

Submission on a Notified Requirement for Designation

Form 21 of the Resource Management Act 1991



WANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

POST TO: Whanganui District Council
c/- Johanna Verhoek
PO Box 637, Whanganui 4541

OR EMAIL TO: johanna.verhoek@whanganui.govt.nz

1. Submitter's Details	
Name:	NSK Holdings Ltd (Kelsi Attrill)
Postal Address:	12 Clarkson Ave, Whanganui
Contact Numbers:	Phone: Lance Attrill Mobile: 0274400777
	Email address: Kelsiattrill@hotmail.co.nz, Lance50@xtra.co.nz
2. Application Details	
Lodged by:	Whanganui District Council
Proposal:	Notice of Requirement - Springvale stormwater network, road and shared pathway
3. Submission	
Specific parts of the application that my submission relates to are:	The swale design
My Submission is:	
(Continue on a separate sheet if required)	That an indepth plan be submitted of the swale. Showing the exact dimensions & design so that future plans can be agreed by both WDC & developer.
	Please liaise with Lance Attrill for above
I seek the following recommendation or decision from the territorial authority:	
4. Additional Information	
I am/am not* (*select one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.	
** I am/am not* (*select one) directly affected by an effect of the subject matter of the submission that -	
(a) adversely affects the environment; and	
(b) does not relate to trade competition or the effects of trade competition.	
** Delete this paragraph if you are not a trade competitor.	

I wish to be heard in support of my submission.	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If others make a similar submission would I consider presenting a joint case with them at the hearing.	<input checked="" type="radio"/> Yes	<input type="radio"/> No

<u>Klathull (director)</u>	<u>12 / 7 / 19</u>
Signature of submitter (or authorised signatory)	Date

Note to submitter

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- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
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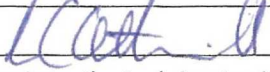


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1. Submitter's Details	
Name:	Lance Attrill
Postal Address:	12 Clarkson Ave, Wanganui
Contact Numbers:	Phone: Mobile: 0274400777
	Email address: Lance.50@xtra.co.nz
2. Application Details	
Lodged by:	Whanganui District Council
Proposal:	Notice of Requirement - Springvale stormwater network, road and shared pathway
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Whanganui District Council
Ingestre St
Wanganui

18/7/19

RE Springvale Stormwater Networks, Road and Shared Pathway

Dear Johanna,

We would like to clarify our submissions

We have contracts to purchase the Guilford and Campbell properties (Mosston Rd), so reason why we have submitted four properties.

Over the last five years we have had discussions with the WDC Infrastructure on the Proposed Swale design, we have ask for a more detailed design in our submission so we can ascertain whether the swale corridor will work with our subdivision designs. In the past we have discussed a full swale design which would require a 30m wide corridor and now discussions with Damien Wood shows a new design of a swale and a pipe system, this will only need 20m as per one of your designs.

We are in support in principle the designation of land in Springvale to establish a stormwater network, road and shared pathway, but only if the width required is agreed upon by both Developer and WDC and is the minimum necessary width to carry out the works so that it does not interfere with our development plans. That is why we want to see more detail design of the pipe and swale, because that would tell us what is required in terms of the corridor width.

If there are any queries please contact me

Lance Arner

Submission 3

Submission on a Notified Requirement for Designation

Form 21 of the Resource Management Act 1991



WANGANUI
DISTRICT COUNCIL

Te Kauhira a Rohe o Whanganui

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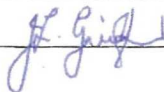
1. Submitter's Details	
Name:	Neil & Juleen Guilford
Postal Address:	116 Masslon Road, Wanganui
Contact Numbers:	Phone: Lance Atwill Mobile: 0214400177
	Email address: Lance50@xtra.co.nz
2. Application Details	
Lodged by:	Whanganui District Council
Proposal:	Notice of Requirement - Springvale stormwater network, road and shared pathway
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	12 / 7 / 19
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Signature of submitter (or authorised signatory)

Date



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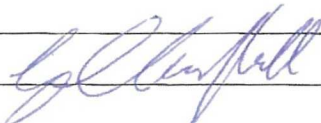
WANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

POST TO: Whanganui District Council
c-/ Johanna Verhoek
PO Box 637, Whanganui 4541

