Plan Change A

Submissions – 001 to 020

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#001

From: Tararua District Council
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Brent Dais
Date: Monday, 7 September 2026 3:13:43 pm

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 7/09/2026 3:12 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Brent Dais
ORGANISATION YOU ARE REPRESENTING (IF APPLICABLE)	Scanpower Ltd
PHYSICAL ADDRESS	Oringi Business Park, 9 Oringi Road, Dannevirke 4972, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	PO Box 157, Dannevirke 4942, New Zealand
PHONE	[redacted]
EMAIL	brentd@scanpower.co.nz

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition

PLEASE SELECT ONE	I am directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	(IGDA - DEV02)
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Support
MY SUBMISSION IS:	Scanpower supports the proposed rezoning of Oringi Business Park from Rural to Industrial. The proposed zoning appropriately reflects the established and longstanding industrial character of the site. Oringi Business Park is an existing industrial hub that accommodates a range of commercial and industrial activities and associated infrastructure. The current Rural zoning does not accurately reflect the existing land use, investment, infrastructure, employment opportunities, and economic contribution generated by the site. The proposed rezoning recognises the current reality of how the land is being used and provides a more appropriate planning framework for future development and investment. It will enable the efficient use of existing infrastructure and support the ongoing growth of industrial and commercial activities in a location already established for that purpose. Scanpower notes that Tararua District Council has identified a shortage of industrial land within the district and that Plan Change A seeks to provide additional industrial growth opportunities. The proposed rezoning of Oringi Business Park directly supports this objective. The site is strategically located adjacent to State Highway 2 and has benefited from improved regional connectivity resulting from the completion of Te Ahu a Turanga Manawatū Tararua Highway. This improved connectivity enhances the attractiveness of Oringi Business Park as a

location for industrial and commercial activities serving both the Tararua District and wider region.

The business park contains significant existing infrastructure and has capacity to accommodate future growth. Scanpower has continued to invest in the site and considers it well placed to support additional employment, business activity, and economic development outcomes for the district. The proposed rezoning will provide greater certainty for existing occupiers and future investors while supporting efficient land use and reducing pressure for industrial development in less suitable locations.

The rezoning is also consistent with the objectives of promoting economic development, enabling employment opportunities, and ensuring sufficient industrial land is available to meet future demand. The proposal represents a logical and efficient planning response that aligns zoning with established land use and anticipated future growth.

Scanpower considers that the proposed Industrial zoning, together with the Industrial Growth Development Area provisions, provides an appropriate framework to manage future development while ensuring growth occurs in a coordinated and serviced manner.

I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Scanpower Limited requests that the Hearing Panel and Tararua District Council: 1/ Retain the proposed rezoning of Oringi Business Park from Rural to Industrial. 2/ Retain the associated Industrial Growth Development Area provisions applicable to Oringi Business Park.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#002

From: Tararua District Council
To: Submissions; PlanChangeA
Subject: CM: Submission Form: Plan Change A (Form 5) - Damian Spittal
Date: Monday, 7 September 2026 4:58:04 pm

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 7/09/2026 4:57 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Damian Spittal
PHYSICAL ADDRESS	69 Princess Street, Dannevirke 4930, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	69 Princess Street, Dannevirke 4930, New Zealand
PHONE	[redacted]
EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition
PLEASE SELECT ONE	I am directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	Rezoning of Princess Street
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose
MY SUBMISSION IS:	Completely against this. The rural part of Princess Street isn't wide enough for two vehicles to fit on the road at the same time. Town water is metered already. There's no current footpaths or room for them. Everyone in the street has their own septic system. All of this to say that people who have bought here already have animals and a lifestyle they're accustomed to - which is why they bought here. Your changes will not only disrupt that, you'll want a rates increase to cover it - and what for? I have no interest in paying for a new road, footpaths and street lighting just so you can gain more ratepayers hoping someone here will sell to a developer. If I wanted more neighbours or noise pollution I would have bought in the middle of town. If the council genuinely wants more income you might be better served by looking at making yourselves more efficient like central government has already been asking you to do. Furthermore, it's somewhat hypocritical saying that you want to encourage growth here - when we added a tiny home to our property to gain one more bedroom we were absolutely not allowed to connect it to the town supply that we already pay metered rates for. Why? Because your own council said you're at capacity and couldn't cope with even one single more connection - yet you're now trying to sell growth. Again, if it wasn't clear, absolutely opposed to this.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Don't rezone Princess street, it's not suitable.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not

IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#003

From: Tararua District Council
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Joe Hospitallier
Date: Monday, 7 September 2026 10:58:57 pm

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 7/09/2026 10:58 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Joe Hospitallier
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	Sh2 Dannevirke, RD 7, Dannevirke 4978, New Zealand
PHONE	0000000000
EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition

Submission details

IF APPLICABLE, PLEASE TICK:	My submission relates to the whole of Plan Change A

MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	We don't need more tract housing ruining the landscape and putting arable land out of commission. If we need to build housing, build apartment style community blocks that make better use of available land and are more aesthetically pleasing. That also produce and store energy and store water, and also have community gardens. More industry creating more jobs is fine. But no to data centers and other places that provide no jobs and consume resources. Any new industries must also include energy production and storage, and water storage and processing facilities.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Amend, any new growth must be sustainable and future focused if at all.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not

#004

From: Tararua District Council
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Stephen Cooney
Date: Saturday, 12 September 2026 10:51:44 am

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Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 12/09/2026 10:51 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Stephen Cooney
PHYSICAL ADDRESS	113 Fergusson Street, Woodville 4920, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	113 Fergusson Street, Woodville 4920, New Zealand
PHONE	[redacted]
EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition
PLEASE SELECT ONE	I am directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	Woodville Proposed Growth Areas
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Support in part
MY SUBMISSION IS:	We support the growth of the area and the subdividing of the land around our property. Our major concern is that we already have a stormwater issue as we have no provided stormwater provision to get rid of excess water on our side of the street. In heavy rain instances like this week we receive surface water on our land from both the road and from the proposed rural land to be rezoned. This is mainly as a result of no curbing on our side of the street and our land is below the level of the road by a considerable amount. We feel not sufficient thought went into consenting these developments by the council to ensure no water ingress. E.g does heavy rain results in the water table rising quickly due to the elevation of our land and not having a proper means of dissipating the water.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	We really only want assuring that council is going to ensure that storm water from the housing of rezoned land and from the street frontage will not continue to come into our property. If this is looked at then the consented soak pits people have in existing properties should be able to handle any level of stormwater generated on our properties. We feel this is an ideal time to ensure that Fergusson street has sufficient curbing and stormwater control to flow the water to storm water drains and that surface water captured on either existing or rezoned land can be dealt with properly . This is a chance to future proof the whole area especially as the building of proposed subdivisions of this size will generate more individual plots of water I presume.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#005

From: [redacted]
To: Submissions
Subject: Submission on Plan Change A – Nicola Butler, 65 Princess street, Dannevirke
Date: Saturday, 12 September 2026 5:01:15 pm

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

To the Tararua District Council Planning Team,

I am writing to make a submission regarding the proposed Plan Change A, as my land is currently slated to be rezoned from rural to residential. I do not wish to speak at a hearing, but I want to make sure my concerns as a property owner are formally noted.

