

Summary of Submissions Received (Plan Change 53 – Springvale)

Submitter Name: Mosston School

Submission No: 001

Plan Provisions: Entire Plan Change

Address: 211 Mosston Road, Westmere, Whanganui 4501

Summary:

Supports proposed Plan Change 53 and its commitment to enhance community wellbeing with the provision for walking and cycling shared pathways, inclusion of reserves open spaces, and the development of the Titoki Wetland. Expresses concerns on the negative impact the increased heavy traffic flow may have on Mosston School, regarding the detriment to student safety, increased congestion to vehicle movement and school access.

Decision Sought:

Seeks the following actions to improve the health and safety of the area for Mosston School children:

1. Development of a bus parking bay or layby and drop-off area outside of Mosston School.
2. Inclusion of a pedestrian crossing outside of Mosston School.
3. An extension of the pathway/cycle way from town on Springvale Road and along Mosston Road on the left hand side.
4. A shared pathway linking Mosston School to the proposed walking and cycling shared pathway.

Submitter Name: Mr Ryan Carter and Ms Nadia Ballantine

Submission No: 002

Plan Provisions: Rule 12.4.3

Address: 134 Mosston Road, Westmere, Whanganui 4501

Summary:

Supports proposed Plan Change 53 and its commitment to enhance community wellbeing with the provision for walking and cycling shared pathways and to rezone small pockets of land vested as Council reserve, from Residential to Reserve and Open Spaces.

Ensure efficient, integrated and sustainable residential development of land is possible. Considers it unrealistic to require all new dwellings on sites adjacent to Mosston Road to obtain alternative access.

Considers 'Chapter 4 Section 32 Evaluation' needs review as options are based on earlier structure plan layout. Opposes proposed Rule 12.4.3 which makes new and intensification of existing vehicle access to Mosston Road a non-complying activity.

Decision Sought:

1. Review the need to amend policy 4.3.10 to limit access to Mosston Road.
2. Exclude Rule 12.4.3 which makes new vehicle access and intensification of existing access to Mosston Road a non-complying activity.

Submitter Name: **Craig Moffitt**

Submission No: 003

Plan Provisions: Proposed Road/ Designation

Summary:

Supports the proposed Plan Change 53. States the location of the proposed road/ designation will result in loss of property. Expresses concerns on fair compensation for land, dwelling unit and sheds.

Decision Sought:

1. Fair compensation for property that Council requires for the new road.
2. The new park as notified to be established.

Submitter Name: **Roland Hiri**

Submission No: 004

Plan Provisions: Entire Plan Change

Summary:

Supports the provisions of proposed Plan Change 53.

Decision Sought:

Not specified.

Submitter Name: **Hayman Industries, Todd Augers and Equipment, MTS Projects and Holland Engineering**

Submission No: 005

Plan Provisions: Zoning

Address: 111 Mosston Road, Westmere, Whanganui 4501

Summary:

Opposes the proposed Plan Change 53 and zoning of the land from rural lifestyle to residential. Site has been used for heavy engineering and metal fabrication for over 40 years.

Concerned that moving the Mosston Road/ Fitzherbert Ave extension further north than previously indicated in the District Plan and rezoning land residential that they will have 20 – 30 neighbours instead of the current two. These businesses make noise and they do not believe that highly incompatible activities next door is sound planning.

Decision Sought:

1. Revise PC53 to resemble original GHD structure plan (District Plan Appendix J).
2. Have a buffer of rural lifestyle zoning along Mosston Road, specifically from the Fitzherbert Ave extension to the proposed reserves and open spaces zone, on the Castlecliff side.
3. Suggests the entrance to Broadview Lifecare & Village entrance at 108 Mosston Road to be relocated to Fitzherbert Ave.

Submitter Name: First Gas Limited

Submission No: 006

Plan Provisions: Entire Plan Change

Summary:

Supports in part proposed Plan Change 53 but seeks to ensure it provides an appropriate framework to protect gas assets.

PC53 must give effect to the regional policy statement which confirms the gas network is regionally and nationally important infrastructure. The gas network needs to be both protected and enabled.

Supports the proposed Reserve and Open Spaces zone in the southern area of the structure plan as notified. Open spaces overhead of and within the vicinity of underground gas pipelines ensures network is protected and enabled.

Support the location of the proposed Residential zone as it is located a safe separation distance from gas infrastructure.

Decision Sought:

1. PC53 include provisions which protect gas infrastructure and does not restrict nor compromise its ongoing operation, maintenance and upgrade, including access.
2. Seeks clarity on management of drainage and stormwater within the existing Drainage Designation and proposed Stormwater Detention Area.
3. Seeks clarity on the design and location of the shared pathway, and design of the proposed Low Earth Bund, in consideration of the extent they will avoid or mitigate conflict with existing pipelines, including the ability for maintenance and inspection of the existing pipeline.
4. Land disturbance within 6 metres either side of the pipeline is a Permitted Activity within the Springvale Structure Plan.

