

SUBMISSION ON PROPOSED CHANGE 19 TO THE PNCC RESIDENTIAL PLAN CHANGE
Clause 22 of the First Schedule to the Resource Management Act 1991

To: The Palmerston North City Council
Planning office

Submission on: Proposed Private Plan Change Request for Whisky Creek Residential Area Palmerston North

Name: John Robert Anderson & Raewyn Beryl Anderson
25 Meadowbrook Drive
Palmerston North

1. The specific changes my submission relates to are:

The whole plan change

2. The specific provisions of the proposal that my submission relates to are:

Oppose Plan Change in its Entirety

3. My submission is:

Observation from day 1 of submission 2/6/22, our property (S20) has been dismissed from many of the reply's by Mr Burns I find this disturbing re our concerns.

Introduction:

We are an average New Zealand family of five & now two that have enjoyed living in this area.

We have lived at 25 Meadowbrook Drive, Palmerston North for 46 years' life experience of life in this area. With 52 years in electrical industry with 25 years with that have been in project management / contract pricing and staff management (Regional Manager for Lower North Island, Downer).

We really enjoy the country view (145 deg. View as stated on our title) we enjoy this view over our back fence, the peaceful surroundings of the animals grazing in the paddocks, valuable farm land. Also with a view of Mt Ruapehu on a clear day.

We would like to thank you for the opportunity to submit our submission on this plan change.

Discussion:

The Private Plan Change does not promote the sustainable management of natural and physical resources, which is the primary purpose of the RMA 1991.

99% of this site is zoned Flood Channel 1 which is the highest zone for flooding by Horizons.

If this should be approved this will open more doors for more developers to seek to rezone land on Flood Channels.

Consultation with all residents did not occur and not all people were consulted especially closer residents in Benmore Ave close to Meadowbrook Drive especially specifications with in the proposal and its effects Gillespies Line.

Please find attached petition against proposed plan change from Rural to Residential

Key Issues / Concerns:

1. **FLOOD RISK - INSURANCE**, we have been told that the insurance companies will only insure you once for flooding, if affected by land development on a floodway which would then affected other surrounding area's. *"Horizons" The intent of Policy 9-2(a) is to avoid risk to people and property from the floodway, and to ensure the effective functioning of the floodway by avoiding the placement of buildings, solid fences, etc in a place where they will impede the flow of water. While subdivision does not in itself increase the adverse effects of a flood event, the structures that would result on the subdivided land are likely to be 'occupied structures' so potentially increase the risk to people and property and reduce the effectiveness of existing flood protection. For this reason, subdivision in these areas is discouraged. Horizons' position is that there should be no more development (i.e. new or extended structures or activities) in the Kopane or Flyger's Line floodway's. This means that no one should build or extend a house, dairy shed, power pylon, etc, or subdivide, within these floodway's.*

We have been residents here for 46 years and in this period of time we have seen this area flood four times. The photos attached support our claims, and that the last flood was not a 100-year flood. Flood does occur from above spill way as seen in photos.

