



Palmerston North City District Plan

Proposed Whiskey Creek Private Plan Change

Summary of Decisions Requested from Original Submissions

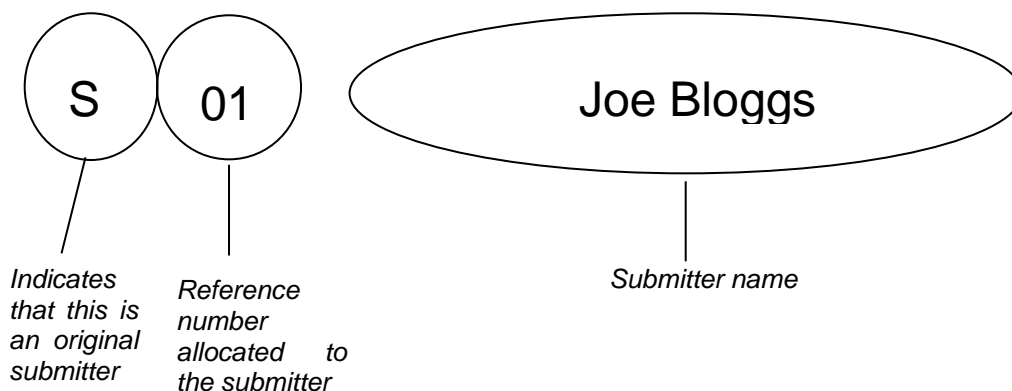
6 December 2021

INTRODUCTION

The summary in Part I of this document has been prepared to assist the Council in meeting notification requirements under Clause 7 of the First Schedule of the Resource Management Act 1991.

It has been prepared to assist those who may wish to prepare a further submission, or those preparing evidence or hearing evidence in respect of Proposed Plan Change [Number]. **Please note that a copy of the original submissions has been enclosed as Part II of this document. This summary does not replace the original submissions.**

Submissions are listed within the Summary of Submissions under the following header format:



Submissions typically have two parts:

The Submission: Usually stating whether the submitter supports or opposes the plan change either in whole or in part, and the reasons for that support or opposition.

Decision Requested: The action which the submitter requests the Council to take.

MAKING A FURTHER SUBMISSION

The following parties may make a further submission either supporting or opposing submissions made on this plan change:

- any person representing a relevant aspect of the public interest;
- any person who has an interest in the proposed plan change that is greater than that of the general public; and
- the Palmerston North City Council itself.

A further submission must be made by making a written further submission in general accordance with Form 6 of the Resource Management Act (Forms) Regulations 1991, or similar. A further submission can be made either supporting (in whole or in part), or, opposing (in whole or in part) any original submission. A further submission cannot traverse any issue that is not covered by the original submissions, but can give reasons for the support or opposition to the original submission.

A copy of a further submission is required to be served on the original submitter within 5 working days of the further submission being made to the Council. A list of the submitter's addresses is included in Part II of this document.

| Submission point Number | Plan Provision | Support/oppose | Reasons | Decision Requested Number | Decision Requested |
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| S1 – Marion J Anderson | | | | | |
| S1/1 | All | Oppose | House is 1.1m from rear boundary and does not have a living court as there is a flood plain on other side of boundary, under the impression when the house was built that the site would remain empty. | | Opposes plan change in total. |
| S1/2 | All | Oppose | Fence and buildings close to the boundary causing shading onto back of property causing a loss of sunlight affecting health and wellbeing. | | Opposes plan change in total. |
| S1/3 | All | Oppose | Impacts of flooding and cumulative effects of climate change and intensification. | | Opposes plan change in total. |
| S1/4 | All | Oppose | Increased traffic congestion on Rangitikei Line, Milson Line and Gillespies Line associated with the proposal. Flyers Line in poor condition due to flooding which may not be suitable for increased flows. | | Opposes plan change in total. |
| S1/5 | All | Oppose | Concerns regarding noise, dust and vibrations during construction. | | Opposes plan change in total. |
| S1/6 | All | Oppose | Loss of privacy, views and bird watching. | | Opposes plan change in total. |
| S2 – Edward Anderson | | | | | |
| S2/1 | Thomas Planning report, pg. 26 | Oppose | The proposed plan change is in the district plan flood prone overlay and should not be built on. | | Opposes plan change in total. |
| S2/2 | All | Oppose | Concerns new owners won't be able to get insurance for their house due to flooding. | | Opposes plan change in total. |
| S2/3 | All | Oppose | Increased traffic congestion towards the city along Rangitikei and Milson overbridges on a daily basis. Flyers line would not be sufficient for increased traffic flows due to flood damage and it down to one lane in some areas. | | Opposes plan change in total. |
| S2/4 | All | Oppose | Concerns with loss of wildlife if site is built on. | | Opposes plan change in total. |
| S2/5 | All | Oppose | Concerns that north westerly prevailing winds will blow dust towards houses on Meadowbrook Drive during | | Opposes plan change in total. |