OR EMAIL TO: johanna.verhoek@whanganui.govt.nz

1. Submitter's Details	
Name:	Mr & Mrs G Campbell
Postal Address:	124 Mosston Road, Wanganui
Contact Numbers:	Phone: Lance Attrill Mobile: 0274400777
	Email address: Lance50@xtra.co.nz
2. Application Details	
Lodged by:	Whanganui District Council
Proposal:	Notice of Requirement - Springvale stormwater network, road and shared pathway
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If others make a similar submission would I consider presenting a joint case with them at the hearing.	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Signature of submitter (or authorised signatory)		Date	12/7/19
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If others make a similar submission would I consider presenting a joint case with them at the hearing.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

<i>C. Moffitt</i>	10.7.19
Signature of submitter (or authorised signatory)	Date

Note to submitter

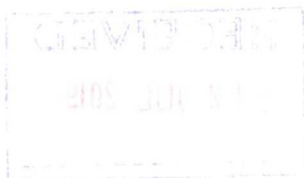
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1. (a) I could not gain an advantage in trade competition through this submission.

1. (b) I am directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

2. The specific provisions of the proposed plan change that my submission relates to:

Proposed road/ designation.

3. My submission is that:

I am not opposed to the Plan change but I am concerned that I will be unreasonably disadvantaged as the proposed road/ designation will go through my property including right through my house. This will cause me to loose my house and studio as well as the land that Council requires for the new road. I will also loose the sheds on my land as the designation is indicated over all these buildings. I support the proposed park as notified in the structure plan.

4. I seek the following decision from the Council

I want to be fairly compensated for the replacement value of the existing house, studio and sheds as well as the land that Council requires for the new road. Council adopt the plan change to include the park as notified.

5. I do wish to be heard in support of this submission.

6. If others make a similar submission I would be prepared to consider presenting a joint case with them at any hearing.

Submission on a Notified Requirement for Designation

Form 21 of the Resource Management Act 1991



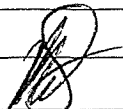
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OR EMAIL TO: johanna.verhoek@whanganui.govt.nz

1. Submitter's Details	
Name:	Ronald and Verne Wheeler and Marco van den Brink
Postal Address:	PO Box 7126 Wanganui
Contact Numbers:	Phone: 06-3477956 Mobile: 0279773555
	Email address: info@sierra.co.nz
2. Application Details	
Lodged by:	Whanganui District Council
Proposal:	Notice of Requirement - Springvale stormwater network, road and shared pathway
3. Submission	
Specific parts of the application that my submission relates to are:	Proposed road
My Submission is:	<p>We bought the property as we liked that it was in a peaceful area without lots of traffic.</p> <p>The plan from council shows proposed indicative roading which is right next to our property. This will bring in higher traffic volume and noise and it will effect the value of our property.</p> <p>We are lot 38 Mangolia Crescent. It will also bring in more unnecessary public not living in the area.</p>
I seek the following recommendation or decision from the territorial authority:	
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<p>I am/am not* (*select one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.</p> <p>** I am/am not* (*select one) directly affected by an effect of the subject matter of the submission that -</p> <p>(a) adversely affects the environment; and</p> <p>(b) does not relate to trade competition or the effects of trade competition.</p> <p>** Delete this paragraph if you are not a trade competitor.</p>	

I wish to be heard in support of my submission.	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If others make a similar submission would I consider presenting a joint case with them at the hearing.	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Signature of submitter (or authorised signatory)		Date 15-7-19
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Submission 7

Submission on a Notified Requirement for Designation

Form 21 of the Review Management Act 1991

Attn: johanna.verhoek@whanganui.govt.nz

1. Submitters Details:

Names: Ryan Carter & Nadia Ballantine (Please not correct spelling of Ballantine)

Address: 134 Mosston Road, Whanganui

Contact number: 0274 777 213

2. Application Details:

Lodged by: Whanganui District Council

Proposal: Notification of Requirement – Springvale Stormwater Networks, Road and Shared Pathway

3. Submission

Specific parts of the application that my submission relates to are:

This submission is in related to 2.0 proposal of the notification decision.