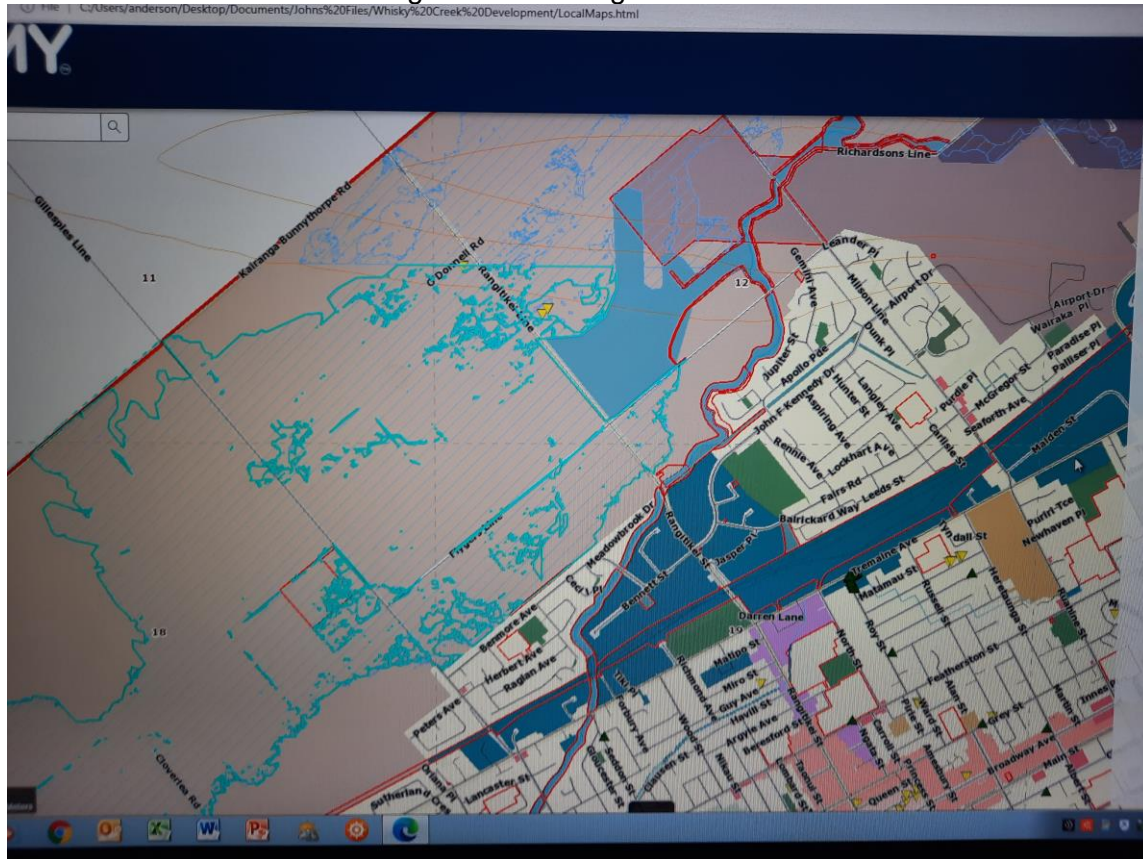
INCREASED FLOOD risk on, and adjoining residential areas in particular Meadowbrook Drive and Benmore Ave further down to Gillispes Line and beyond, **faster water flows because of reduced capacity of the flood way.**

Health & Safety risk to properties and people.

The site is zoned Flood Channel 1 this zone allows for activities such as farming and market gardening, **not Residential housing** (because of the flood risk). This is the Horizons Flood Plain.

The Horizons Plain describes the area as “**subject to deep, fast flowing water on a regular basis and development within the area has the potential to divert floodwaters to areas of land that currently do not flood**”.

There has been no allowance for the Kiwi rail development at Bunnythorpe which will cause extra water flows as there storm water will go into the Mangaone stream.



PNCC records show this flood prone land map on PNCC web site

Developers refer to 200year model, in less than 100 years the area has flooded 4 times, I question the model results. 2/6/22

CLIMATE CHANGE effects of Climate change have not be considered as part of the Plan Change, Climate change there will be more flooding, more frequent, higher floods, greater risk to the sites and Meadowbrook Drive / Benmore Ave and adjoining areas for flooding. (ie Gillespies Line) ie. Westport flooding & Canterbury floods



Floodwaters surrounding a house next to the development Feb. 2004



Mangaone Stream behind houses Feb. 2004

Floodwaters across the development site Feb. 2004

Developers statement” *This is a critical issue because much of the site is classed as flood prone land. This occurs only when the Flyers Spillway is triggered. The spillway relieves flood pressure on the Mangaone Stream as part of the Lower Manawatu Flood Control Scheme. The spillway is located west of Milsons Line and Flyers Line and when triggered diverts floodwater to the Whiskey Creek basin ”*

In 2004 shown on photo above the flooding occurred above the spillway & only small amount come out through spillway. Therefore some of their flood modelling is not correct.



Mangaone Floods 1976 (Natural Flood Plan)