My main concerns are:

- **My animals and roosters:** I currently keep sheep, hens, and **two roosters** on my property. Moving to a residential zone usually triggers urban bylaws that ban roosters entirely and heavily restrict livestock. I have no desire to get rid of my animals, and I am concerned that the rezoning will disrupt how I use my property. I would like the council to allow existing property owners to keep their animals and roosters under a grandfather clause or existing use rights, as long as they aren't causing genuine public nuisances.

- **Rates increases: I have no intention of subdividing at present**, but I am very worried that rezoning my land residential will cause my council rates to skyrocket based on speculative development value. It feels unfair to be penalized with higher rates just because of a council-initiated zone change when I just want to keep living the way I am.

- **Infrastructure issues:** I am also concerned about whether the local infrastructure can actually handle this shift. Areas on the edge of town often have older networks that aren't built for high-density residential use, and I want to know how the council plans to manage things like stormwater, wastewater, and road wear before pushing growth into these areas.

- **Loss of rural character and privacy:** Transitioning the land around my property into residential zoning means losing the peace, privacy, and open space that comes with a rural environment. I am concerned about increased noise, loss of privacy from closer housing, and the general shift in neighborhood character.

Thank you for taking the time to read and consider my concerns.

Regards,

[Nicola Butler
[redacted]

#006

Consultation: Plan Change A

SUBMISSION FORM

RECEIVED
16 SEP 2026
TARARUA DISTRICT COUNCIL

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

To satisfy clause 8A of Schedule 1 to the Resource Management Act 1991, the names of submitters and their address for service (email or postal address) will be made available to those wishing to make a further submission in support of or in opposition to your submission.

Submissions are also published on the Council's website. Other personal information will be withheld.

This is a submission on Proposed Plan Change A, a proposed plan change to the Tararua District Plan publicly notified under Schedule 1 of the Resource Management Act 1991.

Submissions close Monday 5 October 2026. Late submissions cannot be accepted unless the Council agrees to waive the time limit.

Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name
Wendy Kirkland

* Organisation you are representing (if applicable)

Physical address
9 Anderson St Eketahuna

* Address for service (if different from above)

* Post code
4900

* Contact phone number: [redacted] Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☐ I am directly affected ☐ I am not directly affected

Hardcopy forms can be filled out and sent to **Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942**
Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

I oppose to the plan change.
I am not in favour of being told what I can and cant do with my land.
I'm not happy with this decision
Strongly opposed!!!

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

☐ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☐ I do not wish to be heard in support of my submission

If others make a similar submission:

☑ I will consider presenting a joint case with them at the hearing ☐ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A signature is not required if you lodge your submission by email or through the Council's website.

[redacted]
Signature

06/09/2026
Date

Wendy Kirkland
Full name

How to lodge this submission

Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

You can lodge your submission:

- Online at www.tararuadc.govt.nz/consultation
- By email to submissions@tararuadc.govt.nz
- By post to: Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942
- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

#007

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

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Submissions close Monday 5 October 2026. Late submissions cannot be accepted unless the Council agrees to waive the time limit.

Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name
SMITH ANDREW William James

* Organisation you are representing (if applicable)

Physical address

* Address for service (if different from above)
28A Princess St

* Post code
4930

* Contact phone number: [redacted]

Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☐ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☑ I am directly affected ☐ I am not directly affected

Hardcopy forms can be filled out and sent to **Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942**
Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

Relating to 28A Princess St

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☐ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

☐ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☑ I do not wish to be heard in support of my submission

If others make a similar submission:

☐ I will consider presenting a joint case with them at the hearing ☑ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A signature is not required if you lodge your submission by email or through the Council's website.

Signature [redacted] Date 22 / 9 / 2026

Full name Andy W. J. Smith

How to lodge this submission

Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

You can lodge your submission:

- Online at www.tararuadc.govt.nz/consultation
- By email to submissions@tararuadc.govt.nz
- By post to: Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942
- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Simone Anthony

From: Andy Smith [redacted]
Sent: Monday, 28 September 2026 3:31 pm
To: Simone Anthony
Subject: CM: Re: Request for Further Clarification of Submission – Proposed Plan Change A

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

hi simone

i was concerned about losing my view and the noise disturbance from the new builds

thanks kindly for listening to my concerns regards andy smith

On 28/09/2026 2:16 pm, Simone Anthony wrote:

> Hi Andrew,
>
> Thank you for your submission on Proposed Plan Change A.
>
> In your submission, you indicated that you are affected by the proposal and that you oppose the proposed rezoning affecting the area that includes your address. However, the section of the submission form requesting the reasons for your position was not completed.
>
> As Proposed Plan Change A is being processed under the Resource Management Act 1991, submissions may be considered by an independent Hearing Commissioner as part of the statutory hearing process. To assist the Commissioner in fully understanding and considering your submission, it would be helpful if you could provide further information outlining the reasons why you oppose the proposal and any specific effects or concerns you believe may result from the proposed rezoning.
>
> Any additional information you can provide will form part of your submission and help ensure your views are clearly understood during the hearing and decision-making process.

1

I look forward to hearing from you.

Thank you for taking the time to participate in the Plan Change A process.

Ngā mihi,

Simone Anthony | Democracy Support Officer
Democracy Services | Tararua District Council

| Mobile: +64 27 3125641
Simone.Anthony@Tararuadc.govt.nz
26 Gordon Street, Dannevirke 4930, PO Box 115
www.tararuadc.govt.nz
www.facebook.com/tararuadc

From: Simone Anthony
Sent: Wednesday, 23 September 2026 8:40 am
To: [redacted]
Subject: CM: Acknowledgement of Submission - Proposed Plan Change A

Kia ora,

Thank you for your submission on Tararua District Council's proposed Plan Change A.

We confirm that your submission has been received.

Submissions on Plan Change A remain open until 5.00pm on Monday, 5 October 2026. Following the close of submissions, a summary of submissions will be prepared and made publicly available from Monday, 19 October 2026, at which time further submissions may be lodged until 5.00pm on Monday, 2 November 2026.