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| | | | construction/earthworks. This would make normal day to day life intolerable such as not being able to hang washing outside to dry. | | |
| S2/6 | All | Oppose | House is 1.1m from rear boundary and does not have a living court as there is a flood plain on other side of boundary, under the impression when the house was built that the site would remain empty. Building on the proposed plan change site will result in reduced sunlight leading to a less warm and dry home. | | Opposes plan change in total. |
| S2/7 | All | Oppose/ if approved seeks following amendments | | | <p>One or more of the following conditions be made if the plan change is approved:</p> <ul style="list-style-type: none"> • A road be created to the rear of houses along Meadowbrook Drive. • A 15 to 20 metre green belt or buffer to the rear of houses along Meadowbrook Drive. • That the section directly behind 23 Meadowbrook Drive be made a reserve or playground. • No high fencing that will block sunlight. • Height restrictions of any building that may block sunlight onto 23 Meadowbrook Drive. |
| S2/8 | All | Oppose | Concerned regarding the safety of existing residents as this is not a suitable site to build on. | | Opposes plan change in total. |
| S3 – Paula Eyres | | | | | |
| S3/1 | All | Oppose | Concerned of the loss of light and sun will have on her property | | Opposes plan change in total. |
| S3/2 | All | Oppose | Concerned that flooding could occur if culvert running along | | Opposes plan change in total. If |

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| | | | boundary of 15a Meadowbrook Drive is covered when land is zoned to residential. The culvert is wet and running during rainfall. Has observed large pooling of surface water in the proposed plan change area. | | accepted that the culvert should be left open with planting around it to contain water flows and reduce flood risk. |
| S3/3 | All | Oppose/ if approved seeks following amendments | | | That the following be made if the plan change is approved: <ul style="list-style-type: none"> • Removing the proposed sections along the property boundary of dwellings at Meadowbrook Drive with the houses starting after the proposed road. • Enhance the natural swamp by planting • Adding a walkway. • Only one story houses in the area closest to Meadowbrook Drive to reduce loss of sunlight onto existing sections on Meadowbrook Drive. |
| S3/4 | All | Oppose | Concerned regarding loss of view. Was assured by the Palmerston North City Council when purchased the property that the land would not be built on due to it being a flood plain. Property was brought under the assumption the view would be retained. | | Opposes plan change in total. |
| S4 – Flyers Investment Group Ltd | | | | | |
| S4/1 | Application – Flyers Investment Group | Support with amendments | Change section 12A of the District Plan to allow for residential development. | | The applicant has requested Changes to Section 7A of the District plan, that the proposed policy 2.8 be amended to |

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| | Limited. Request for a change to the operative Palmerston North District Plan. | | | | include the following design principles: <ul style="list-style-type: none"> • Stormwater and Flooding • Open space and reserves • Gas pipeline • Streets and linkages • Subdivision design and integration Typology and density |
| S4/2 | Application – Flyers Investment Group Limited. Request for a change to the operative Palmerston North District Plan. | Support with amendments | | | The applicant has requested Changes to Section 7A of the District plan, that the proposed policy 2.8 be amended to include the following design principles: <ul style="list-style-type: none"> • Stormwater and Flooding • Open space and reserves • Gas pipeline • Streets and linkages • Subdivision design and integration Typology and density |
| S5 Peter D Jones | | | | | |
| S5/1 | Appendix 2: Hydraulic Modelling, Option 6, pg. 8 – 9. | Oppose/ if approved seeks following amendments | Prevent any flooding from occurring on existing properties along Benmore Avenue, especially the western end between number 25 – 45 Benmore Avenue. Rejects current design unless inundation of Benmore Avenue properties can be prevented. The existing drain located on the north side of Flyers Line should be upgraded/ strengthened to cater for spillway flooding. | | Manage future effects of flooding to mitigate effects on residents. |
| S5/2 | All | Oppose/ if | Proposed roundabout for Benmore Avenue and Meadowbrook | | Traffic and road upgrades to |