HOVENS RIVER, FLYERS SPILLWAY

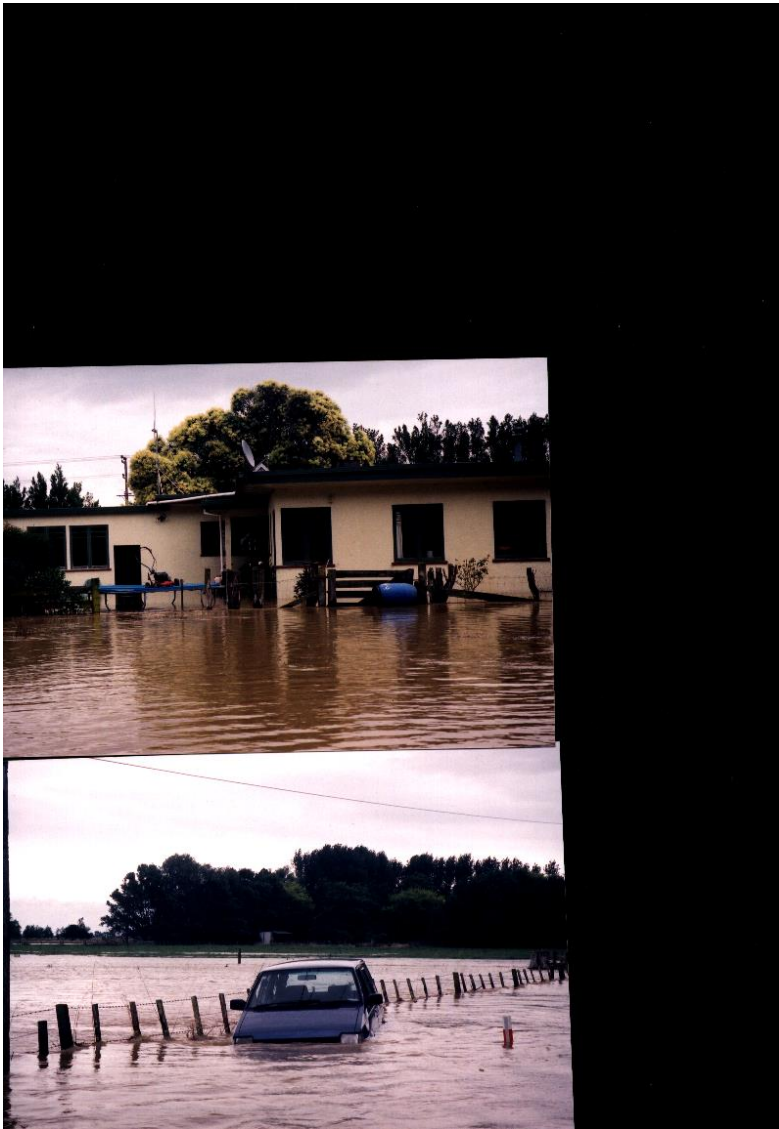
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Flyers Line Spillway (no allowance flooding that occurs above spillway 2/6/22)



Mangaone Stream Floods 2004 Flyers Line

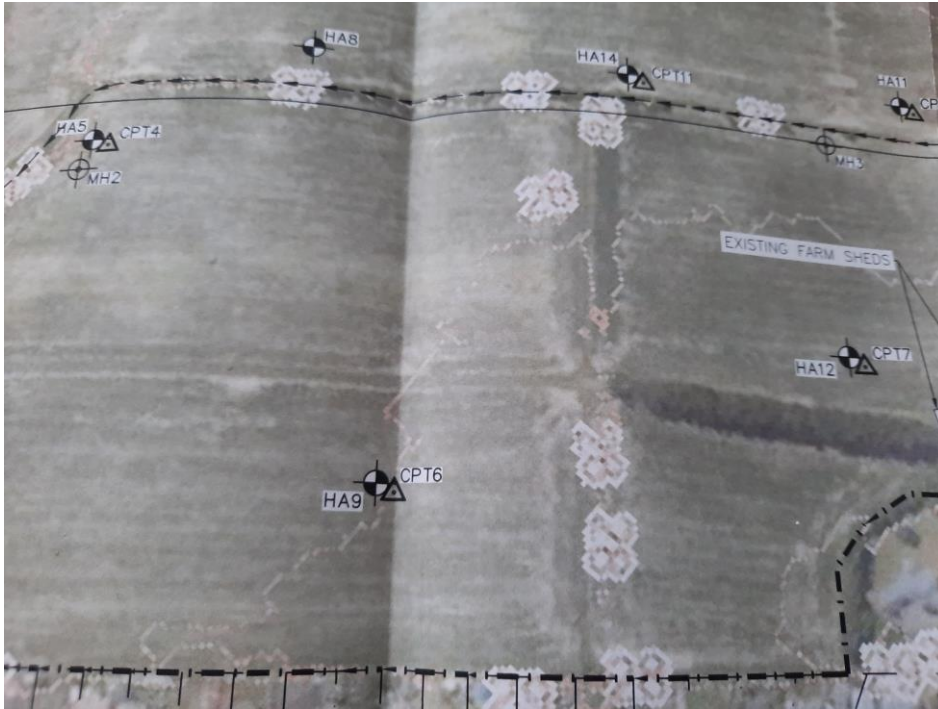


Note depth of the water only to increase under their proposal

Climate change will put extra waters though this area.