A hearing is currently anticipated to be held in mid-December 2026. As you have indicated that you do not wish to be heard, your submission will still be fully considered by the Hearing Panel and Council as part of the decision-making process.

Following the hearing, Council will consider all submissions before making its decision on Plan Change A. There will then be an opportunity for eligible parties to lodge an appeal.

Please note that submissions and further submissions form part of a public process under the Resource Management Act 1991 and may be made publicly available.

Thank you for taking the time to provide your feedback and contribute to the future planning of the Tararua District.

Ngā mihi,

Simone Anthony | Democracy Support Officer
Democracy Services | Tararua District Council

TARARUA DISTRICT COUNCIL

| Mobile: +64 27 3125641
Simone.Anthony@Tararuadc.govt.nz
26 Gordon Street, Dannevirke 4930, PO Box 115
www.tararuadc.govt.nz
www.facebook.com/tararuadc
www.instagram.com/tararuadistrictcouncil
www.linkedin.com/company/tararua-district-council



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If you have received it in error, please take no action based on it, copy it, or show it to anyone.

Please return to the sender and delete your copy. Thank you.

Tararua District Council
RECEIVED
24 SEP 2026
PAHIATUA

#008

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

To satisfy clause 8A of Schedule 1 to the Resource Management Act 1991, the names of submitters and their address for service (email or postal address) will be made available to those wishing to make a further submission in support of or in opposition to your submission.

Submissions are also published on the Council's website. Other personal information will be withheld.

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Submissions close Monday 5 October 2026. Late submissions cannot be accepted unless the Council agrees to waive the time limit.

Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name GRAHam and carol Stokes

* Organisation you are representing (if applicable)

Physical address

615 State Highway 2, Pahiatua 4910

* Address for service (if different from above)

* Post code

4910

* Contact phone number: [redacted]

Email: n/a

Declarations – trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☐ I am directly affected ☑ I am not directly affected

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Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

PAHIATUA - RESIDENTIAL GROWTH

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☐ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

we have been living here for over 35 years. when we brought the house in the county. if we wanted to be in the beurgh we would of brought into it. we are not on town sewage + NO footh paths down this end of town. we carnt even walk on the parth as it has been wiped up by trucks.

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

☐ I have attached additional pages

Presenting at the hearing

☑ I wish to be heard in support of my submission ☐ I do not wish to be heard in support of my submission

If others make a similar submission:

☐ I will consider presenting a joint case with them at the hearing ☑ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A signature is not required if you lodge your submission by email or through the Council's website.

[redacted] 24/9/2026
Date

GRAHAM MALCOLM & CAROL KATHLEEN STOKES
Full name

How to lodge this submission

Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

You can lodge your submission:

- Online at www.tararuadc.govt.nz/consultation
- By email to submissions@tararuadc.govt.nz
- By post to: Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942
- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

#009

Consultation: Plan Change A

SUBMISSION FORM

RECEIVED
25 SEP 2026
TARARUA DISTRICT COUNCIL

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

To satisfy clause 8A of Schedule 1 to the Resource Management Act 1991, the names of submitters and their address for service (email or postal address) will be made available to those wishing to make a further submission in support of or in opposition to your submission.

Submissions are also published on the Council's website. Other personal information will be withheld.

This is a submission on Proposed Plan Change A, a proposed plan change to the Tararua District Plan publicly notified under Schedule 1 of the Resource Management Act 1991.

Submissions close Monday 5 October 2026. Late submissions cannot be accepted unless the Council agrees to waive the time limit.

Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name
Alan Harvie

* Organisation you are representing (if applicable)

Physical address
56 Herbert Street Eketahuna

* Address for service (if different from above)

* Post code

* Contact phone number: [redacted]

Email:

Declarations – trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☐ I am directly affected ☑ I am not directly affected

Hardcopy forms can be filled out and sent to **Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942**
Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Presenting at the hearing

☑ I wish to be heard in support of my submission ☐ I do not wish to be heard in support of my submission

If others make a similar submission:

☑ I will consider presenting a joint case with them at the hearing ☐ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A signature is not required if you lodge your submission by email or through the Council's website.

Signature

8 / 9 / 2026
Date

Alan Harvie
Full name

How to lodge this submission

Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

You can lodge your submission:

- Online at www.tararuadc.govt.nz/consultation
- By email to submissions@tararuadc.govt.nz
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- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Submission details

The specific parts of Plan Change A that my submission relates to are:

29492 / 17770 / 09601

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☐ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

I oppose because I believe that the land you wish to change from Rural to Residental is not suitable to build on.
My property is zoned as Rural.
I have asked Tararua District Council how much my rates will increase by and no reply.

Please provide proof that there has been growth in Eketahuna, because from what Ive been told by local Real Estate Agent properties in Eketahuna and very slow to sell at the moment and this includes sections.
I note one section has been on the market several yea

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

I seek proof from Tararua Council that there is substantial growth in Eketahuna.

I wish to attend a meeting with council to discuss this matter.

☐ I have attached additional pages

24 SEP 2026
PAHIATUA
Hayley Pocock
Customer Services

#010

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

To satisfy clause 8A of Schedule 1 to the Resource Management Act 1991, the names of submitters and their address for service (email or postal address) will be made available to those wishing to make a further submission in support of or in opposition to your submission.

Submissions are also published on the Council's website. Other personal information will be withheld.

This is a submission on Proposed Plan Change A, a proposed plan change to the Tararua District Plan publicly notified under Schedule 1 of the Resource Management Act 1991.

Submissions close Monday 5 October 2026. Late submissions cannot be accepted unless the Council agrees to waive the time limit.

Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name: Leo James Hammond

* Organisation you are representing (if applicable):

Physical address: 25 Edward St, Pahiatua

* Address for service (if different from above):

* Post code: 4910

* Contact phone number: [redacted]

Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☐ I am directly affected ☑ I am not directly affected

Hardcopy forms can be filled out and sent to **Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942**
Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

Drainage + Sewerage

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☑ Support in part ☐ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

Please See Attached

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

Please See Attached

☐ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☑ I do not wish to be heard in support of my submission

If others make a similar submission:

☑ I will consider presenting a joint case with them at the hearing ☐ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A s[redacted]ur submission by email or through the Council's website.

Sig[redacted] Date 18/09/2026

Leo James Hammond
Full name

How to lodge this submission

Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

You can lodge your submission:

- Online at www.tararuadc.govt.nz/consultation
- By email to submissions@tararuadc.govt.nz
- By post to: Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942
- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Dear Sir/Madam,

Re: Proposed Plan Change A: Growth Areas, Tararua District Plan

Concerns Regarding Drainage

I am writing to raise my concerns regarding the proposed expansion of residential housing in the area, particularly in relation to the capacity and adequacy of the existing drainage infrastructure.