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| | | approved seeks following amendments | <p>Drive must be heavy duty.</p> <p>Consideration of heavy laden traffic/industrial road users along Benmore Avenue should be given as a by pass.</p> <p>Additional measures or modifications must be in place at Bennet Street and Benmore Avenue intersection to accommodate increased traffic flows.</p> | | cater for increased traffic. |
| S6 Joshua Thompson | | | | | |
| S6/1 | All | Support | Supports the proposal to increase housing supply in Palmerston North for the benefit of the whole community. | S6/DR1 | Approval and adoption of Proposed Plan Change. |
| S7 Michele D Mitchell | | | | | |
| S7/1 | All | Oppose | Concerns that properties adjacent to the proposed plan change area will decrease in value. | | Reject Plan Change Proposal |
| S7/2 | All | Oppose | Many have bought properties along Meadowbrook Drive for the view of native wildlife and mountains. | | Reject Plan Change Proposal |
| S7/3 | All | Oppose | Safety of those living at number 1- 5 Meadowbrook Drive as they are closer to the proposed roundabout/intersection. Has concerns navigating coming off roundabout and children walking to and from school by themselves, especially with increased traffic flows. | | Reject Plan Change Proposal |
| S7/4 | All | Oppose | Loss of sunlight and views | | Reject Plan Change Proposal |
| S7/5 | All | Oppose | Concerns about increased flooding | | Reject Plan Change Proposal |
| S7/6 | All | Oppose | Concerns regarding crime occurring at the proposed location for a corner store (commercial area). Corner stores can be targets for theft and hold ups. | | Reject Plan Change Proposal |
| S7/7 | All | Oppose | Loss of productive farming land if housing is placed on the proposed plan change area. | | Reject Plan Change Proposal |
| S8 Palmerston North City Council (PNCC) | | | | | |

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| S8/1 | All | Support in principle | <p>The specific issues of interest include:</p> <ul style="list-style-type: none"> • Noise • Road connectivity/ layout • Liquefaction/Geotech • Roading • Flooding • Cultural Impact Assessment • Urban Design • District Plan Provisions • Council Growth Strategies • Council Infrastructure Strategy • Council Financial Strategy • PNCC Asset Management Plans and 2021/Long Term Plan. | | That the private plan change request makes amendments to ensure the outcomes of the proposed plan change are realised by any subsequent development of land. |
| S9 Barney and Rose Hyde | | | | | |
| S9/1 | Appendix 2 – flooding, pg8. | Neutral | Lives along Flyers line and has concerns regarding a heightened flood path on their property. Concerned regarding the preferred option 6 and how it works. | | That concerns be addressed and relevant amendments be made. |
| S9/2 | Appendix 12 – Stormwater (detention and wetland area) | Neutral | Concerned about stagnant water close to property which could attract insects and rats. Would like this to be moved to different location. | | That concerns be addressed and relevant amendments be made |
| S10 Brian S McPherson | | | | | |
| S10/1 | All | Oppose | The proposed plan change area is not appropriate to be built on as it is prone to flooding from the Mangaone Stream on a 10-40-year cycle. Concerned that no stopbanks have been included in the proposal. Concerned regarding cumulative effects downstream due to the recontouring of the Whiskey Creek water course by reducing its width and what effects this will have on households. | | Decline plan change request. |