Since 1976 we have seen flood waters cross this land four times, 1976,1988, 2004, 2015 these are not 100-year events, but are increasing with climate change. By this we are due for another flood average 12 years between events. **As per recent examples Westport & Poverty Bay**

Please note a recent report and how the developers consider the threat of flooding is not accurate, there modelling does cover what happen in past flood events. This land also has liquid faction. Developers carried only carried very limited tests as stated in there submission. Developers research statement *“An assessment of the site and subsoil conditions was carried out to determine **the geotechnical risks present. These risks include liquefaction, lateral spreading, and slope instability.** Since the site is generally flat, the risk of slope instability is considered to be negligible. **However, the site is susceptible to liquefaction induced settlements and lateral spreading during future earthquake events.**”May 18th 2022*



CT6 / HA9 a 3m bore sample was taken from this point and was observed by one of neighbours whose background on soil technology found the sample to contain liquid fraction this right in the middle of new residential development.

Liquefaction caused two problems in 31 Meadowbrook Drive one swimming pool with damage to Fibre glass walls 2015 see below



and 2004 a shed floor cracked 27 Meadowbrook Drive, sunk and now the building cannot be insured.

Horizons concerns re risk to other properties down below development. (information dated 26/5/22) and Heritage Estate same concerns.



1988 Flood Bennett Street this also flooded behind Meadowbrook Drive



1988 Flood Bennett Street



2015 flood view from 25 Meadowbrook Drive



2015 three properties down from 25 Meadowbrook Drive

- RESIDENTIAL AMENITY VALUES** – with loss of views the residential area of Benmore Ave, Meadowbrook Drive will down grade the value of our properties as some lands are registered on land reports 145 deg views on their land titles, these will be lost. The scale size and location of this re development will adversely affect the adjoining amenity values of the residential land. The value loss from registered values is \$50k - \$100k. With the area in question to be rezone this will devalue property values of the whole residential area.

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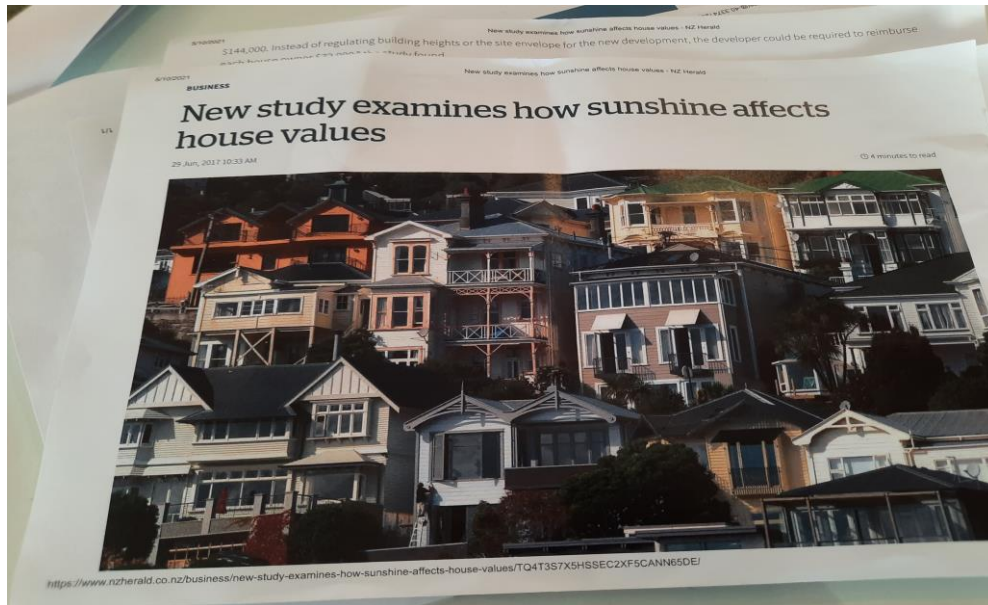
Council records

If you think this information is inaccurate please claim your home to add your own features.

Car spaces 2	Floor area 140 m ²	Land area 680 m ²	Deck Yes
Property contour Level	View: living area Moderate: View Of Up To 145°	View type Other	Decade built 1970
Certificate of Title WN/14D/177	Legal description LOT 26 DP 43090	Council Palmerston North City	Broadband Fibre*
Condition External Walls: Good Roof: Good	Construction External Walls: Mixture of materials without a predominant material, or a material not included above Roof: Iron, including steel and corrugated long-run	Zone 9A	Category RD197B
Valuation Number 14500/77704	Land Use Residential Houses of a fully detached or semi-detached style		

Owner updated features

Are you the owner of this home? Claim your home to update these features.