My section already experiences flooding during periods of heavy rainfall. This is an ongoing concern, and despite the issue being apparent, I am not aware of any adequate improvements having been made to address the existing drainage problems.

I am particularly concerned about the impact that additional residential development will have on the situation. Increasing the number of houses and therefore the amount of stormwater runoff could place further pressure on an already inadequate system.

I would like the Council to provide clear information on:

- The current capacity and condition of the **stormwater drainage system** serving the area.
- What improvements, if any, are planned to address the existing flooding problems.
- How additional stormwater from the proposed residential development will be managed.

- Whether the existing **sewerage infrastructure** has sufficient capacity to accommodate the proposed increase in residential housing.
- What assessment has been undertaken to ensure that existing residents will not experience increased flooding or other drainage problems as a result of the development.

I believe it is important that existing drainage issues are properly investigated and addressed before significant additional housing is approved or constructed.

Residents should not be expected to accept an increased risk of flooding or sewerage problems because of new development when there are already concerns with the existing infrastructure.

I would appreciate a written response outlining the Council's assessment of these issues, together with details of any proposed drainage upgrades and the timeframe for addressing the existing problems.

Thank you for considering my concerns. I look forward to your response.

Yours faithfully,

Leo Hammond
25 Edward St
Pahiatua
[redacted]


07/09/2026




07/09/2026

Hayley Pocock
Customer Services
Tararua District Council
PAHIATUA

#011

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

To satisfy clause 8A of Schedule 1 to the Resource Management Act 1991, the names of submitters and their address for service (email or postal address) will be made available to those wishing to make a further submission in support of or in opposition to your submission.

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Submissions close Monday 5 October 2026. Late submissions cannot be accepted unless the Council agrees to waive the time limit.

Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name: JAMES BENJAMIN DRINKWATER

* Organisation you are representing (if applicable):

Physical address: 27 EDWARD ST. PAHIATUA.

* Address for service (if different from above):

* Post code: 4910

* Contact phone number: [redacted]

Email: [redacted]

Declarations – trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition

☑ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☐ I am directly affected

☑ I am not directly affected

Hardcopy forms can be filled out and sent to **Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942**
Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

DRAINAGE & SEWERAGE

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☐ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☑ Support in part ☐ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

Please see attached

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

Please see attached.

☐ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission

☑ I do not wish to be heard in support of my submission

If others make a similar submission:

☑ I will consider presenting a joint case with them at the hearing

☐ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

[redacted] *u lodge your submission by email or through the Council's website.*

Signature

20 / 09 / 2026

Date

Full name JAMES BENJAMIN DRINKWATER.

How to lodge this submission

Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

You can lodge your submission:

- Online at www.tararuadc.govt.nz/consultation
- By email to submissions@tararuadc.govt.nz
- By post to: Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942
- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Dear Sir/Madam,

Re: Proposed Plan Change A: Growth Areas, Tararua District Plan

Concerns Regarding Drainage

I am writing to raise my concerns regarding the proposed expansion of residential housing in the area, particularly in relation to the capacity and adequacy of the existing drainage infrastructure.

My section already experiences flooding during periods of heavy rainfall. This is an ongoing concern, and despite the issue being apparent, I am not aware of any adequate improvements having been made to address the existing drainage problems.

I am particularly concerned about the impact that additional residential development will have on the situation. Increasing the number of houses and therefore the amount of stormwater runoff could place further pressure on an already inadequate system.

I would like the Council to provide clear information on:

- The current capacity and condition of the **stormwater drainage system** serving the area.
- What improvements, if any, are planned to address the existing flooding problems.
- How additional stormwater from the proposed residential development will be managed.

- Whether the existing sewerage infrastructure has sufficient capacity to accommodate the proposed increase in residential housing.
- What assessment has been undertaken to ensure that existing residents will not experience increased flooding or other drainage problems as a result of the development.

I believe it is important that existing drainage issues are properly investigated and addressed before significant additional housing is approved or constructed.

Residents should not be expected to accept an increased risk of flooding or sewerage problems because of new development when there are already concerns with the existing infrastructure.

I would appreciate a written response outlining the Council's assessment of these issues, together with details of any proposed drainage upgrades and the timeframe for addressing the existing problems.

Thank you for considering my concerns. I look forward to your response.

Yours faithfully,

Ben Drinkwater
27 EDWARD STREET
PAHIATUA
[redacted]


07/09/2026


07/09/2026



#012

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Saturday, 26 September 2026 10:46 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Rae Powell

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 26/09/2026 10:45 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Rae Powell
ORGANISATION YOU ARE REPRESENTING (IF APPLICABLE)	St Anthony's School
PHYSICAL ADDRESS	35 Riccarton Road, Pahiatua 4910, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	35 Riccarton Road, Pahiatua 4910, New Zealand

PHONE	[redacted]
EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition
PLEASE SELECT ONE	I am not directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	The land on Woodlands Road outside of Woodville.
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose
MY SUBMISSION IS:	I strongly disagree that the land next to Woodlands Road should be changed for future industrial development. This is an area of natural beauty and with the new walking/cycling tracks, this would be an eyesore. If anything the council should be promoting this area as one of natural beauty and peace and keeping idustry well away. The council should not touch this land.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	The land west of Woodville near the new highway should be left and there should be not rezonned.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#013

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Sunday, 27 September 2026 2:08 pm
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Clive Bickerstaff

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 27/09/2026 2:07 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Clive Bickerstaff
PHYSICAL ADDRESS	14 Bengston Street, Eketahuna 4900, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	14 Bengston Street, Eketahuna 4900, New Zealand
PHONE	[redacted]

1

EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition
PLEASE SELECT ONE	I am directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	i) The level of growth projections set at maximum for Eketahuna and the region. ii) The subsequent exposure to finance district wide infrastructure costs threatening sustained rate increases. iii) Failure to incorporate any economic development projections and specifically any comment on the growing trend of tiny homes being built.
IF APPLICABLE, PLEASE TICK:	My submission relates to the whole of Plan Change A
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	I acknowledge the Council's intention to plan for future growth and capitalise on regional connectivity. I do feel however, that with Proposal Plan Change A, the council has not undertaken sufficient due diligence. I believe that some agreed to re-zoning should occur but suggest that further analysis of the land, impact of costs on the rate payer and consideration of a changing footprint in living be considered. The amount of land being re-zoned in Eketahuna seems to be at odds with that being projected by the BERL 2026 report. The report's aspirational scenario suggests 14 Hectares but the Council Draft Plan designates in total 84 Hectares... this over allocation of re-zoning land is evident in Dannevirke BERL aspirational 50ha to

proposed 161ha, Woodville 26 ha to 216 ha and Pahiatua 27ha to 108 ha... this is a major variation from a BERL 117 ha region wide to total proposed under plan A of 570 ha. This level of re-zoning land against a commissioned report is an over reach of the Council's authority. It reads as though the council has been given an inch and so they justify taking a mile... Why have a commissioned report if the Council makes up a value of re-zoning land?