Submitter Name: Horizons Regional Council

Submission No: 007

Plan Provisions: Entire Plan Change

Summary:

Generally supports proposed Plan Change 53 and its approach to development in the Springvale area.

Seeks retention of the structure plan, and supporting District Plan policies 13.3.35, 13.3.36, 13.3.37 and 13.3.38 as notified.

Supports the provision of walkways as well as new roading in the structure plan.

Supports the provision for stormwater management in the structure plan through drainage designations and a stormwater detention area and amended Policy 13.3.35(a) in particular. Concurs that section 2.2.3 of the Section 32 Report is consistent with One Plan Policy 6-1(c) relating to biodiversity.

Decision Sought:

1. Seeks retention of the Springvale Structure Plan and the proposed amended supporting District Plan policies 13.3.35, 13.3.36, 13.3.37 and 13.3.38, Rule 13.5.10 as notified, insofar as they give effect to the One Plan and align with the Regional Land Transport Plan (RLTP).
2. Any further, alternative, or consequential relief to give effect to the One Plan and align with the RLTP.

Submitter Name: Ministry of Education (the 'Ministry')

Submission No: 008

Plan Provisions: Entire Plan Change

Summary:

Ministry is neutral to proposed Plan Change 53 (PC53). The Ministry is responsible for managing all education property owned by the Crown. The safety of students and teachers is a high priority.

Tawhero School, St Marcellin Primary School and Rutherford Junior High School are within walking distance to the structure plan area and there are a number of schools in the surrounding area.

PC53 provides for 700 new dwellings in the next 50 years which need to be planned for in relation to impacts on the existing local school network.

Does not appear that the Ministry has been previously consulted during the PC53 process.

Decision Sought:

Seeks to be engaged on the implementation of the Springvale Structure Plan, as it relates to network demand, timing of staged development, impacts on school transport planning and avoiding, remedying or mitigating the potential adverse effects of PC53 on the local school network.

Submitter Name: David and Jacque Flintoff (3F Developments Ltd)

Submission No: 009

Plan Provisions: Plan Change – Zone Extent

Address: 105 Lincoln Road, Westmere, Whanganui 4501

Summary:

Supports the intent of the proposed Plan Change 53 (PC53), which is to facilitate provision of land for residential development in the Springvale area to meet the demand for development out to 2065.

Raises concerns about reasons for excluding Buxton Road properties from PC53. Archaeological evidence is not sufficient on balance to exclude the properties.

Cultural Impact Assessment (CIA) identification of 'no zones' would have a significant effect on the viability and practicality of PC53 as a whole. It is not appropriate on the basis of the CIA sections 13.4 to exclude the Buxton Road area from PC53. The CIA also considers the

possibility that development may proceed as notified, in that event accidental discovery protocols should be adopted.

Submitted that any flood risk that may arise from residential development of the site can be mitigated by way of conditions on subdivision consent. Flood risk is not identified as sufficient to preclude development, particularly given its location at the urban boundary.

Not aware of any network infrastructure capacity issues that preclude development of the site, although downstream issues would need to be addressed via the wider structure plan, noting that the Development Contribution Policy applies to this site currently.

No grounds to excludes site on basis of National Policy Statement (NPS) for Urban Development Capacity 2016 particularly in the context of the site location on the urban boundary and proximity of available services.

Owners of 107 Lincoln Rd, 1 Buxton Rd, 98 Fox Road and 92 Fox Road have signed a letter of support for the incorporation of the property at 105 Lincoln Road in PC53.

Inclusion of the property at 105 Lincoln Road back into the Plan Change area zoned as Residential Medium Density is consistent with the Council documents that predate PC53. It is not reasonable to exclude the potential subdivision of the site in such a location on the urban fringe from normal residential development.

Chester Road properties zoned Rural Lifestyle but developed at residential density should be rezoned to reflect actual use and development. It is highly unlikely that the sites would ever revert to Rural Lifestyle activities.

Exclusion of the Buxton Rd area sets up an anomaly for 105 Lincoln Rd, as the area to east is residential zoned, the area to the northeast is developed residential but zoned Rural Lifestyle, and land to the southwest is proposed via PC53 to be zoned residential. This is not efficient from an urban design or infrastructure perspective. This would be consistent with the NPS for Urban Development Capacity 2016.

Site is suitable for at least 10 residential lots, being flat, with good safe access and access to services.

Considered that Structure Plan connectively would be supplemented by inclusion of additional 'proposed indicative roading' through the site, as this would potentially allow for access via Lincoln Road from the wider Structure Plan area, and relieve congestion on Fox Road.