Loss of sun light effects house values NZ study & reports (out of NZ Herald)

The building works that are propose are to be single story 5 metres high, which will mean we would loss the sun in the winter months around 2pm too most of the homes along Meadowbrook Drive and Benmore Ave which will be effected.

This loss will increase energy use for heating adding to earth's climate change. Most homes along this boundary have been built for maximum use of the sun with living area's facing the land at the rear of the properties. So with opposing the developers plan building close to our houses taking away much needed sun we feel take that a step further and say it will become a health issue with mould that will develop with the dampness and will then may create damp home thus south side rotting of timber in house or making healthy people sick with mould asthma or respiratory problems

Photo attached shows the shadow at 2pm on deck and house mid-winter June. Under this proposal extra heating will be required by existing residents because of robbed sun light, extra pressure on the climate & energy supplies.



Sun light is amenity the right of everybody



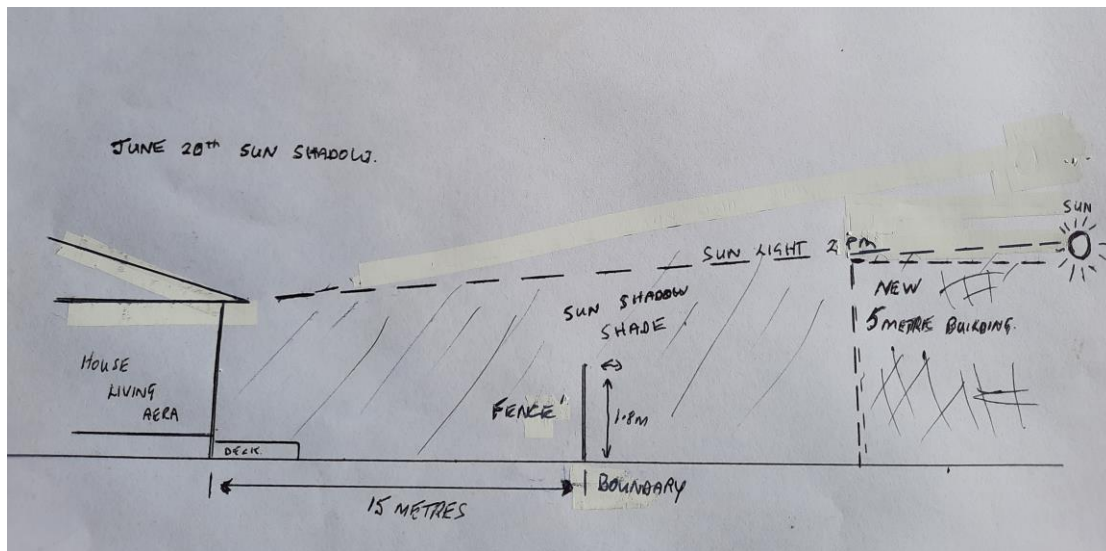
Existing view and sun light to be lost with 5 metre high dwellings over fence this deck will be in the shade, plus land will never dry out becoming a bog.



White square / arrow shows 5 metres the height structures behind us according to the developers proposal

1800mm high fence shadow at 3pm 31st May, 30% error in there calculation





Sketch 1 attached. (Loss of sun light 2pm mid-June) showing boundary and building Set back off the boundary. Latest data confirms our fares 18th May 2022 but this not estimated correctly it is actually 30% worse than there survey causing longer shadows. Plus a neighbour will lose sun off his solar panels for pool. Developer has mention our concerns S20 re – solar effects and fencing heights & buildings 2/6/22

Fencing of the project is going to be installed at 1.8m causing extra shading to our properties. Wind gusts from 5m to 11m buildings can be intolerable as these could turn an average Manawatu westerly zephyr of 66kph would increase to at leased 120kph gail hitting our properties causing damage, as wind speed increases around structures i.e. Wellingtons buildings, State building Palmerston North.