This leads into my next concern around the financing of the infrastructure costs required to support the re-zoning from rural to residential. From an Eketahuna perspective it is suggested in the Three Waters Infrastructure Options to support Growth report that cost will be modest. My concern is that living in Eketahuna and walking the proposed re-zoning areas is the observable levels of flooding present in those zones - I can see how a desktop image or plan might be misleading and I doubt without some further on-ground evaluation of the land that the infrastructure cost will be "modest" That goes for the re-zoning district wide, given the increase in land that the council is seeking to re-zone I believe it is important that the council seeks further technical evaluations so as to assess natural hazards. The council will be responsible (and the council members liable, unless they have failed to read the reports?) for designating land that is not economically suitable for residential. Having such a large swath of land requiring infrastructure comes at a cost. Not including estimates for roading infrastructure or open spaces the report details the potential capital investment required - council, as I understand, will fund this through borrowing the potential borrowing estimate and I am assuming that this is against the proposed 570ha in the plan not the BERL aspirational 117ha, is a total of $48m-$105m short term and $69m-$154m long term.

Asking the community to take on such a debt without taking the time to provide an economic impact assessment of what that means to rate payers is, in my opinion, "rude". What is

	particularly egregious, again in my opinion, is that Eketahuna ratepayers will be shouldering the same rate increase to support infrastructure costs in say Dannevirke without necessarily the benefit - we saw this with the township upgrades. By my estimation servicing a $154m loan over 30 years at 2% interest across say 11000 ratepayers equates to around $6.9m pa or an increase of $625 per rate payer. Again in the absence of an Economic Development Plan (to include economic growth, jobs growth etc) for the region I do not believe we have all the information available to assess whether the re-zoning, Plan A, is affordable at this time. This also segues into my final thought. Over the last five years I have noticed an influx of tiny homes into Eketahuna - no doubt enjoying the rural life that is currently afforded to them. These individuals have expressed a life choice, sometimes not a choice, they are however, part of the fabric of Eketahuna. They have a small footprint living on un-serviced land, living off grid. The decision to progress with the re-zoning Plan A will impact some of these individuals. Whilst as a ratepayer I see the argument that these individuals are not contributing to roading costs this discussion is outside of the proposal. I ask that the council consider the impact on this community and lives of individuals who are looking to get by as best they can. Indeed the absence of any discussion document exploring the repurposing of land and impact on those already residing on it is again evidence that, in my opinion, an amendment to the proposal should be considered.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	I propose the following amendment; That the Proposal Plan A be phased with phase one, that it be adopted according to the Medium (ha) proposed within the BERL 2026 report. That for the approval of phase two, whole of the Proposal Plan A is subject to further investigation undertaken into the feasibility of land under consideration, an

	economic impact assessment on rate payers and submission of an Economic Development Plan over 30 years for the region along with community consultation with regarding the shift towards tiny homes in the communities.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#014

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Monday, 28 September 2026 8:39 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Jerry Shearman

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 28/09/2026 8:39 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Jerry Shearman
ORGANISATION YOU ARE REPRESENTING (IF APPLICABLE)	CEDA
PHYSICAL ADDRESS	Lincs Lane, Broadway Avenue, Palmerston North 4410, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	LIncs Lane, Broadway Avenune, Palmerston North 4410, New Zealand

1

PHONE	[redacted]
EMAIL	jerry.shearman@ceda.nz

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition
PLEASE SELECT ONE	I am not directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	In support of the Proposed Plan Change 2, the proposed Woodville Growth Areas in the Tararua District.
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Support
MY SUBMISSION IS:	Re: Plan Change A – Woodville Industrial Growth Area The Central Economic Development Agency (CEDA), funded by both PNCC and MDC, supports the proposed industrial growth area at Woodville as part of Tararua District Council's Plan Change A. From CEDA's perspective, the proposed Woodville industrial land has an important strategic role as a feeder into Te Utanganui – the Central New Zealand Distribution Hub. Te Utanganui is being developed as a nationally significant freight and distribution network, connecting road, rail, air and port infrastructure across central New Zealand. Its success will depend not only on investment within the core hub, but also on a well-connected network of industrial, logistics and production locations across the wider region. The proposed Woodville industrial area is particularly well placed in this regard. Its proximity to the Te Ahu a Tūranga Manawatū-Tararua Highway provides an opportunity for

businesses in Woodville and wider Tararua to connect efficiently into the regional and national freight network, and in turn into Te Utanganui.

CEDA considers that enabling appropriately located industrial land at Woodville will strengthen the wider supply chain ecosystem by providing additional capacity for businesses involved in manufacturing, logistics, storage and related activities. It also provides an opportunity for economic activity and freight movements to be located where they can efficiently access the strategic transport network. Recent industrial land forecasting and property sector engagement by the Palmerston North City Council suggests that there is strong market demand for small and medium-scale industry, particularly between 0.5-1ha. Tararua's Industrial Growth Development Areas would be in a strong position to capture additional demand for small and medium industry to help Te Utanganui maintain a competitive advantage in the 2ha plus market. A key constraint to Palmerston North's land markets are the low number of landowners with a controlling interest in the release of land. We view that Proposed Plan Change 2 would enable a broadening of the local development sector to maintain a competitive land market.

Likewise, Palmerston North's Future Development Strategy recognises the difficulties in providing affordable residential land for a growing workforce that supports Te Utanganui:

• Bunnythorpe Village has favourable land values for affordable housing, but greenfield growth options are constrained by the Taonui Floodway on the west, planned Kiwirail Freight Hub on the south, and large-scale solar farms on the north and east.

• Ashhurst's land values and proximity to Palmerston North are also favourable, however recent investigations into rezoning greenfield land for housing have revealed stormwater and flood mitigations that are too uneconomic for Palmerston North City Council

	to proceed with. • Increased pressure on the State Highway network is limiting the release of greenfield and rural-residential land close to the border between Palmerston North and Tararua. Woodville's residential growth areas in Appendix 2 of the proposed plan change would enable broader village lifestyle options to those that work in Palmerston North. We therefore support Proposed Plan Change 2, the proposed Woodville Growth Areas and encourage Tararua District Council to recognise its role not simply as a local industrial development opportunity, but as part of the broader feeder network that supports Te Utanganui and the development of a more connected, resilient and productive central New Zealand freight system.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	That the proposed Plan Change 2, the proposed Woodville Growth Areas in the Tararua District proceed/is adopted

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will not

#015

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

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Looking for more information? Visit www.tararuadc.govt.nz/consultation

Fields marked with * are mandatory.