| S11 Michael McCavana | | | | | |
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| S11/1 | All | Oppose | Currently has views of Mount Ruapehu, rural outlook which provides a view of sun sets. Was told when purchasing the home in 2017 that the proposed plan change land would not be built on, due to flood hazards on the site. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views. |
| | All | Oppose | Impacts of flooding upstream and downstream and flood risks from future development on the proposed plan change area. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | | Loss of amenity values, sense of community and property value. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | Oppose | Increased traffic causing safety concerns, especially for children and wider community. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | Oppose | Loss of sunlight on property and inside house, especially during winter months. Concerned regarding shadowing onto property from high fencing and buildings. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | Oppose | The effects of dust and noise will have on them during construction and concerns about any future stages of development in the same proposed area. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | Oppose | No community input in design and plan change process to protect existing residents from inappropriate development. | | Oppose but if accepted that amendments are made to |

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| | | | | | incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | Oppose | The proposal is not in line with regional policy statements, plans and the district plan that relate to: <ul style="list-style-type: none"> - Protection of high-quality rural land - Avoidance of flood hazards associated with sensitive communities - Protection of water quality and associated freshwater values - Maintenance of city form - Protection of community values within existing residential zones - Protection of amenity values. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views |
| | All | Oppose/ if approved seeks following amendments | That the plan change is amended to provide mitigation for the issues mentioned above. | | Oppose but if accepted that amendments are made to incorporate a greenbelt to retain amenities, sun, privacy and views. |
| S12 Maureen Haddock | | | | | |
| S12/1 | All | Oppose | Would cause disruption to peace, quiet, rural views and views of Mt Ruapehu. | | Reject the proposed Whiskey Creek Private Plan Change. |
| S12/2 | All | Oppose | Concerned about increased flooding on her property and unsure what effects are as the technical documents do not give clear indication. Has observed significant flooding over a span of 46 years and worried about cumulative effects of climate change and proposed plan change. Concerned that the proposed development could increase insurance premiums. Would like clarification on how flood waters will be cleared via the stormwater network. | | Reject the proposed Whiskey Creek Private Plan Change |
| S12/3 | All | Oppose | Land is zoned rural and it is not appropriate for residential development as stated in the One Plan and the District Plan. | | Reject the proposed Whiskey Creek Private Plan Change |
| S12/4 | All | Oppose | Wants to know how construction effects will be managed i.e operation times, dust control measures, noise limits. | | Reject the proposed Whiskey Creek Private Plan Change |
| S12/5 | All | Oppose | Concerned with increased traffic congestion of Bennett Street, | | Reject the proposed Whiskey |

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| | | | Rangitikei Line and Benmore Avenue. | | Creek Private Plan Change |
| S13 Michael G Hermansen | | | | | |
| S13/1 | All | Oppose | <p>Lives adjacent to proposed road and roundabout and has concerns accessing his property due to the close proximity of the roundabout to the driveway.</p> <p>Concerned about increased traffic congestion and direct effects on his property being next to roundabout, new road and the proposed commercial area.</p> <p>Concerned about night time road activity and car lights shining into master bedroom at night.</p> | | That the plan change be declined. |
| S13/2 | All | Oppose | <p>Proposed commercial area is located behind his property. Has concerns regarding shadowing on his property and loss of sun and view.</p> <p>Has concerns regarding delivery truck activity in early hours of the morning and creating noise.</p> <p>Concerned about the presence of rodents in commercial area.</p> | | If the plan change is approved, suggests the proposed commercial area be moved further into the proposed plan change area, away from existing residents on Benmore Avenue. |
| S13/3 | All | Oppose | <p>Concerned with the cumulative effects of earthworks, runoff from the Mangone Stream and the proposed Kiwi rail Freight Hub will have on flooding and these effects on his property. The proposed plan change area is inappropriate for development due to flooding.</p> | | Opposes plan change in total. |
| S13/4 | All | Oppose | <p>Concerned regarding loss of property values due to commercial area behind the property and a roundabout out the front.</p> | | Opposes plan change in total. |
| S14 Ngāti Turanga | | | | | |
| S14/1 | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided. | Cumulative adverse effects on water quality. | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided. |
| S14/2 | | Support if | Inability to exercise Mahinga kai and Manakitanga obligations. | | Support if adverse effects can |

