

From: [Damien Wood](#)
To: [Tatyana Kooznetzoff](#); [Leayne Huirua](#)
Cc: [Ryan O'Leary](#); [Justin Walters](#)
Subject: RE: 21A Manuka Street - Castlecliff PPC
Date: Friday, 29 August 2025 3:00:46 pm
Attachments: [image001.png](#)
[image003.png](#)

Thanks Tatyana,

From the response I assume you had a discussion with Ryan earlier this week. I am happy to meet to discuss further. As I believe that regardless of the timing of the information being required I believe the topic warrants an awareness by all those involved.

Let me know a proposed time to meet.

Regards,
Damien

Damien Wood | Development Engineer

P: +64 63493252 | M: +64 0272478283

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From: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>
Sent: Friday, 29 August 2025 2:48 pm
To: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>; Damien Wood <Damien.Wood@whanganui.govt.nz>
Cc: Ryan O'Leary <roleary@propertygroup.co.nz>; Justin Walters <Justin.Walters@whanganui.govt.nz>
Subject: RE: 21A Manuka Street - Castlecliff PPC

Kia ora Leayne,

Thanks for sending that through. I have reviewed the memo and request for further information and provided my response below. We are still looking to lodge the Private Plan Change Request next

week and think it would be a good idea to have a *hand over* meeting to discuss our response further. I think it would be beneficial to have @Damien.Wood@whanganui.govt.nz attend if you have capacity.

Let me know your availability and I can send a team's invite through.

4.1 Overland Flow Paths

No earthworks are proposed as a result of the re-zoning. A private plan change application does not assess the effects of development but rather the potential for development and whether avoidance, mitigation, or remediation is plausible. Alternatively, it assesses the effect of the difference between the *open space zone* and the *general residential zone*. We cannot offer an assessment of the effects *that removing the depression area would have on the surrounding properties and road* because this would need a detailed stormwater design for a specified proposal which we are not proposing. Rather what we have offered is a report that confirms this can be reasonably dealt with at resource consent stage.

We also note that any earthworks that alters an overland flow path would require resource consent under **EW-S1.6** of the Operative Whanganui District Plan. Therefore, we are confident that any effect can be reasonably dealt with at Resource Consent stage.

4.2 Depression area

As above.

4.3 Soakage

We have obtained a geotechnical report which contains these details. This will be supplied at the time of lodgement next week.

Kind regards,

Tatyana Kooznetzoff

Planning Consultant



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From: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>

Sent: Friday, 29 August 2025 1:13 pm

To: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>

Cc: Ryan O'Leary <roleary@propertygroup.co.nz>; Justin Walters <Justin.Walters@whanganui.govt.nz>

Subject: RE: 21A Manuka Street - Castlecliff PPC

Hi Tatyana

I have received the review of the serviceability report from the Development Engineer (attached), and you will see that there is a request for more information.

This will no doubt affect your application timeline, but I am happy to discuss it later next week.

Kind regards

Leayne Huirua | Policy Planner

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From: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>

Sent: Friday, 29 August 2025 9:08 am

To: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>

Cc: Ryan O'Leary <roleary@propertygroup.co.nz>; Justin Walters <Justin.Walters@whanganui.govt.nz>

Subject: RE: 21A Manuka Street - Castlecliff PPC

Good Morning Leayne,

Happy Friday!

I was wondering whether you had a chance to see my email below. Is there an ETA for when we can expect to have comments back on the servicing report?

Additionally, we are looking to lodge the Plan Change Request with Council late next week and thought it would be beneficial to have a hand over meeting via teams. How are you placed next week to do this? I was thinking either Wednesday or Thursday. Let me know what works for you.