Submitter details

* Full name

Brian James Smith

* Organisation you are representing (if applicable)

Physical address

12 Stanly Street, Eketahuna

* Address for service (if different from above)

* Post code

4900

* Contact phone number: [redacted] Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

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

☐ I am directly affected ☐ I am not directly affected

Received
28 SEP 2026
Eketahuna Service Centre

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Submission details

The specific parts of Plan Change A that my submission relates to are:

Plan change A - 29663 /17770/24600

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☒ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☒ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

I oppose the proposed change of my property from Rural to Residential under Plan Change A. Reasonings for this opposition is attached to this submission.

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

I respectfully ask Council to:
1. Retain the rural portion of my property as Rural.
2. Amend the proposed Residential Growth Area boundary to exclude the creek, its appropriate margins and any land identified as flood-prone, poorly-drained or otherwise unsuitable for residential development, or
3. Undertake a proper site-specific and neighbourhood-wide assessment of the waterways, drainage, flooding and stormwater effects before confirming the proposed residential zoning.

I support appropriateg rowth in Tararua. However, I believe growth needs to be based on what the land can actually support.

In this case, there is an existing creek, established rural use and a wider drainage system that needs to be properly understood before the zoning is changed.

I ask Council to reconsider the proposed residential zoning affecting my property and to investigate these issues before proceeding with the proposal.

☒ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☑ I do not wish to be heard in support of my submission

If others make a similar submission:

☑ I will consider presenting a joint case with them at the hearing ☐ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

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[redacted]
Signature

28/9/2026
Date

Brian James Smith
Full name

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- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Submission details: Plan change A - 29663 /17770/24600

28 September 2026

My position on the provisions identified above is: Oppose

I understand that Tararua District Council needs to plan for future housing and that our towns need to grow. My objection is not to sensible growth. My concern is that my property is being treated as though the whole site is suitable for residential development when there is a significant rural portion with an established creek running through it.

I ask Council to look at the actual characteristics of the land and the existing waterways in the neighbourhood before changing the zoning.

The back portion of my property is currently used as a rural paddock. I regularly have sheep grazing there and also allow livestock to graze the area. This helps keep the grass and vegetation under control and helps prevent the creek and its margins from becoming overgrown. The livestock are also sometimes used to raise money for local community groups and are a special treat for our grandchildren to play with when they visit from Australia.

This is an established use of the property, but more importantly, the creek is a physical feature that needs to be properly considered before this land is treated as residential development land.

I am concerned that the proposed zoning does not adequately reflect what is actually on the ground.

A creek does not stop at a property boundary. Water and stormwater move between properties, and development of several properties in the same area could change where water goes, how quickly it moves and how much enters the existing waterways.

Before the zoning is confirmed, I ask Council to properly investigate:

- the creek running through my property and its catchment.
- existing waterways and drainage paths on neighbouring properties.
- any flood-prone, poorly drained or low-lying areas.
- overland-flow and stormwater paths.
- the likely effect of future residential development on these waterways.
- the cumulative effect of developing multiple neighbouring properties.

This is particularly important because Council's own proposed Residential Growth Development Area provisions recognise that development should respond to the physical characteristics of a site, be resilient to natural hazards, and properly manage stormwater and downstream effects.

Council's flood-map information also recognises flooding, poor drainage and surface ponding as matters that may require further investigation before subdivision or new land uses occur.

12 Stanly Street, Eketahuna 4900

Submission details: Plan change A - 29663 /17770/24600

My concern is that putting the entire title into a Residential zone could create an assumption that the whole property is suitable for residential development.

That may not be the case.

Once the creek, appropriate setbacks, drainage, stormwater requirements and any flood or other natural-hazard constraints are properly considered, the amount of land that can realistically be developed may be significantly less than the total area of the property.

I therefore ask Council to assess the realistic developable area, rather than simply treating the entire property as residential development land because it falls within the proposed growth area.

If the rural portion surrounding the creek is physically unsuitable or significantly constrained for residential development, I believe it should remain Rural or be excluded from the Residential Growth Area.

There is another practical concern with changing the surrounding area from Rural to Residential.

Council's Plan Change A material recognises the potential for reverse-sensitivity issues, where new residential development can result in complaints about existing rural activities.

My livestock use is already established. I do not want a situation where residential development is encouraged around an existing rural activity and future residents then expect that activity to change or stop.

It makes more sense to address that potential conflict through good planning now rather than after houses have been built.

Regards,

Brian James Smith
[redacted]

Consultation: Plan Change A

SUBMISSION FORM

Received
28 SEP 2026
Eketahuna Service Centre

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TARARUA DISTRICT COUNCIL

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Submitter details

* Full name
ROBERT DAVID SHANNON

* Organisation you are representing (if applicable)

Physical address
60 HIGH STREET EKETAHUNA

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30 SEP 2026
TARARUA DISTRICT COUNCIL

* Address for service (if different from above)

* Post code
4900

* Contact phone number: [redacted]

Email: [redacted]

Declarations - trade competition

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☐ I could gain an advantage in trade competition

☑ I could not gain an advantage in trade competition

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[redacted]

☑ I am directly affected

☐ I am not directly affected

28/9/26

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☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

The land is farming land, the ground is too wet to build house. We opposed this re-zoning plan.

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

We seek these provision to be defeted. We do not want our land or property to be re-zoned.

☐ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☑ I do not wish to be heard in support of my submission

If others make a similar submission:

☐ I will consider presenting a joint case with them at the hearing ☑ I will not

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[redacted]
Signature

28/09/2026
Date

ROBERT DAVID SHANNON
Full name

How to lodge this submission

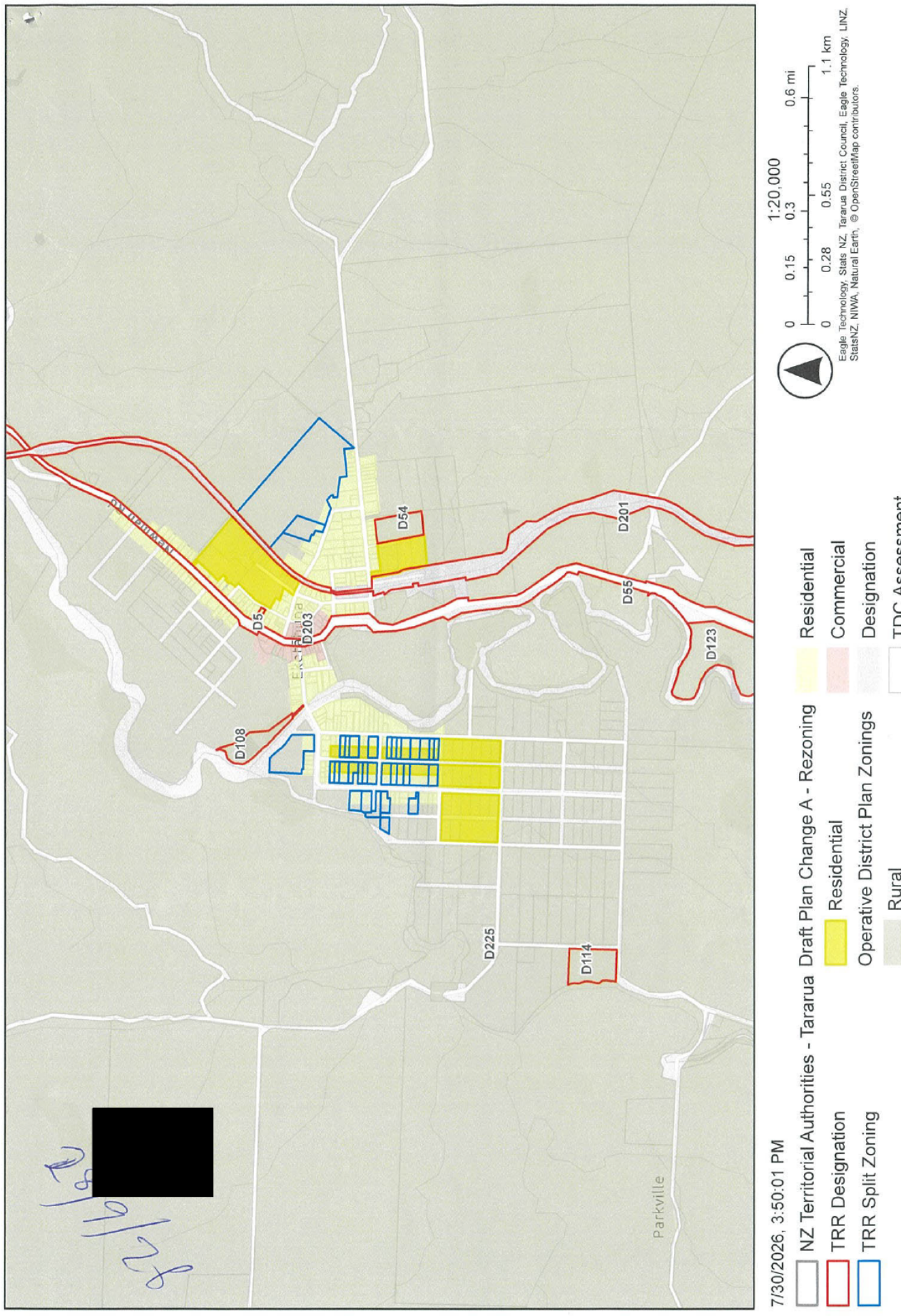
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28/9/26


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D108
D225
D114
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Eagle Technology, Stats NZ, Tararua District Council, Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors.
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NZ Territorial Authorities - Tararua
TRR Designation
TRR Split Zoning
Draft Plan Change A - Rezoning
Residential
Operative District Plan Zonings
Rural
Residential
Commercial
Designation
TDC Assessment

Parkville
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D225
D108
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TRR Designation
TRR Split Zoning
Residential
Commercial
Designation
Operative District Plan Zonings
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0 0.15 0.3 0.6 mi
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Consultation: Plan Change A

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Privacy

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Submitter details

* Full name
ROBERT DAVID SHANNON

* Organisation you are representing (if applicable)

Physical address
60 HIGH STREET

* Address for service (if different from above)

RECEIVED
30 SEP 2026
TARARUA DISTRICT COUNCIL

* Post code
4900

* Contact phone number: [redacted]

Email: [redacted]

Declarations - trade competition

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☐ I am not directly affected

[redacted] 28/9/26

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Submission details

The specific parts of Plan Change A that my submission relates to are:

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☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

This is all just money grabbing. You get paid thousands in rates money and where this all goes? I am happy the way my land is.

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

I want this provision to be deleted. Leave my land/property alone!

☐ I have attached additional pages

Presenting at the hearing

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If others make a similar submission:

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Signature

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[redacted]
Signature

28 / 09 / 2026
Date

ROBERT DAVID SHANNON
Full name

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#016 (2)

Consultation: Plan Change A

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TARARUA DISTRICT COUNCIL

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* Organisation you are representing (if applicable)

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TARARUA DISTRICT COUNCIL

Physical address
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☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

The land is farming land and the ground is too wet to build houses!
We oppose this provisions.

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

I, we seek these provision to be deleted.
We do not want our land/property to be re-zoned.

☐ I have attached additional pages

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Date

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Full name

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28/9/26

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#016 (3)

Consultation: Plan Change A

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ROBERT DAVID SHANNON

* Organisation you are representing (if applicable)

Physical address
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RECEIVED
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TARARUA DISTRICT COUNCIL

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28/9/26

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*** My submission is:**

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The land is farming land and the ground is too wet to build houses. We opposed this provision.

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

We want these provision to be deleted. no re-zoning our land.