1. General comment
2. The designation footprint

My submission is:

1. At this stage this N.O.R. does not require the procurement of any of our land at 134 Mosston Road.

However to the best of our knowledge there has not been any surveying of the proposed route; including levels and water table heights to know if the proposed swale design is achievable without potential impact to adjacent properties during forecasted flood events. We also do not have any detail in relation to any proposed controls for the future traffic flow vibration and noise pollution.

2. In the NOR document it states that *"the designation footprint provides for a legal road width of 20 meters as well as a construction corridor to enable works to be provided for within the designation"* However in the Notice of Requirements Springvale Stormwater Network and Roads report, it states under section 6 figure 3 *"indicative design for proposed road reserve"* a 30 metre wide strip of land is required. Is the additional 10 metre construction corridor part of the area being designated under the N.O.R or will this effect adjacent properties such as ours?

Until we have some clarification and further detail we cannot support the application.

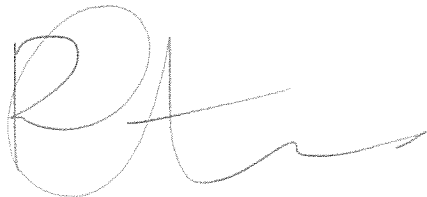
I seek the following recommendation or decision from the territorial authority:

We recommend the Council complete the required preliminary surveying required to construct a comprehensive roading network design and share this with all effected parties for further consideration.

I **am not** a trade competitor for the purposes of sections 308B of the Resource Management Act 1991.

I wish to be heard in support of my submission – **YES**

If others make a similar submission would I consider presenting a joint case with them at a hearing – **YES**

A handwritten signature in black ink, appearing to be 'RC' followed by a stylized flourish.

Ryan Carter & Nadia Ballantine
134 Mosston Road, Whanganui

Submission on a Notified Requirement for Designation

Form 21 of the Resource Management Act 1991



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1. Submitter's Details

Name: Robert and Linda O'Keefe
Postal Address: 130 Mosston Road
Contact Numbers: Phone: 063445040 work Mobile: 0274332626
Email address: OKjoiner@extra.co.nz

2. Application Details

Lodged by: Whanganui District Council
Proposal: Notice of Requirement - Springvale stormwater network, road and shared pathway

3. Submission

Specific parts of the application that my submission relates to are:

See attached pages 3 & 4

My Submission is:
(Continue on a separate sheet if required)

See attached pages 3 & 4 and
Plan Change Submission pages 1-6

I seek the following recommendation or decision from the territorial authority:

See attached pages 3 & 4 and
Plan Change Submission pages 1-6.

4. Additional Information



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		17/7/19
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Notice of Requirement For Designation of Land

– Springvale stormwater network, road and shared pathway

1. Robert and Linda O'Keeffe, 130 Mosston Road, Whanganui 17/07/2019

3. The specific parts of the application that our submission relates to:

The designation of land within the Springvale Structure Plan Change No 53 area for proposed new drain/road/shared pathway

The affect the designation will have on our property and on us

The time frame and scope for any works if the Plan Change is adopted

Compensation for land taken in the Designation is adopted

We have lodged a submission opposing the Plan Change No 53 that the Council hopes will result in the creation of a residential area (See attached copy) and we **oppose** this application to designate part of our property to facilitate the Plan Change.

There is a developer working in the Plan Change Area, and there may be other land owners with plans to split smaller properties if the rezoning goes ahead. Whilst others will greatly benefit, the unique size and shape of our property means that we will be negatively affected. The designation of land and proposed works are of no value to us. We believe they will devalue our property and cause us distress. We own our property on an emotional level and want to continue our lifestyle as it is.

Refer to the following paragraph, taken form the Plan Change submission.

Proposed drainage, road and shared pathway designation: Opposed. Our submission is that the Structure Plan requires a 30M strip of land which would bisect our property and cause a huge, negative impact on us. The Eastern part of our property would be impractical to manage, while the proposed drainage, road and pathway would come close to our home, destroy our sewerage system, cut our water supply, cause noise and light pollution and cause us distress. There has been no flood modelling done by Horizons (as of Oct 2018) and, as far as we know, there has been no on-site topographical studies at individual properties to determine if there will ever be a need for a drain or swale.

We have made some enquiries and have been told that calculations used for the compensation for taken land is not based on commercial values. We disagree with this, as once again the developers benefit and we would be forced into something we had not planned.