Kind regards,

Tatyana Kooznetzoff

Planning Consultant



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From: Tatyana Kooznetzoff
Sent: Monday, 25 August 2025 9:25 am
To: 'Leayne Huirua' <Leayne.Huirua@whanganui.govt.nz>
Cc: Ryan O'Leary <roleary@propertygroup.co.nz>; Justin Walters <Justin.Walters@whanganui.govt.nz>
Subject: RE: 21A Manuka Street - Castlecliff PPC

Hey Leayne,

I wasn't aware of that but thank you for letting me know.

How is the review of the servicing report coming along? We were hoping to lodge the request at the end of the month.

Kind regards,

Tatyana Kooznetzoff
Planning Consultant



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From: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>
Sent: Friday, 22 August 2025 8:26 am
To: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>
Cc: Ryan O'Leary <roleary@propertygroup.co.nz>; Justin Walters <Justin.Walters@whanganui.govt.nz>
Subject: RE: 21A Manuka Street - Castlecliff PPC

Hi Tatyana

As you are probably aware, delegations of specific decision-making under the RMA have to be made by Council.

If a delegation is not specified, then the decisions remain with Council.

Thanks

Leayne Huirua | Policy Planner

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From: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>
Sent: Thursday, 21 August 2025 4:35 pm
To: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>
Cc: Ryan O'Leary <roleary@propertygroup.co.nz>
Subject: RE: 21A Manuka Street - Castlecliff PPC

Hey Leayne,

Thanks for providing that info. I have just had a look at Council's Governance Manual and can't seem to locate any reference to Clause 25 Schedule 1 of the RMA to delegate the authority to accept the plan change request.

I can see reference to council choosing to retain the powers to approve a proposed plan or change to a district plan under clause 17 of schedule 1 of the RMA. However, this only applies to plan changes made by local authorities.

Could you please point me in the right direction in terms of council choosing not to delegate its function under clause 25 of sched 1?

I am away tomorrow but will be back Monday. Happy to jump on a team's call if that's easier.

Have a lovely weekend.

Tatyana Kooznetzoff

Planning Consultant



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From: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>
Sent: Wednesday, 20 August 2025 4:55 pm
To: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>
Subject: RE: 21A Manuka Street - Castlecliff PPC

Hi Tatyana

Council has not given delegation for this, and while the decision can be made during the election period, the last Council meeting is scheduled for 16 September, and this misses those deadlines.

The next meeting after that (which is the first meeting of the new council) is scheduled for November 18th.

Kind regards

Leayne Huirua | Policy Planner

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From: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>
Sent: Wednesday, 20 August 2025 3:14 pm
To: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>
Cc: Ryan O'Leary <roleary@propertygroup.co.nz>
Subject: RE: 21A Manuka Street - Castlecliff PPC

Hey Leayne,

The subject line was meant to read 21A Manuka Street – Castlecliff PPC! Apologies it has been updated now.

Cheers,

Tatyana Kooznetzoff

Planning Consultant



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From: Tatyana Kooznetzoff

Sent: Wednesday, 20 August 2025 2:19 pm

To: 'Leayne Huirua' <Leayne.Huirua@whanganui.govt.nz>

Cc: Ryan O'Leary <roleary@propertygroup.co.nz>

Subject: RE: 21A Manuka Street - Ashhurst PPC

Hey Leayne,

Thanks for your response. That's great news.

We were looking to lodge a draft in early September. Upon conversations with Francisco, Ryan and I were of the view that this function could be delegated under clause 25 of schedule 1. If Council chooses not to delegate this function, Justin Walters said that if we are requesting council to accept rather than adopt, which we are, then there is potential for Council to make the decision during the election period if it was not deemed to meet the definition of significant under the LGA.

I think it would be beneficial for Council delegation to be arranged if possible. If not, we can try option two.

Let me know your thoughts.

Kind regards,

Tatyana Kooznetzoff

Planning Consultant



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From: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>

Sent: Wednesday, 20 August 2025 11:47 am

To: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>

Subject: RE: 21A Manuka Street - Ashhurst PPC

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Good morning Tatyana

Many thanks for this information which I am currently getting reviewed.