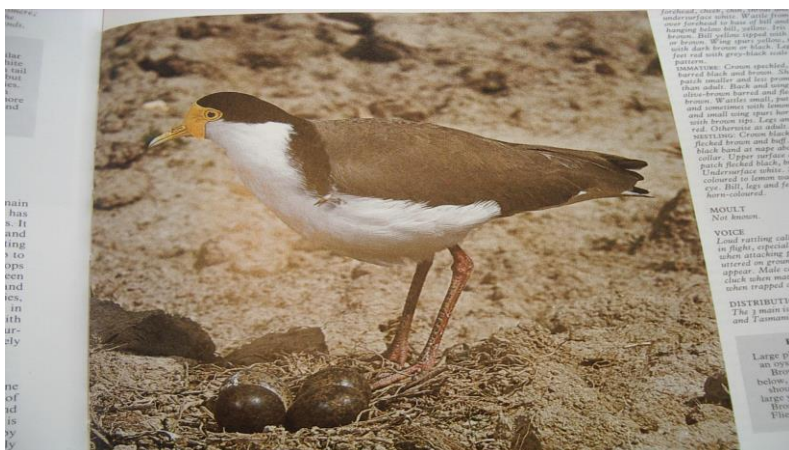
Stop banks behind this property & land behind this fence is higher than the land the house stands on. There are more homes than have been identified with low fences, suggest re-count. 2/6/22

Typical house view on new sub division side which will loss of sun light 2pm mid-winter



A typical rear view example facing residents along the boundaries of Meadowbrook Drive & Benmore Ave. Where are the views of the mountain (Mt Ruapehu) & rural views. (no concern in latest report for 25 Meadowbrook Drive, data May 18th 2022)

The proposed development goes ahead whom would monitor the noise levels at boundaries should not exceed 45db in a residential area. Traffic noise will increase with movement of large volumes of small vehicles and trucks causing light pollution at nights from head lights. I can assure you from the other industrial area over eastern side of the Mangaone Stream fork lifts & trucks go all certainly above the 45db limit. Most dwelling are only single glazing so increased traffic noise will affect us. This is a main bus route on Benmore Ave. and with road development for a roundabout this connection may be taken away. A roundabout will create problems or even with a new road put in the school children walking or riding bike to school makes a dangerous hazard area, plus head lights hitting houses during night hours as there currently hills there to medecate this. Roundabout put in as it will look straight out our dining room from table to idiot driving on roundabouts. (a neighbour's view) I totally oppose the idea of a roundabout.



Shows bird life Spur-wing Plover, who habits the old creek beds

Wild life; as this is the bead of the old Whisky Creek there are native breeding birds in pond area's across the old stream path such as Pukeko, Hawks & Spur-wing Plover birds which will lose their habit. **Paradise Ducks & Herons**

During the development of the site dust levels will cause major discomforts to our properties polluting our washing, homes outside pleasures such as contamination of swimming pools, spa pools etc. as this to the north west of our houses, Westley are the normal wind.

Security lighting will cause light pollution at night, lighting clear invading our properties, which affect sleeping habits and our quality of life.

The restriction of water flows due tree plantings?? Were does the water backup to when the flows are restricted. Rubbish storage in flood channels.

The Government as stated in the paper (*Manawatu Standard*) Tuesday September 14th 2004 are reviewing flood protection and are especially looking at people building on flood plans that are part of flood control systems. They said they are not willing to cover depths the resulting of floods on this type of land.

3. CITY PLANNING –

Palmerston North City Council is working towards providing for residential sections but not on Zone 1 flood zones, this discourage by New Zealand government. This land also has liquid faction.

This is good farmland and flood way, we need to keep the new residential development off flood prone land and liquid faction land.