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| | | adverse effects can be avoided. Oppose if adverse effects cannot be avoided. | | | be avoided. Oppose if adverse effects cannot be avoided |
| S14/3 | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided. | Loss of rural amenity values. | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided |
| S14/4 | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided. | Intensification of land use in a way that does not appear to be consistent with the city's strategic growth priorities. | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided |
| S14/5 | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided. | Cumulative impacts associated with intensive land use within an active, known flood zone. | | Support if adverse effects can be avoided. Oppose if adverse effects cannot be avoided |
| S15 Anthony and Carlyne Cade | | | | | |
| S15/1 | The whole plan change. | Oppose | There should be no development or building within the flood plain. | | Decline the plan change. |
| S15/2 | | Oppose | Property values will be negatively impacted by the loss of open space and views at the rear of existing residential properties. | | Decline the plan change |
| S15/3 | | Oppose | Loss of sunlight will lead to shading, cooling of homes and soggy | | Decline the plan change |

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| | | | back yards. | | |
| S15/4 | | Oppose | Changes in ground level will surely impact on neighbouring properties by way of runoff. | | Decline the plan change |
| S15/5 | | Oppose | Liquefaction and other ground conditions needs to be taken into account. | | Decline the plan change |
| S15/6 | | Oppose | The Traffic Engineering and Transportation Planning report submitted with the plan change application is conservative and inaccurate with respect to the amount of traffic likely to be generated. | | Decline the plan change |
| S15/7 | | Oppose | The proposed roundabout will create a hazard due to vehicles queueing back over the bridge over the Mangaone Stream. Access/egress to properties will be restricted by the roundabout. | | Decline the plan change |
| S15/8 | | Oppose | Increased traffic flow, the new road and the roundabout will create an unsafe situation for children walking to kindergartens and schools. | | Decline the plan change |
| S15/9 | | Oppose | The new road connection through 127 Benmore Avenue will create adverse effects on adjoining neighbours due to vehicular noise and headlight glare. | | Decline the plan change |
| S16 David J Setter | | | | | |
| S16/1 | Thomas planning report on Page 52, Objective 9-1. | Have wording to avoid adverse flood effects on properties. | To ensure that the development does not block sheet flow flooding that is currently designed to cross SH3 from doing so. Otherwise properties north of SH3 may be flooded. | | Have wording to avoid adverse flood effects on properties |
| S17 Waka Kotahi | | | | | |
| S17/1 | | Supports in part. | Supports a left in, left out vehicle access to Rangitikei Line (SH 3), provided a physical layout that prevents right hand turns is constructed. The location of the access will also need to be located as far as possible from the Mangaone Stream bridge to maximise separation distance for sight lines. The layout and infrastructure will need to be approved by Waka Kotahi. | | The provision of further information, analysis and requested conditions. |

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| S17/2 | | | That no additional stormwater discharge to the SH 3 stormwater network occurs as part of the development. | | The provision of further information, analysis and requested conditions |
| S17/3 | | | That no increase in flooding risk to the state highway network occurs as a result of the development. | | The provision of further information, analysis and requested conditions |
| S17/4 | | Supports | Agrees with the Traffic Engineering and Transportation Planning report submitted with the plan change application that 4 or 5 car parking spaces are removed along Bennett Street, between the bus stop and Rangitikei Line. | | The provision of further information, analysis and requested conditions |
| S17/5 | | Supports | Supports the four arm roundabout created at the intersection with Meadowbrook Drive. | | The provision of further information, analysis and requested conditions |
| S17/6 | | Supports | Supports the Acousafe noise report submitted with the application where it proposes to manage state highway noise with building setbacks. | | The provision of further information, analysis and requested conditions |
| S17/7 | | | How does the proposed walking network maximise access for future residents to the existing bus stop on Benmore Avenue? | | The provision of further information, analysis and requested conditions |
| S17/8 | | Supports | Supports the proposed shared path and connections through to the existing shared path network along the Mangaone Stream. Would like to see the shared path extended to connect to the shared path on SH 3 at the cost of the applicant. | | The provision of further information, analysis and requested conditions |
| S17/9 | | | Would like to see better information provided in relation to key public transport, walking and cycling links to the development. | | The provision of further information, analysis and requested conditions |
| S17/10 | | | Would like to see how the Plan Change supports Policies 1 and 5 of the National Policy Statement for Urban Development. | | The provision of further information, analysis and requested conditions |
| S17/11 | | Supports | Supports the higher density housing along the northern edge of the development. Would like to see consideration of more higher density housing within the site. | | The provision of further information, analysis and requested conditions |
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| S18 Horizons Regional Council | | | | | |
| S18/1 | | Conditional | Supports the development subject to obtaining resource consent | | Conditional support subject to |