Do you have an indicative timeframe for lodging the application for the Private Plan Change (noting that Council may not be able to consider this until after the elections)?

Kind regards

Leayne Huirua | Policy Planner

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From: Tatyana Kooznetzoff <tkooznetzoff@propertygroup.co.nz>

Sent: Thursday, 14 August 2025 3:18 pm

To: Leayne Huirua <Leayne.Huirua@whanganui.govt.nz>

Cc: Ryan O'Leary <roleary@propertygroup.co.nz>

Subject: 21A Manuka Street - Ashhurst PPC

Good afternoon Leayne,

My name is Tatyana, and I am the planner here at TPG drafting up the PPC request. I just wanted to first touch base and introduce myself and second, share with you the servicing report we have received from Orogen to address the matters arising in prior correspondents for this site. The intention here is to gauge Councils' views on this report and work through any questions or comments that are raised as a result.

I have attached the Orogen Report for your initial review and responded to those points raised by council in prior discussions.

1. Servicing feasibility

The report by Ms Beamsley concludes

“Based on the existing infrastructure available in the vicinity of the site we consider the site can be serviced for residential development via extension and/or connection to the stormwater, sewer, water supply, power and telecommunication networks. The arrangement of the residential dwellings, onsite services and confirmation of connection points can be resolved through a future Resource Consent application”

2. Agreed that the level of information is at the ‘demonstrate that the site is suitable for residential development’ however where options are limited in how something is achieved it would be expected that there would be a higher level of detail. Example of this would be if it is intended to bring fill onto the site to provide suitable building platforms (irrespective of subdivision layout) does this impact on adjacent neighbours or council services and does that fill necessitate specific foundation requirements.

Ms Beamsley concludes that

“Earthworks will be required to provide building platforms and vehicle access whilst also considering overland flow path management around or through the site. These will need to include geotechnical considerations for the identified liquefaction risks.”

In terms of the detail required at PPC stage, this is limited due to the unknown nature of any future development to be constructed onsite. Ms Beamsley notes on P.1 s2.1 that

“Any development will need to integrate into the surrounding landform and manage the flows arriving from the upstream catchment. This can be achieved through earthworks to raise site levels, remove the depression area, provide access to new lots, establish flood free building platforms and establish flow paths through or around the site. These are standard activities for a residential development and can be supported by designs completed for resource consent.”

I look forward to your response. Please feel free to give me a call or arrange a teams meeting if that is preferred.

Have a lovely weekend.

Kind regards,

Planning Consultant



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Tatyana Kooznetzoff

Planning Consultant



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From: [Justin Walters](#)
To: [Ryan O'Leary](#)
Cc: [Tatyana Kooznetzoff](#); [Leayne Huirua](#)
Subject: FW: 21A Manuka Street, Castlecliff, Whanganui - Private Plan Change Minutes
Date: Friday, 11 July 2025 10:35:07 am
Attachments: [image001.png](#)
[image004.png](#)
[image003.png](#)

Hi Ryan,

Thanks for the discussion this morning.

Leayne Huirua from my team will be looking after the private plan change process.

