

SUBMISSION ON A NOTIFIED RESOURCE CONSENT APPLICATION

FORM 13 - Pursuant to Sections 95A, 95B, 95C, 96, 127(3), 137(5)(c) and 234(4) of the Resource Management Act 1991



Submitter

Name	JOHN GRAEME PETERS
Contact Person (If different from above)	
Postal Address	22 MILFORD DOWNS MASTERTON
Home Phone	06 3771539
Cell Phone	0274 523 558
Email	johnandi@xtra.co.nz

Details of the Proposal to which this Submission Relates

Name of Applicant	G BEATSON
Address of Proposal	9 MILFORD DOWNS MASTERTON
Application No.	
Description of Proposal	2 LOT SUBDIUION

Details of Submission

My submission:

- | | |
|--|--|
| <input type="checkbox"/> Supports the whole proposal | <input type="checkbox"/> Supports part of the proposal |
| <input checked="" type="checkbox"/> Opposes the whole proposal | <input type="checkbox"/> Opposes part of the proposal |

In the event this application is subject to a Resource Consent Hearing. Do you wish to be heard in respect of your submission?

Yes No

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

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2 of 2

Submission Statement

The specific parts of the Proposal that this submission relates to.

THE EFFECTS OF PROPOSED PLAN.

ACCESS

DRAINAGE

COVENANTS

PLEASE SEE ACCOMPANYING DOCUMENT.

Decision you want the Council to make:

Grant the Consent

Decline the Consent

Grant the Consent with Conditions

Signature

To be signed by the submitter or person authorised to sign on behalf of the submitter.



Name JOHN PETERS

Date 21.8.2024

Important notes for the Submitter

1. In accordance with the Privacy Act 1993, submissions will be made available for viewing by Council and members of the public.
2. This form is for your convenience only. You may make a submission that addresses the points above in a letter or other suitable format.
3. Submissions will not be returned, so please keep a copy.
4. A copy of your submission must be sent to both Council and to the applicant.

21 August 2024

To: Masterton District Council

Submitter

Name: John Graeme Peters
Postal Address: 22 Milford Downs, Masterton
Home Phone: 06 377 1539
Cell Phone: 0274 523 558

Submission on a Notified Resource Consent Application

Council Reference: RM 240079
Applicant: G. Beatson
Address of Proposal: 9 Milford Downs, Masterton
Proposal: 2 Lot subdivision

Details of Submission

My submission **OPPOSES** the whole proposal. I wish to be heard in respect of this submission and will also consider presenting a joint case with any other submitter or group at the hearing.

Submission Statement

The specific parts of the Proposal that this submission relates to are:

- The effects of the Proposed District Plan provisions.
- Sewerage and drainage concerns.
- Traffic hazards.

Effects

The Proposed District Plan seeks to change the character, ambience and traffic flows of Masterton's most peaceful and scenic subdivision. This application follows closely on the heels of the notified Resource Consent Application for 10 Milford Downs 2 Lot subdivision RM240068. This is of great concern to most residents as the reason we purchased here was because of the space and character of the subdivision and its quaint country lane atmosphere.

We believed that the strong restrictive covenants registered on Titles relating to non-subdivision gave us protection. The covenants on each party's Title make it clear that all parties have the right to uphold the restrictive covenants for the benefit of all. As the Proposed Plan is not even finalised we wonder what is the urgency in allowing the applications to proceed before final decisions are even made.

Under the Operative Plan it clearly states – quote:-

“That areas of special and rural character that would be degraded by the cumulative effects of intensive development should be protected.”

As your faithful ratepayers we residents of Milford Downs would appreciate the Council's help in preserving our unique environment.

Drainage

Although we are the nearest neighbour to the proposed building on the proposed subdivision we received no personal notification from the Council. Frankly we deserve better. As the proposed subdivision rises above the level of our property we are, and always have been, subject to continual run-off from that property. On the opposite side of the road from our front boundary there is a perpetual swampy area that has bogged many cars trying to turn around over the years. The water lays in this depression and migrates under the road and down under our house. This has been verified by Masterton's master plumber David Leigh in the past. The thought that any home built above us and distributing human waste run-off into the mix is neither attractive nor appreciated. Everyone who lives up here knows there is very poor drainage.

Traffic

Milford Downs Drive is a pleasant country lane with no lighting, footpaths or centre line. It links all properties via a peaceful winding carriage-way which is a main link to the Council's Lansdowne walking trail. It is used by a wide range of runners, pedestrians (including families), dog-walkers and cyclists. These various groups all travel on the road. More traffic is not needed here. Milford Downs residents are aware of this environment and drive with consideration.

Decision Required

That the Council **DECLINE** the application for the above reasons. Should consent be granted our only recourse to protect our environment would be the consideration of a group claim against the Applicants for Breach of Covenant.

John Peters