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| | | support | approval for earthworks designed to avoid flood hazard and address potential liquefaction. | | relief set out in submission. |
| S18/2 | | | That stormwater is managed to avoid adverse effects. | | Conditional support subject to relief set out in submission |
| S18/3 | | Conditional support | That realignment of the Whiskey Creek stream and construction of the wetland require resource consent. Impacts on freshwater will need to be addressed and consents approved by Horizons. | | Conditional support subject to relief set out in submission |
| S18/4 | | Supports | Horizons supports a separation distance performance standard from the First Gas natural gas pipeline. | | Conditional support subject to relief set out in submission |
| S18/5 | | Supports | Horizons supports a multi modal approach to traffic in relation to support for public transport, safe access to Rangitikei Line and Benmore Avenue and an approach that enables increases in active transport. | | Conditional support subject to relief set out in submission |
| S18/6 | | Supports | Horizons supports that allotments should be shaped and designed to enable dwellings with good solar access and sufficient outdoor amenity. | | Conditional support subject to relief set out in submission |
| S18/7 | | | Horizons notes that the One Plan directs Territorial Authorities to consider the benefits of retaining Class 1 and 2 versatile soils. | | Conditional support subject to relief set out in submission |
| S19 Mid Central DHB | | | | | |
| S19/1 | | Supports with condition. | That a cycle lane be installed on Benmore Avenue to provide for safe access to Cloverlea School with the costs to be shared by Council and the developer. | | Supports with conditions. |
| S19/2 | | Support with condition. | The installation of a roundabout on Benmore Avenue is supported along with designs to slow speeds of traffic and make the roundabout cyclist friendly. | | Supports with conditions |
| S19/3 | | Support | Support improved access to the Mangaone Stream shared path. | | Supports with conditions |
| S19/4 | | Support | Support further engagement with local iwi. | | Supports with conditions |
| S20 John and Raewyn Anderson | | | | | |
| S20/1 | | Oppose | The flood risk to houses built within the development. | | To decline the plan change. |
| S20/2 | | Oppose | Increased flood risk on adjoining residential areas on Meadowbrook Drive, Benmore Avenue and Gillespies Line. | | To decline the plan change |
| S20/3 | | Oppose | Climate change effects have not been considered. | | To decline the plan change |

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| S20/4 | | Oppose | Loss of residential amenity values and views from the existing residential area will down grade the value of properties. | | To decline the plan change |
| S20/5 | | Oppose | 5 metre high buildings on Whiskey Creek area will result in loss of sun and shading in winter months around 2pm to most of the homes along Meadowbrook Drive and Benmore Avenue. The backyards will never dry out resulting in a bog. | | To decline the plan change |
| S20/6 | | Oppose | The loss of sun will increase energy use for heating, adding to climate change. It will also create health issues due to mould developing from dampness. | | To decline the plan change |
| S20/7 | | Oppose | 1.8 metre high fencing is going to be installed resulting in extra shading of existing backyards. | | To decline the plan change |
| S20/8 | | Oppose | Wind gusts from 5 metre to 11 metre high buildings will increase from 60 kph to 120 kph. | | To decline the plan change |
| S20/9 | | Oppose | There will be increased traffic noise and light pollution due to an increase in vehicles and the removal of the small mound by the roundabout. | | To decline the plan change |
| S20/10 | | Oppose | The bus route may be taken away due to the roundabout. | | To decline the plan change |
| S20/11 | | Oppose | The roundabout will create problems and a hazard area for children walking or cycling to school. | | To decline the plan change |
| S20/12 | | Oppose | There will be a loss of habitat for Pukeko, hawks and spur-wing plover. | | To decline the plan change |
| S20/13 | | Oppose | Dust from construction works will be blown onto existing residential properties. | | To decline the plan change |
| S20/14 | | Oppose | Security lights from new dwellings/buildings will spread light onto existing residential properties which will affect sleep and quality of life. | | To decline the plan change |
| S20/15 | | Oppose | Tree plantings will restrict water flow and cause water to backup when flows are restricted. Rubbish will collect in water channels. | | To decline the plan change |
| S20/16 | | Oppose | The area to be rezoned has liquefaction, is good farmland and a flood way. We need to keep residential development off these areas. | | To decline the plan change |
| S20/17 | | Oppose | Flygers Line is a single lane, second tier road and will not take extra traffic flows. | | To decline the plan change |
| S20/18 | | Oppose | Traffic flows in the applicant's traffic assessment are wrong because most houses these days have at least two cars which will | | To decline the plan change |