Ngā mihi,

Justin Walters | Principal Policy Planner

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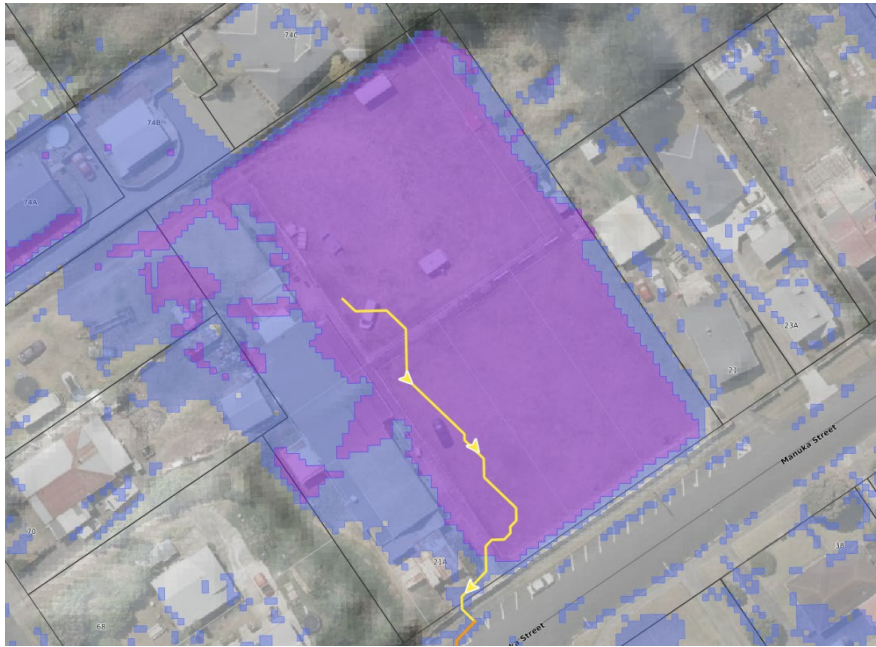
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From: Justin Walters
Sent: Wednesday, 18 June 2025 9:32 am
To: Ryan O'Leary <roleary@propertygroup.co.nz>
Subject: RE: 21A Manuka Street, Castlecliff, Whanganui - Private Plan Change Minutes

Hi Ryan,

Agreed that the level of information is at the 'demonstrate that the site is suitable for residential development' however where options are limited in how something is achieved it would be expected that there would be a higher level of detail.

Example of this would be if it is intended to bring fill onto the site to provide suitable building platforms (irrespective of subdivision layout) does this impact on adjacent neighbours or council services and does that fill necessitate specific foundation requirements.



Happy to discuss.

Ngā mihi,

Justin Walters | Principal Policy Planner

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From: Ryan O'Leary <roleary@propertygroup.co.nz>

Sent: Tuesday, 17 June 2025 5:24 pm

To: Justin Walters <Justin.Walters@whanganui.govt.nz>

Subject: RE: 21A Manuka Street, Castlecliff, Whanganui - Private Plan Change Minutes

Hi Justin,

Thanks. We'll consider the information below.

I do just wish to clarify whether you consider all of that detail is necessary for a plan change where simply the zoning is altered. No development proposal is being put forward at this stage.

I accept that the applicant must demonstrate that the site is suitable for residential development. Some specific matters are, in my view, more appropriately left to resource consent stage as there are adequate provisions currently in place in the District Plan to respond to such matters. I consider *site access* falls into this category as there are multiple locations where this could be proposed. A geotechnical report also needn't be to the level that might be expected for a resource consent. It may contain general recommendations for engineered fill and building platforms. However, the exact location of building platforms will be up to the future purchaser of the site once rezoned and will be subject to further resource management (and building consent) processes.

Can you please advise whether you agree on these points.

Kind Regards

Ryan O'Leary

Planning Manager – Central



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From: Justin Walters <Justin.Walters@whanganui.govt.nz>

Sent: Tuesday, 17 June 2025 11:16 am

To: Ryan O'Leary <roleary@propertygroup.co.nz>

Subject: RE: 21A Manuka Street, Castlecliff, Whanganui - Private Plan Change Minutes

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Hi Ryan,

I have discussed further with our development engineer and Council would require the applicant to demonstrate that the site is suitable for residential development including:

- A Detailed Site Investigation – I understand that this has already been completed.
- Flooding / Overland flow paths – Including and changes to the site as a result of fill to enable residential development noting that the existing greens currently shown as ponding areas.
- Geotechnical – Including any requirements for engineered fill for building platforms and accesses.
- Servicing feasibility
- Site / Vehicle access

Currently we have some projects moving around and once I have better understanding of the timeframes that the applicant is proceeding with, I will be in a better position to confirm whether or not any proposal would be dealt with inhouse or through the use of consultants.