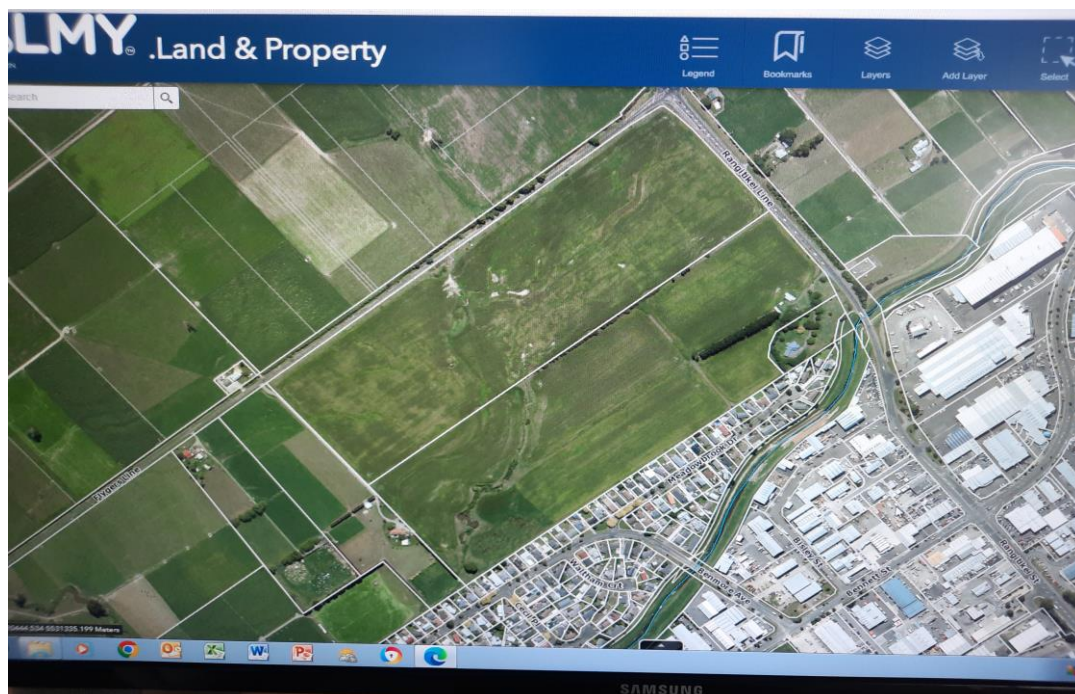
Flygers Line is second tier road, single lane and in bad condition this will not take extra traffic flows.

Traffic flows in there submission are wrong as most house these days have at least two cars which will double the traffic flow and your roading structure won't coop with increase flows in Benmore Ave and beyond , example Tremaine Ave at Kelvin Grove end. The noise from this develop will increase due to traffic and all existing housing in Meadowbrook Drive / Benmore Ave are only single glazed windows. **Will the new entrance from SH3 cause flood waters to entry the new sub division as this part of the highway was under water in 2004**
Any consideration given to SH3 becoming four lanes.

There seems to be allowance for extra sewage requirements and as noted in recent reports from PNCC the system is already overloaded **& water supply as per report is not big enough to supply extra housing for this development, our water pressure is already low.**

According to Horizons there are three water bores on this property, what happens to these.

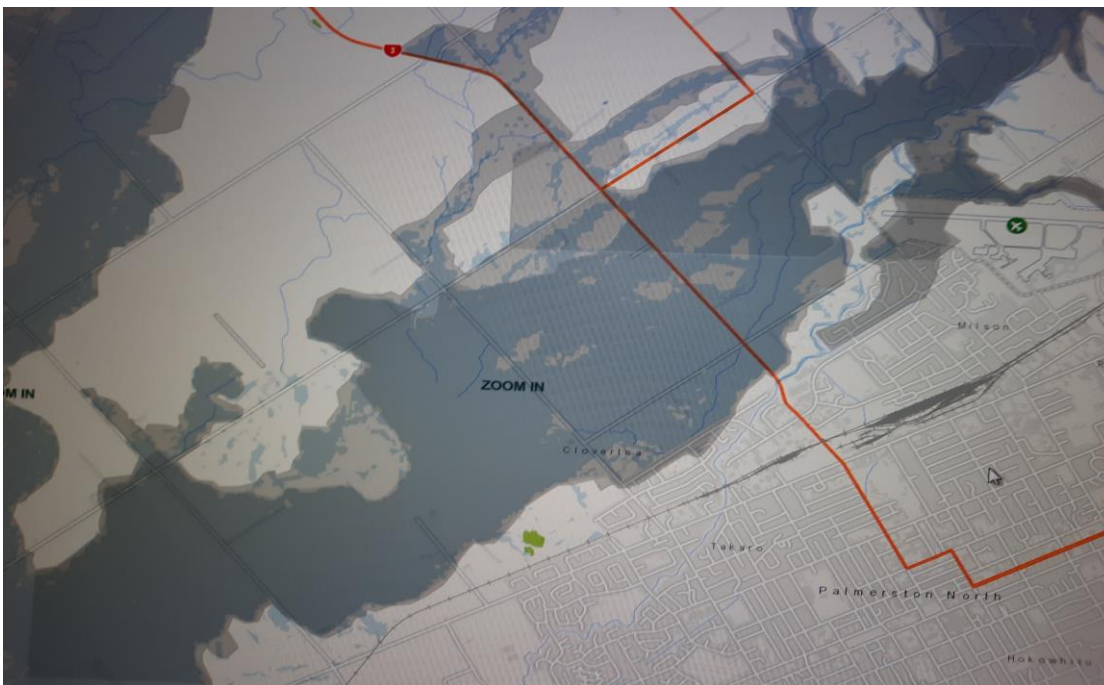
Extra stormwater also is going to affect the whole area and properties downstream Gillespie's Line and Kiwi Rail development at Buunythorpe will be adding extra storm water into the Mangone stream





Peaceful rural land & Channel 1 (zone 1) shaded floodway (Horizons)

Has Manawatu District Council been informed of changes to Flood way as the Manganoe Stream starts in there land



Shadow shows flood modelling of past & future (Horizons)

Pathways & trees as suggest in their proposal we also restrict water flows a green belt behind existing properties maybe better option and keeping the diversion of the floodway clear.