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| | | | double the traffic flow. The roading structure won't cope with increased flows in Benmore Ave and beyond. | | |
| S20/19 | | Oppose | There seems to be allowance for extra sewage requirements and the PNCC system is already overloaded. | | To decline the plan change |
| S20/20 | | Oppose | What happens to the three water bores on the property? | | To decline the plan change |
| S20/21 | | Oppose | Extra stormwater is going to affect the whole area and properties downstream. | | To decline the plan change |
| S21 Anne Judith Milne | | | | | |
| S21/1 | National Policy Content, Regional Policy Content, One Plan, District Plan City View Objectives | Oppose | The proposed National Policy Statement on Versatile Soils is ignored. | | That consents for proposed earthworks be declined and the plan change be rejected. |
| | | Oppose | Insufficient weight is given to objectives in the One Plan on versatile soils and flooding. | | That consents for proposed earthworks be declined and the plan change be rejected |
| | | Oppose | The proposal goes against the PNCC 10 year plan Goal 4 – planning to accommodate growth through intensification rather than urban sprawl. | | That consents for proposed earthworks be declined and the plan change be rejected |
| | | Oppose | The proposal goes against the PNCC District Plan Section 7 Objective 3 to retain Class 1 and 2 versatile soils for use as production land. | | That consents for proposed earthworks be declined and the plan change be rejected |
| S22 Sally and Murray Rasmussen | | | | | |
| S22/1 | Clause 5 of the First Schedule of the RMA in | Oppose | The risk of liquefaction is not to be taken lightly as evidenced from the 2011 Christchurch earthquake. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be |

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| | its entirety. | | | | created between the back boundary and the boundary of new residential sections. |
| S22/2 | | Oppose | The risk of flooding along the Mangaone Spillway flow path is substantial. The increasing number of extreme events accentuates the risk. The raising of the Flyers Line stopbank will not be enough to protect the current residential properties without the inclusion of any proposed residential properties. There have been at least two events when I have not been able to exit Meadowbrook Drive because the road has been flooded on the corner. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/3 | | Oppose | The proposal will increase traffic flow on the corner of Benmore Avenue and Meadowbrook Drive to such an extent that major and continuous disruptions to the smooth flow of traffic will occur. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/4 | | Oppose | The left out traffic exit onto Rangitikei Line will result in more cars using Flyers Line. Flyers Line is in a state of disrepair due to flood damage and may be closed. This is a major concern due to increased traffic flow. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/5 | | Oppose | Noise from construction works would bring severe interference to the existing residential area. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/6 | | Oppose | Adverse visual effects including loss of sunlight is an enormous factor to those whose house, garden and fencing have been aligned to maximise views and sunlight. A 1.5 metre high solid | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 |