In summary, we oppose the Notified Requirement to Designate Land for stormwater, road and shared pathway because it will split our property, destroy our current lifestyle and near future retirement plans.

We seek the following decision from Council:

Refer to the following paragraphs, taken from Section 4 of the Plan Change submission.

Firstly, we want the Council to research the proposed road, drainage designated area in a more diligent manner before accepting the plan. We believe that by looking at the specific geographical features of each affected property the Council will see that this proposal will not work as expected.

Secondly, we want to know if the Council is definitely going to do something in relation to the Structure Plan Change No 53 and the time frame for it. This has been going on for 20 years and we are now at a stage that we need to know what is going to happen to our property and when it will happen.

We would like the Plan to be amended to have underground drainage only (no road or shared pathway) from Fox Road to a cul de sac at 124 Mosston Road. This will allow us to retain our property (and lifestyle) and any development to the South of 130 Mosston Road would utilise the drain/new road. We understand that there are plans already existing for development for some of this area.

We would like the Structure Plan amended to include a shared pathway along Mosston Road from Springvale Road to the Titoki Wetland, including provision for safe road crossing near Mosston School and near the Wetland area. We would like the proposed On Road Cycle Lane on Fitzherbert Avenue to continue West to Mosston Road as an Off Road Shared Pathway.

5. **We wish** to be heard in support of this submission.

6. If others make a similar submission **we would** be prepared to consider presenting a joint case with them at any hearing.

Signed



Rob O'Keeffe
0274 332 626

17/07/2019



Linda O'Keeffe
0274 733 767

17/07/2019

Email okjoiner@xtra.co.nz



WHANGANUI DISTRICT COUNCIL

Te Kaunihera a Rohe o Whanganui

Submission on a Publicly Notified Plan Change to the Whanganui District Plan

Resource Management Act 1991 In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003

TO: Whanganui District Council, PO Box 637, Whanganui

Name: (print in full) Robert Craig and Linda Eve O'Keeffe

This is a submission on Plan Change No. 53 to the Whanganui District Plan.

Closing Date: 12/7/19

- (1. (a) I ~~could~~/could not gain an advantage in trade competition through this submission.
(b) I am /am not directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

2. The specific provisions of the proposed plan change that my submission relates to:

see attached form pages 3 & 4

(Use additional pages if required)

- (3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

See attached form and map pages 3, 4 & 5

(Use additional pages if required)

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

See attached form and map pages 3, 4, 5 & 6

(Use additional pages if required)

5. I ~~do/do not~~ wish to be heard in support of this submission.
6. If others make a similar submission I **would /would not** be prepared to consider presenting a joint case with them at any hearing.

7. **Address for service:**

130 Mosston Road
Whanganui

Signature: 



(Person making submission or person authorised to sign on behalf of person making submission)

Day time phone No: 344 5040 0274 332626 Rob

Email: okjoiner@extra.co.nz 0274 733 767 Linda

Date: 11/7/2019

This is a submission on Plan Change 53 to the Whanganui District Plan

Robert and Linda O'Keeffe, 130 Mosston Road, Whanganui

1a. **We do not** gain an advantage in trade competition.

1b. **We are** directly affected by an effect of the subject matter of the submission.

2. **The specific provisions of the proposed plan change that our submission relates to are:** The rezoning and designation of land within the Springvale Structure Plan Change area, restricting access to Mosston Road, the need for new drain/road/shared pathway.

3. **Submissions: The following submissions relate to the attached plan (PC53).**

Rezoning of Structure Plan area to Residential. Opposed. Our submission is that we have a unique property and have spent 30 years developing it into a lifestyle block, therefore, have no reason for the property zoning to be changed to residential. The proposed change is for the benefit of others.

Rezoning of land to Reserves and Open Spaces: Support. We encourage the inclusion of reserves and open spaces in the District Plan as it benefits the community and environment.

Minimizing Access to Mosston Road: Opposed. Our submission is that we oppose the restriction of access for new dwellings to Mosston Road. If the proposed Structure Plan is adopted we will have to make life changing decisions which would be made more difficult by having restrictions imposed on our property. There will be an increase of traffic on Mosston Road in the future, whether there is additional residential properties or not, so our proposal is to improve the existing road and providing a shared pathway along it. The safety of Mosston School children travelling along and crossing Mosston Road should be taken into account with the provision of a crossing or underpass near the school.