Decision Sought:

1. The property at 105 Lincoln Road be incorporated into the area to be zoned as 'Residential – Medium Density'. This is consistent with the Council documents that predate PC53.
2. Seeks inclusion of one or both of the following areas;
 - All or part of the area northwest of 105 Lincoln Road along Buxton Road be included in the Springvale Structure Plan.
 - Area on the northwest side of Chester Road that already exhibits Residential zone characteristics but is zoned Rural Lifestyle.

Submitter Name: Marion Joan Rainforth

Submission No: 010

Plan Provisions: Entire Plan Change

Summary:

Supports proposed Plan Change 53 and the change from rural to residential zoning. Supports the development of a swale as notified. Expresses concerns regarding traffic congestion on Mosston Road and the safety of Mosston School's children.

Submitter appreciates that time taken to consult local iwi and consider preservation of fishing and bird habitats and archaeological sites.

Decision Sought:

1. Would like a cycle/walkway included in this area to reduced congestion on Mosston Road and provide safer passage for school children.
2. Development of an underpass to Mosston School to provide a safe crossing for school children.

Submitter Name: Robert Craig and Linda Eve O'Keeffe

Submission No: 011

Plan Provisions: Rezoning, Designation, Mosston Road access restriction

Address: 130 Mosston Road, Westmere, Whanganui 4501

Summary:

Opposed in part to proposed Plan Change 53 (PC53).

Opposes the rezoning from rural lifestyle to residential and opposes the restriction of access for new dwellings to Mosston Road.

Emphasises the need to improve Mosston Road and provide a shared pathway along it, to prepare for increased traffic in future. Identifies a need for a crossing or an underpass for the safety of the children at Mosston School.

Opposes the new drainage, road and shared pathway designation, and requests further research on the designated area in a more diligent manner. Would come close to our home, destroy our sewerage system, cut our water supply, cause noise and light pollution and cause us distress.

No flood modelling has been done by Horizons (as at October 2018) and no onsite topographical studies at individual properties to determine if there is a need for a drain.

Seeks clarity on the Springvale Structure Plan and associated documents regarding definitive timeframes, and unreliable information. Documents are hard to understand, and no certainty is provided around timeframes, so it is hard to respond.

We don't know what the outcomes, timeframes and effects on our property and lifestyle will be. More research is needed before Council accepts PC53.

Encourages the inclusion of reserves and open spaces in the District Plan as it benefits the community.

Amendment of the Plan to have underground drainage only (no road or shared pathway) from Fox Road to a cul-de-sac at 124 Mosston Road, would allow us to retain our property whilst development to the south could retain access to the drain.

Decision Sought:

1. Amendment of the Plan to have underground drainage only (no road or shared pathway) from Fox Road to a cul-de-sac at 124 Mosston Road.
2. To improve Mosston Road and provide a shared pathway along the road from Springvale Road to the Titoki Wetland.
3. Provision for safe road crossing or underpass near Mosston School and near the Wetland area.
4. The proposed On Road Cycle Lane on Fitzherbert Avenue to continue west to Mosston Road as an Off Road Shared Pathway.

Submitter Name: **Springvale Development Whenua Combined Hapū**
 (Te Rūnanga o Tupoho & Te Kaahui o Rauru)

Submission No: 012

Plan Provisions: Entire Plan Change

Summary:

Opposes proposed Plan Change 53 (PC53) as have had no communication and guidance from Council in terms of how the Cultural Impact Assessment (CIA) is going to be implemented in the draft Plan Change.

Until Council display how the recommendations of the CIA have been meaningfully implemented to guide PC53, and how subsequent developments will be informed by cultural principles, we oppose PC53 in its entirety.

Expresses concern for the adverse cultural and environmental effects that remain inadequately addressed by Council, in particular;

- the lack of clarity around protection of water quality in Titoki Wetland from storm and waste water discharge so that it remains a site for the safe gathering of mahinga kai,
- lack of recognition of the relationship of Māori to whenua beyond sites of significance,
- intention of council to ensure appropriate tikanga is followed prior and during earthworks and land disturbances, including, but not limited to, the need for koi iwi to remain in-situ in certain circumstances; and
- the commitment to ensuring that place and street names are used which acknowledge the Combined Hapū mana whenua over the area.

Decision Sought:

1. Seeks deeper engagement with the Council to assist in the meaningful implementation of the recommendations of the CIA assessment.
2. Further discussion of any measures to avoid, remedy and mitigate any further cultural impacts of the Springvale Structure Plan Change and pre-development.

3. Council to display how the recommendations of the CIA have been meaningfully implemented to guide the Plan change, and how subsequent developments will be informed by cultural principles.