Deposit for plan change requires is \$16,000 and the Schedule of fees and charges is available on the Council website [Resource management and policy / planning fees and charges Whanganui District Council](#).

Regarding the request for officer delegations for a decision to accept or otherwise the private plan change during the election period. In the past, Council has specifically chosen not to delegate this function under clause 25 of Sch1 so it is unlikely to do this for a specific project without sufficient detail to effectively make the decision themselves. However, provided that the applicant was requesting that Council accept rather than adopt the plan change and officers were in support of the lodged application, there is the potential for Council make the decision during the election period provided that it was not deemed to meet the definition of a significant decision under the LGA. Once I have better understanding of the timeframes, I would be happy to discuss target dates for meetings.

Ngā mihi,

Justin

Justin Walters | Principal Policy Planner

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From: Ryan O'Leary <roleary@propertygroup.co.nz>

Sent: Tuesday, 10 June 2025 9:25 pm

To: Justin Walters <Justin.Walters@whanganui.govt.nz>

Subject: 21A Manuka Street, Castlecliff, Whanganui - Private Plan Change Minutes

Kia ora Justin,

Thank you for your time Thursday, it was good to sit down and the potential private plan change

request for rezoning of the site at 21A Manuka Street. As discussed, the plan change would rezone the land from Recreation Zone to Residential Zone. No site specific rules are proposed.

Please let me know if you have anything to add or amend to the email summary below.

Meeting **Thurs 5th June 2025** at Council Offices

Attendees

TPG

- Ryan O'Leary (RO)
- Tatyana Kooznetzoff (TK); and

Whanganui DC

- Justin Walters (JW)

Summary of key discussion points:

- Council is generally supportive of the merits of rezoning the land to residential, subject to technical evidence to support the plan change (e.g. serviceability, natural hazards etc)
- The site was previously owned by Castlecliff Bowling Club Incorporated since at least 1992 – privately owned Recreation Zone land. JW suggested that the land may have been owned by Council. JW suggested it was possible that whether adequate provision of alternative public space was provided for the area may have been considered at the time of Council disposal. After undertaking further investigations TPG suggest that this does not appear to be the case. RO welcome's further comment if Council have further records which suggest otherwise.
- Council have indicated that the private plan change would be unlikely to be adopted by Council, it would more likely be accepted for processing. Assistance from Council could potentially be provided in the form of a report from Council's infrastructure.
- The technical assessments required include:
 - Geotechnical/Flooding
 - A Detailed Site Investigation
 - Servicing feasibility and vehicle access (JW was to explore whether this could be provided by Council's Development Engineer, Damien Wood, summarising the work he has completed to date).
- RO and JW discussed using preferred consultants to avoid the applicant being liable for further peer review costs.
- JW confirmed that Council would appoint an independent planner to process the private plan change. JW will confirm availability and fee structure.
- JW understood arguments for or against public notification or limited notification of the plan change. That decision would be made at the time of lodgement.
- Local government elections will have an impact on the ability for Council members to vote on the Private Plan Change in late 2025. Should the plan change be requested during this time, we have requested that decision making delegation be made to technical experts or the CE at WDC.

Kind regards,

Ryan O'Leary

Planning Manager – Central



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Application No: Private Plan Change 21a Manuka Street

Property No: 33241

29 August 2025

Policy Planner
Whanganui District Council
PO Box 637
Whanganui 4540

Dear Leayne,

Private Plan Change: 21a Manuka Street Whanganui – Assessment of Servicing Potential for Proposed Residential Development at 21a Manuka Street, Whanganui Memorandum

The Council has received a memorandum from Orogen dated 13 August 2025 titled Servicing Potential for Proposed Residential Development at 21A Manuka Street, Whanganui.