Proposed drainage, road and shared pathway designation: Opposed. Our submission is that the Structure Plan requires a 30M strip of land which would bisect our property and cause a huge, negative impact on us. The Eastern part of our property would be impractical to manage, while the proposed drainage, road and pathway would come close to our home, destroy our sewerage system, cut our water supply, cause noise and light pollution and cause us distress. There has been no flood modeling done by Horizons (as of Oct 2018) and, as far as we know, there has been no on-site topographical studies at individual properties to determine if there will ever be a need for a drain or swale.

The Springvale Structure Plan and associated documents: Opposed. Our submission is that the Springvale Structure Plan and related documents are hard to understand, at times they

have not been accurate, are not referenced so they can be recognised as current, they contain information that is hard for us to understand, that we have been told that we need to raise all points of concern at this submission stage as we would not be able to address them in the future communications and there has not been any formal notification of a time frame, therefore we are disadvantaged by the process.

In summary we oppose the Springvale Structure Plan Change No.53 because we do not know what the outcomes will be, what time frame is expected and therefore what the effects on our property and lifestyle would be.

4. We seek the following decision from Council: Firstly, we want the Council to research the proposed road, drainage designated area in a more diligent manner before accepting the plan. We believe that by looking at the specific geographical features of each affected property the Council will see that this proposal will not work as expected.

Secondly, we want to know if the Council is definitely going to do something in relation to the Structure Plan Change No 53 and the time frame for it. This has been going on for 20 years and we are now at a stage that we need to know what is going to happen to our property and when it will happen.

We would like the Plan to be amended to have underground drainage only (no road or shared pathway) from Fox Road to a cul de sac at 124 Mosston Road. This will allow us to retain our property (and lifestyle) and any development to the South of 130 Mosston Road would utilise the drain/new road. We understand that there are plans already existing for development for some of this area.

We would like the Structure Plan amended to include a shared pathway along Mosston Road from Springvale Road to the Titoki Wetland, including provision for safe road crossing near Mosston School and near the Wetland area. We would like the proposed On Road Cycle Lane on Fitzherbert Avenue to continue West to Mosston Road as an Off Road Shared Pathway.

5. We wish to be heard in support of this submission.

6. If others make a similar submission **we would** be prepared to consider presenting a joint case with them at any hearing.

7. Springvale Structure Plan (PC53) map which we believe to be the current and final proposal.

Signed  Rob O'Keeffe 11/07/2019

 Linda O'Keeffe 11/07/2019

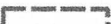
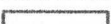
















