use activities on the District's transport corridors.

TRAN-P5

To protect the safe and efficient operation of the transport network from potential adverse effects of activities on adjoining sites and minimise any adverse traffic impacts.

Assessment

The proposed designation is consistent with the above objective and policy.

There is minimal change from the original application for Notice of Requirement, which was approved to roll over with a minor amendment as part of Plan Change 30. The designation was not given effect to before lapsing in 2019.

6. Alternatives

No alternative options have been assessed, as the proposed works give effect to the continuation of an established road widening programme along this corridor.

7. Conclusion

Overall, the proposed designation to enable road widening along Brunswick Road is considered appropriate, necessary, and consistent with the relevant statutory framework and planning provisions. The works will support the safe and efficient functioning of an established urban collector route and respond to current and anticipated transport demands in the area.

The assessment of environmental effects demonstrates that while there will be some localised impacts—particularly in relation to landscape character, amenity values, and minor land acquisition from adjoining properties—these effects are limited in scale and can be appropriately mitigated through design, reinstatement, and compensation measures. Importantly, the overall functionality and use of affected properties will be retained, and access and safety outcomes are expected to improve.

The proposal aligns with the objectives and policies of the Whanganui District Plan, particularly in relation to protecting and enhancing the efficiency and safety of the transport network. It also gives effect to Council's broader responsibilities under the Local Government Act 2002 and strategic transport planning objectives.

On balance, the positive effects of the proposal, including improved road safety, increased network resilience, and enhanced transport capacity, outweigh the minor adverse effects identified. Accordingly, it is concluded that the Notice of Requirement meets the relevant tests under section 171 of the Resource Management Act 1991 and should be confirmed, subject to any appropriate conditions.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

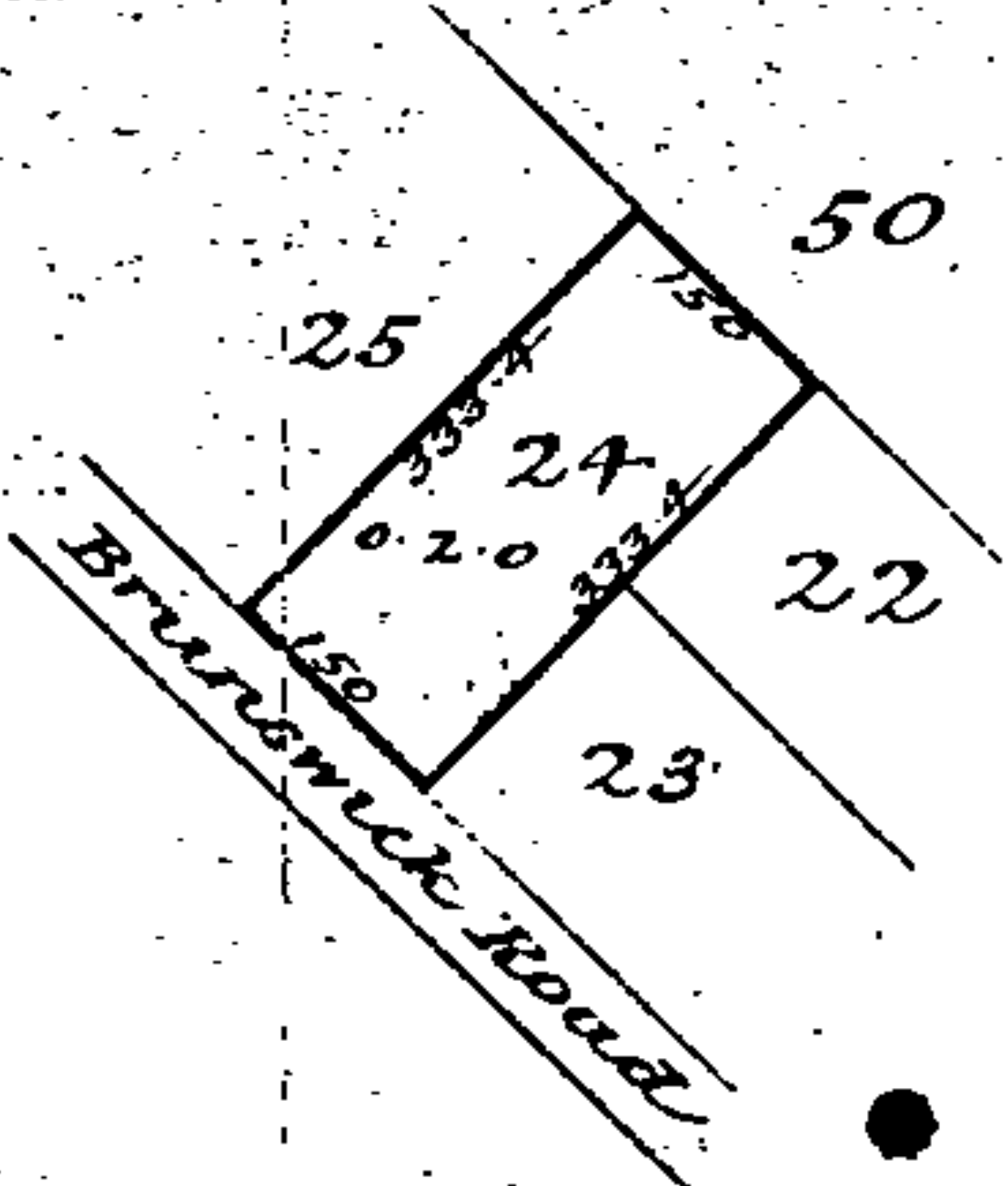
Identifier **WN86/226**
Land Registration District **Wellington**
Date Issued 07 May 1897