Access to public / playground reserves within 500m of housing this does not comply.

Conclusion / Summary :(In Red notes on concerns since 18th May 2022 after release of developers answers :)

1. I would like see completely **independent soils tests** away from the developers as I believe all there tests are not correct as Horizons have this land as being liquefaction not suitable for housing.
2. Review flooding levels past, as the data is modelling is not correct. Extra risk of flooding downstream Gilliespies Line. **Flooding there estimation & results are wrong the waters were a lot deeper than estimated and flood waters did come up to property fences in Meadowbrook Drive they claim did not happen but my photos prove this, approximately four houses down from my house. No allowance increase flood waters from Kiwi Rail development. Existing drain pipe to Mangaone Stream will not operate in flooding events. Flooding model was done a 200year model we have had 4 floods in 46 years. Marz report (PNCC independent expert) only mention Whiskey Creek not the Mangaone Stream which causes the flooding.**
3. They have ignored that the land maybe prone to liquefaction which we know is a fact.
4. Raising height of land will only put more water on to our properties especially towards the start of Meadowbrook Drive & Benmore Ave were the land is already lower than the proposed subdivision, stop banks behind these properties.
5. Line up of the new sections behind Meadowbrook Drive only start from 7 to 31 what about the rest.
6. They flatly turned down the idea of green belt behind our houses in Meadowbrook Drive & Benmore Ave
7. According to Marz report (PNCC independent expert) there is only going to be 158 houses were the developer's proposal says 168??
8. Playground area according to PNCC one must be available within 500m of a subdivision 2/3 of the new submission does not meet this standard
9. Review traffic flows as these are two low as most houses today have at least two cars. **The business in Bennett Street number 11 trucking firms traffic shows know consultation with them re increased traffic flows , plus the noise off extra traffic & lights have not been taken into account.**
10. Loss of sun light to properties as sun light is an amenity. **Recent data provided shows the problem.**
11. Wind strength on our properties will increase.
12. **Noise mitigation there is none, they say no problem as the entire new house will be double glazed, only problem all ours are single glazed. Noise levels will increase on existing dwellings only single glazed.**
13. Light pollution from street lights & dwellings.
14. Climate change resulting more flood events **& bigger floods.**
15. 84% of Meadowbrook Drive (& several in Benmore Ave) neighbours who face the new proposed sub division have sign petition against the plan change, this is different to the developers claims of consulting with all concerned people along Meadowbrook Drive. Those who did not reply to developers have not been listening too, even those who did not all concerns have been addressed. **Nothing has changed from other developers.**
16. Water supply not adequate for 168 extra residents, thus causing us originals loss of pressure and supply. Waste not large enough to handle 168 extra residents, enough so there proposal is to put into holding tanks then pump at off into waste water main at off peak times, but what happens on weekends when everyone is home, sewage spill?? Power reticulation will be the same & telephone / data connections
17. The proposed footpaths don't meet the PNCC rules at 2.5m wide, they proposed 1.8m wide this going to alter their whole design may be entrance from Benmore & Meadowbrook Drive won't be wide enough.
18. Councillor Lew Finlay "stated why is this going ahead as nothing has changed since the last application to develop this land"
19. Compliance, if there are so many issues with the requestors proposal how it can get compliance there, Plan change should be rejected. (Marz report)

The name of our street is Meadowbrook Drive which under development by Bisleys said they wanted name to mean something Meadow re farm land at the rear and Brook being the Mangone stream. This will disappear under this proposal that being Meadow.

4. I seek the following decision from the local authority:

That the plan change **be declined** and remain Rural land

5. I wish to be heard in support of my submission

Signature of submitter

Date

John Anderson

Raewyn Anderson

Name and address for service of submitter:

John & Raewyn Anderson
25 Meadowbrook Drive
Palmerston North

Telephone number: 027 442 9206

06 3573420 home

Email

j.r.anderson@xtra.co.nz