Email okjoiner@xtra.co.nz

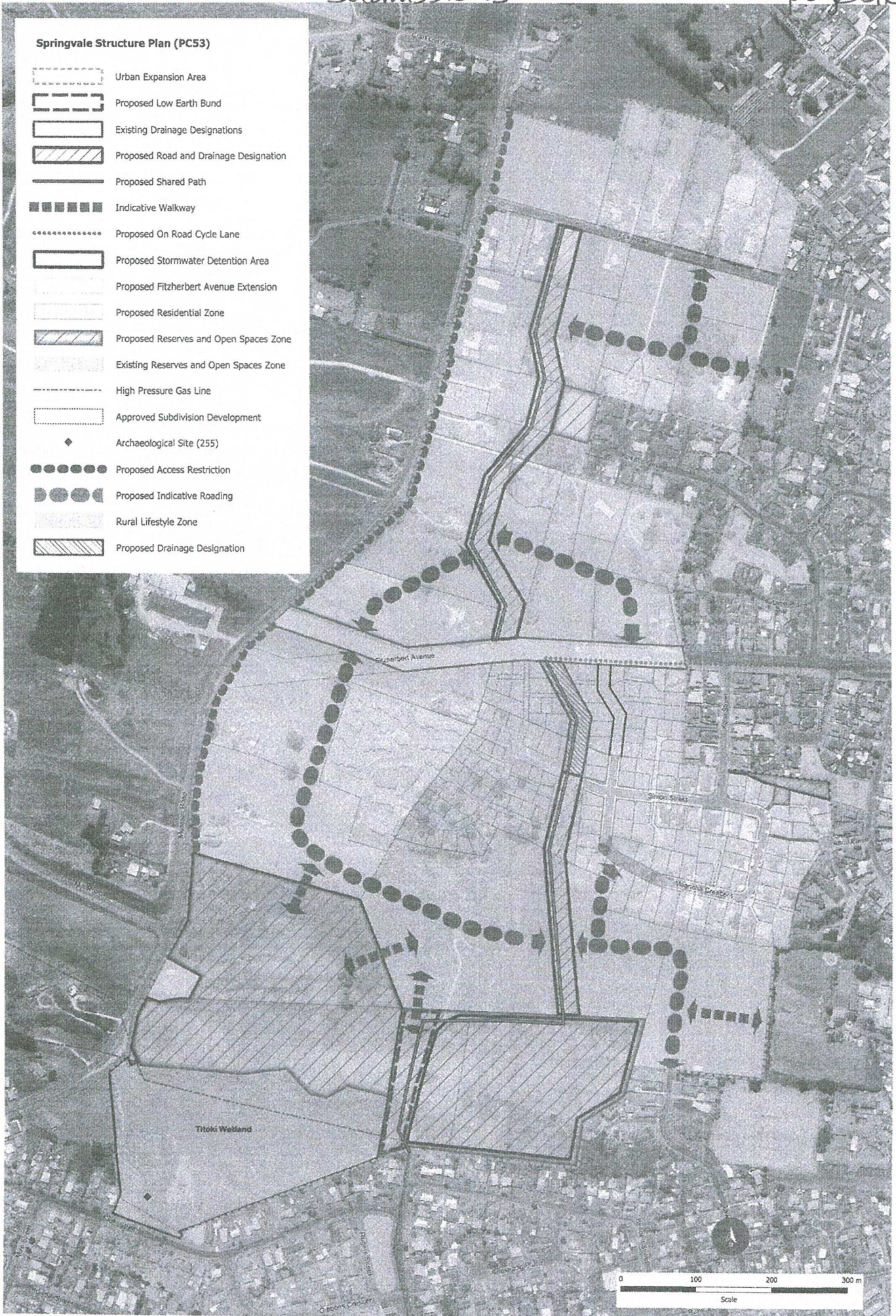
Rob 0274 332 626

Linda 0274 733 767

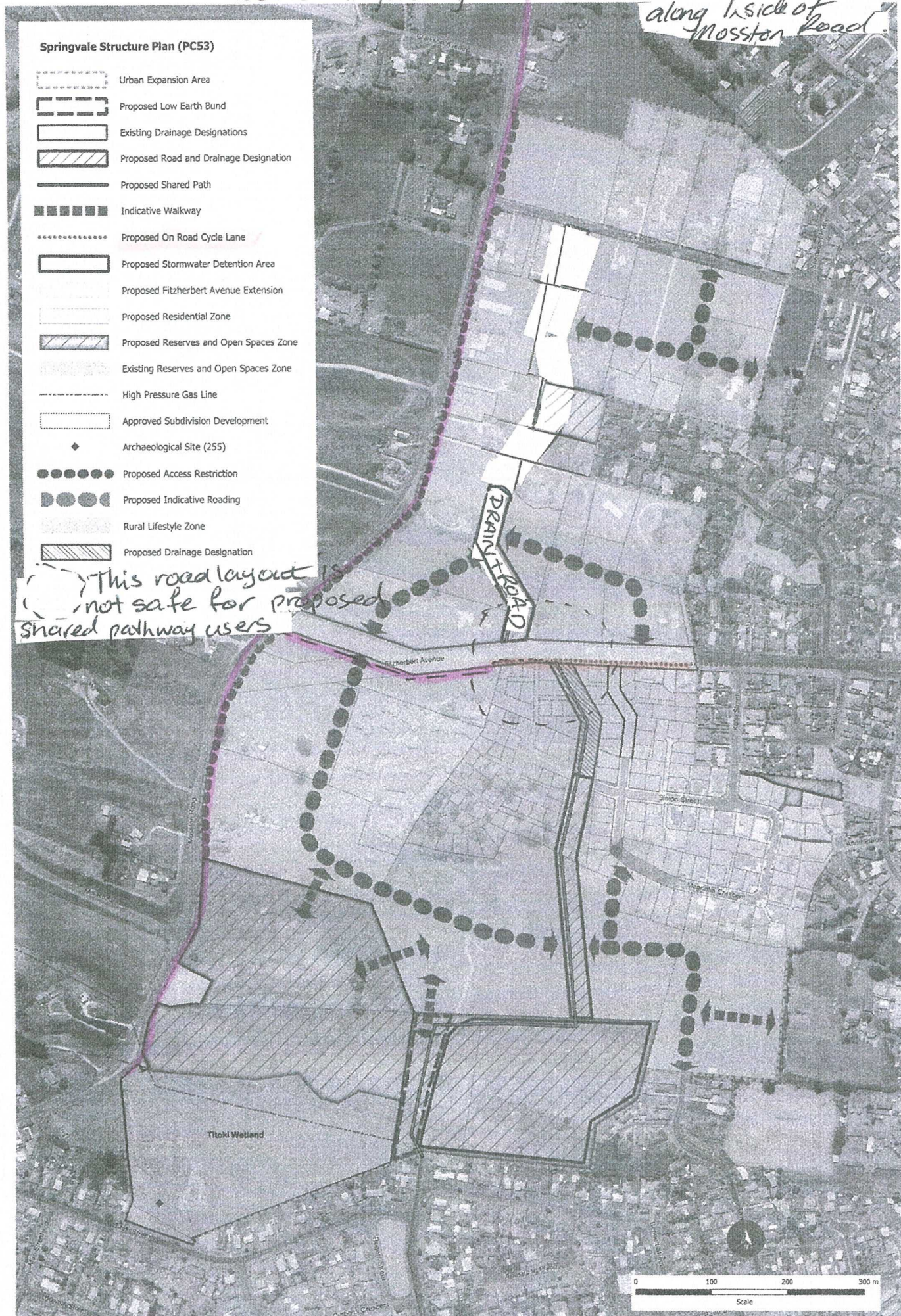
or daytime 344 5040

Springvale Structure Plan (PC53)

-  Urban Expansion Area
-  Proposed Low Earth Bund
-  Existing Drainage Designations
-  Proposed Road and Drainage Designation
-  Proposed Shared Path
-  Indicative Walkway
-  Proposed On Road Cycle Lane
-  Proposed Stormwater Detention Area
-  Proposed Fitzherbert Avenue Extension
-  Proposed Residential Zone
-  Proposed Reserves and Open Spaces Zone
-  Existing Reserves and Open Spaces Zone
-  High Pressure Gas Line
-  Approved Subdivision Development
-  Archaeological Site (255)
-  Proposed Access Restriction
-  Proposed Indicative Rooding
-  Rural Lifestyle Zone
-  Proposed Drainage Designation



proposed
off road shared pathway
along inside of
mosston road



Submission on a Notified Requirement for Designation

Form 21 of the Resource Management Act 1991



WANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

POST TO: Whanganui District Council
c-/ Johanna Verhoek
PO Box 637, Whanganui 4541

OR EMAIL TO: johanna.verhoek@whanganui.govt.nz

[illegible]

I seek the following recommendation or decision from the territorial authority:

That the Council gives full affect to the Springvale Whenua Development Combined Hapuu CIA, detailing how the incorporation of the recommendations within it will be implemented through the Plan Change 53 and the Notice of Requirement - Springvale Stormwater Networks, Road and Shared Pathway

4. Additional Information

I am not* (*select one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

** I am* (*select one) directly affected by an effect of the subject matter of the submission that -

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

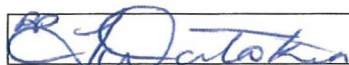
** Delete this paragraph if you are not a trade competitor.

I wish to be heard in support of my submission.

☒ Yes ☐ No

If others make a similar submission would I consider presenting a joint case with them at the hearing.

☒ Yes ☐ No



Signature of submitter (or authorised signatory)

Date 18/07/2019

Note to submitter

If your submission relates to a notice of requirement for a designation or an alteration to a designation, and you are a trade competitor of the requiring authority, you may make a submission only if you are directly affected by an effect of the activity to which the requirement relates that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

You must serve a copy of your submission on the person who gave the notice of requirement as soon as reasonably practicable after you have served your submission on the territorial authority (unless the territorial authority itself gave the notice of requirement).

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.