Prior References
WN82/298

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 24 Deposited Plan 772
Registered Owners
George Waretini and Piki Kahu Waretini

Interests

Land Covenant in Transfer B365201.1 term 20 terms from 18.12.1992 - 14.6.1994 at 11.07 am
6795089.4 Mortgage to (now) The Co-operative Bank Limited - 20.3.2006 at 9:00 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN226/218**

Land Registration District **Wellington**

Date Issued 08 July 1914

Prior References

WN85/144 WN90/293

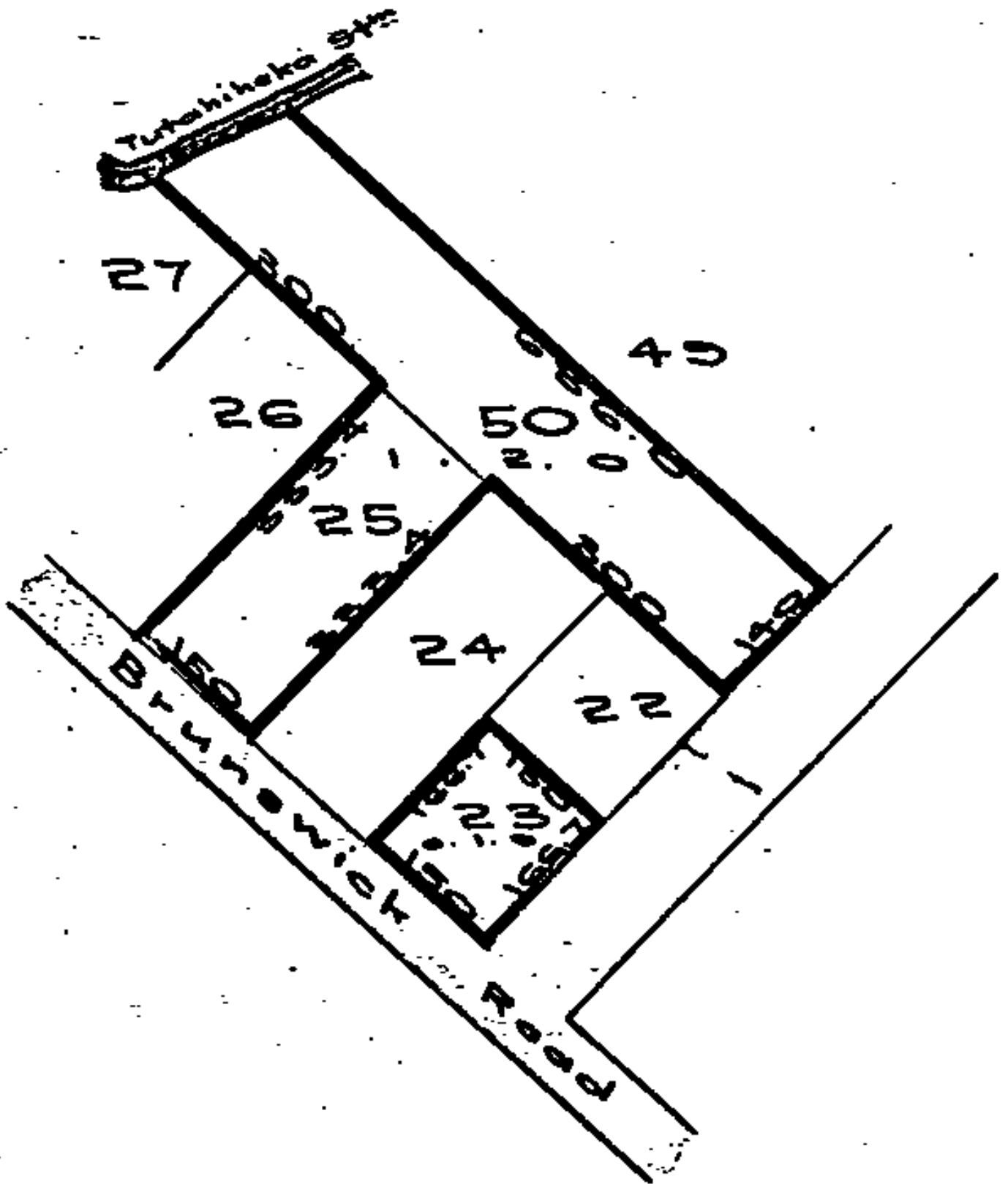
Estate Fee Simple
Area 7082 square metres more or less
Legal Description Lot 23, Lot 25 and Lot 50 Deposited Plan
772