This memorandum has been reviewed by the Council Three Waters Team with assessment details provided below.

The legal description of the lots is Lot 1 DP 73540, Lot 1-4 DP 3943, Lot 3 DP22260, and Part Lot 2 Big Application Plan 166.

The nature of the proposed District Plan rezoning application from open space to general residential. covering the following points:

- Assessment of landform and identification of overland flow paths
- Statement on the ability to service the site for stormwater, wastewater and water supply.
- Commentary on earthworks and ground conditions.

1. Access

Assessment required by Transportation team including any requests for further information.

2. Utility Services

Full as-built drawings for ALL utility services MUST be provided in the format required by the Whanganui District Council Land development and Subdivision engineering document 2016 prior to the occupation of the new dwelling or prior to the issuing of s224 certification.

The disconnection/termination of all redundant utility service including but not limited to Wastewater, Stormwater and Water MUST occur prior to the commencement of any demolition works on site.

2.1 Stormwater

The Council 3 waters Manager has assessed the information against the Council Stormwater model and concluded that the Council does not have sufficient capacity for the proposed re-zoned land to connect to the Council stormwater network without management of the additional discharge volumes.

The brief assessment noted by the 3 Waters Manager is:

“Stormwater – agreed that the site-levels will have to be integrated. Limited capacity available in the primary system, and the options to the applicant is to manage stormwater by on-site disposal, or to consider a capital upgrade within the public network through a capital contribution (uncertain of scope at this point, further investigations required). Lastly, there is a smaller closed catchment of the adjacent properties to the North-West that are to be protected through the overland-flowpath remaining in place through post-development level and gradient adjustments. We welcome dialogue with the applicant on what this means in practice”.

To mitigate the effects of additional stormwater discharge volumes from the proposed re-zoning, the proposed area to be re-zoned would have to achieve a state of hydrological neutrality such that the post development stormwater discharge does not exceed the pre-development discharge.

For clarity the above mitigation applies to any new lots, private right of ways, public rights of way, accessways, roads, and any other type of development.

2.2 Wastewater

The Council 3 waters Manager has assessed the information against the Council Wastewater model and concluded that the Council does not have sufficient capacity for the proposed re-zoned land to connect to the Council wastewater network without management of the additional discharge volumes.

To mitigate the effects of additional wastewater discharge volumes from the proposed re-zoning, the proposed area to be re-zoned would have to be serviced by pumped off-peak wastewater connection(s).

2.3 Water

The Council 3 waters Manager has assessed the information against the Council Water model and concluded that the Council has sufficient capacity for the proposed re-zoned land to connect to the Council water network.

3. Earthworks and Building Platforms

The development of the site will require contamination remediation and substantial Earthworks that will directly affect the ponding area on the site and overland flow paths.

The memorandum assessment of this is covered in section 2.1 Overland flow routes and does not provide sufficient information to assess the effects of the works required as a result of the re-zoning and the effects of those works.

The applicant must undertake an assessment of the effects that removing the depression area will have on the surrounding properties and roads.



REQUEST FOR FURTHER INFORMATION

1. Please provide an assessment of the effects that removing the depression area will have on the surrounding properties and roads. The assessment shall include drawings demonstrating the altered depression area and new overland flow paths.

4. Site specific features

4.1. Overland flow paths

Refer to assessment made in Section 3 Earthworks.

4.2. Depression areas

Refer to assessment made in Section 3 Earthworks.

4.3. Soakage

The memorandum has provided details of soakage rates available on site in section 2.3 Soakage Rates. Soakage test information has not been provided. No details of ground water level have been provided.

REQUEST FOR FURTHER INFORMATION

1. Please provide a copy of the soakage testing.
2. Please provide an assessment of ground water levels on the site and surrounding area. Including higher and lower terraces of the surrounding area.

Yours sincerely

Damien Wood (NZCE Civil)
Development Engineer