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| | | | boundary fence will result in the loss of 50% of the sunlight they currently receive. It will also seriously diminish the productivity of gardens growing vegetables and flowers. | | metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/7 | | Oppose | The natural wildlife habitat over the back fence for birds, hares, hedgehogs and skinks will be lost. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/8 | | Oppose | There will be higher costs for insurance due to increased flooding potential risks and higher costs of building designs engineered to mitigate the risk of flooding and/or liquefaction. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S22/9 | | Oppose | There will be a lack of facilities for new housing residents. | | Oppose or reject the Whiskey Creek Residential Area private plan change. If not, then a 10 metre green corridor be created between the back boundary and the boundary of new residential sections |
| S23 Heritage Estates 2000 Ltd | | | | | |
| S23/1 | | Conditional support. | The plan change is inconsistent with Council's residential growth and long term infrastructure projects. | | Supports with conditions. |
| S23/2 | | | Supports the inclusion of the mandatory definitions from the National Planning Standards. | | Supports with conditions |
| S23/3 | | | Opposes the plan change where the effects of the plan change are greater than those demonstrated by the notified documents or where information is found to be incorrect. | | Supports with conditions |
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| S24 First Gas Ltd | | | | | |
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| S24/1 | | Support | Support the inclusion of the Whiskey Creek structure plan, subject to minor amendments for clarification purposes. | | Support with conditions. |
| S24/2 | | Support | Support the structure plan incorporating the Gas Transmission Pipeline within the proposed road corridor, and in particular under the grass berm and not beneath the paved road formation. | | Supports with conditions |
| S24/3 | | Support | Support the incorporation of a minimum 20 metre setback of habitable buildings from the gas pipeline. | | Supports with conditions |
| S25 Brian Kouvelis | | | | | |
| S25/1 | Sections 7.2 and 7.11 and appendices 2 and 12 of the application. | Neutral | <p>The flooding reporting is too provisional in regard to the impact and mitigation of flood risk. Both internally for the proposed subdivision and externally in terms of impact on the state highway and downstream impacts on farmland along Flyers Line and Gillespies Line.</p> <p>The mitigation options discussed are far too general and more detail is required.</p> <p>The potential impacts are more frequent flooding of SH 3 through backwater effects without improvement of the floodwater hydraulics and culverts at and about the state highway. An increase of 40mm is indicated at and around Flyers Line may impact on the flood risk/passability of Flyers Line.</p> <p>The application needs to cover any potential upgrade of flood stopbanks along Benmore Avenue to maintain the existing level of service.</p> <p>The application is not clear on the operation of the flood detention pond under the Mangaone spillway operation and the flood gating of the development causing internal flooding in the proposed development area.</p> | | That the Council seek a peer review of the hydraulic and stormwater modelling, potential impacts of flooding and seek more detail on any proposed mitigation both upstream and downstream of the development as well as within the development area. |
| S26 Irene Hamilton | | | | | Dismiss the application. |

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| S26/1 | | Oppose | Flooding – during heavy or continuous rain, properties on Meadowbrook Drive and Benmore Avenue that adjoin the plan change area experience flooding. The plan change will create more risk of flooding. | | Dismiss the application |
| S26/2 | | Oppose | Traffic – the proposed roundabout is of extreme concern to residents who will exit into the roundabout because it will be dangerous. Those properties at 1, 2 and 3 Meadowbrook Drive plus all others that will use the roundabout. | | Dismiss the application |
| S26/3 | | Oppose | The volume of traffic will increase considerably, particularly at peak times. Commercial and industrial business owners on Bennett Street will be greatly affected. The increase in traffic could affect city bus timetables. It will also affect school children attending Cloverlea School who will be more vulnerable to accidents. | | Dismiss the application |
| S26/4 | | | Housing – the development site is suitable for cropping or grazing of cattle and valuable for farming and other land should be found. | | Dismiss the application |
| S26/5 | | | It is unacceptable for new houses to be built 3 metres from the boundary of the Meadowbrook Drive and Benmore Avenue properties. There will be a lack of privacy and a lot less sunshine. The reduction of sunshine will mean the ground will take longer to dry out which will lead to homes gradually becoming damp and unhealthy. This will affect the physical and mental health of occupiers. | | Dismiss the application |
| S26/6 | | | Lifestyle – there will be a loss of views to birdlife and other creatures and to Mt Ruapehu. | | Dismiss the application |
| S26/7 | | | When they purchased the property they were assured that the plan change area would never be developed because of the flood plain. | | Dismiss the application |
| S26/8 | | | The loss of view will lead to property valuations reducing by \$20,000 to \$30,000. | | Dismiss the application |