Registered Owners

George Waretini and Piki Kahu Waretini

Interests

Land Covenant in Transfer B365201.1 term 20 terms from 18.12.1992 - 14.6.1994 at 11.07 am
6795089.4 Mortgage to (now) The Co-operative Bank Limited - 20.3.2006 at 9:00 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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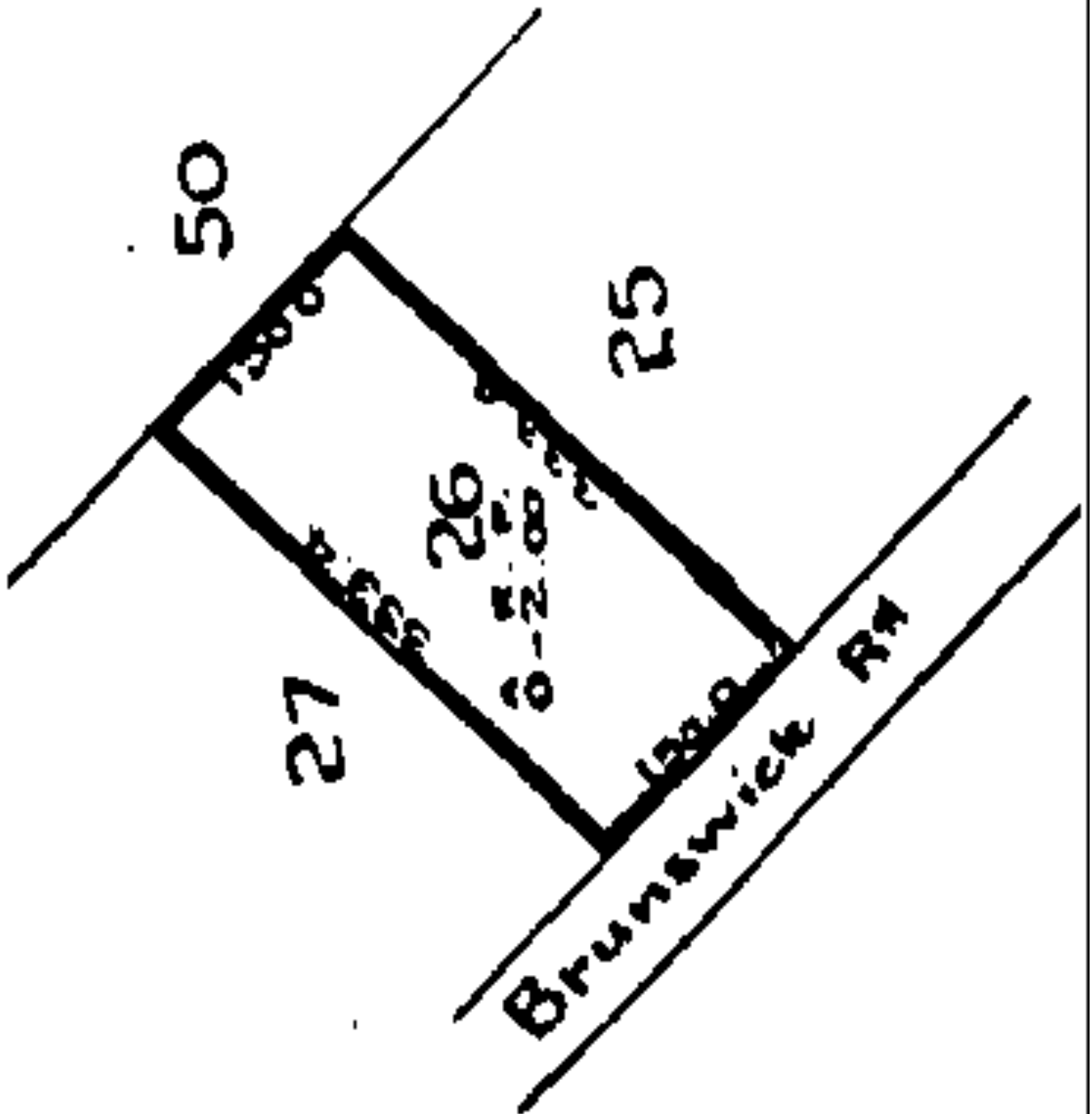

R.W. Muir
Registrar-General
of Land

Identifier **WN264/253**
Land Registration District **Wellington**
Date Issued 11 February 1920

Prior References
WN85/243

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 26 Deposited Plan 772
Registered Owners
George Waretini and Piki Kahu Waretini

Interests
B365201.1 Transfer containing Land Covenant Term 20 years from 18.12.1992 - 14.6.1994
6795089.4 Mortgage to (now) The Co-operative Bank Limited - 20.3.2006 at 9:00 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN376/59**
Land Registration District **Wellington**
Date Issued 11 July 1927

Prior References
WN85/243

Estate Fee Simple
Area 7031 square metres more or less
Legal Description Lot 27-28 Deposited Plan 772

Registered Owners
George Waretini and Piki Kahu Waretini

Interests

Land Covenant in Transfer B365201.1 Term 20 terms from 18.12.1992 - 14.6.1994 at 11.07 am
6795089.4 Mortgage to (now) The Co-operative Bank Limited - 20.3.2006 at 9:00 am



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