☐ I have attached additional pages

Presenting at the hearing

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Full name

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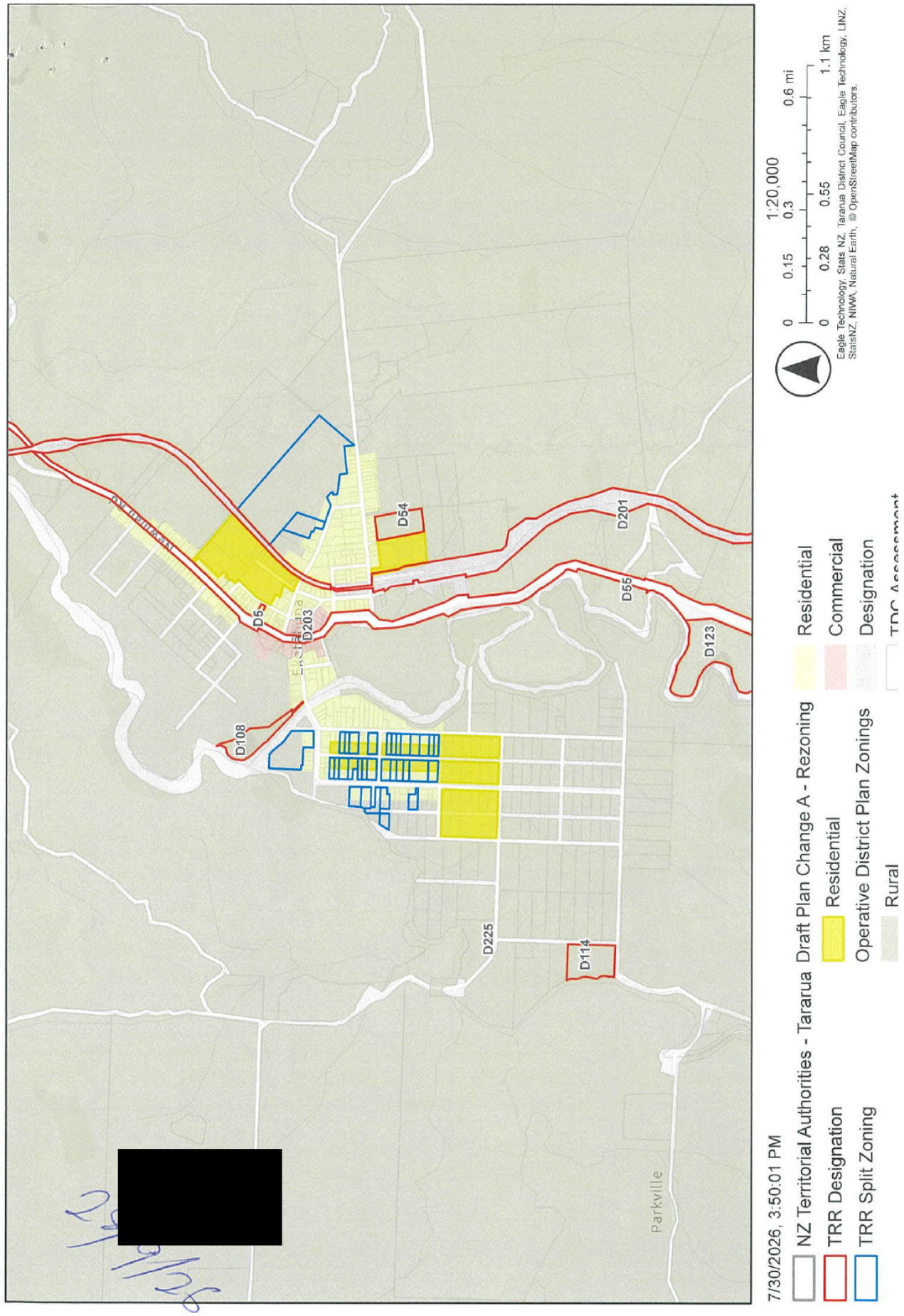
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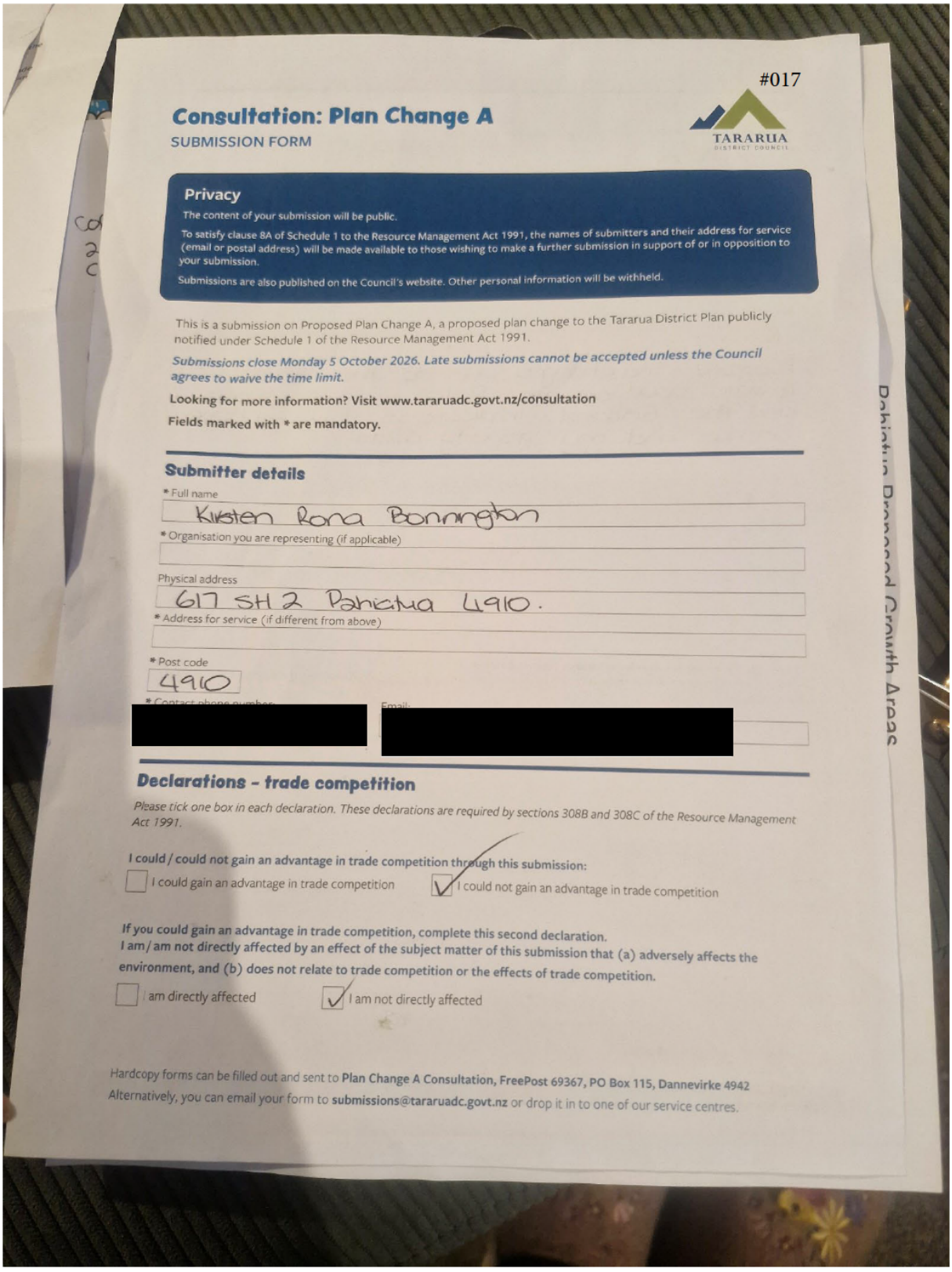
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[redacted]

28/9/26


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Parkville
[redacted]
1:20,000
0 0.15 0.3 0.6 mi
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TRR Designation
TRR Split Zoning
Draft Plan Change A - Rezoning
Residential
Operative District Plan Zonings
Rural
Residential
Commercial
Designation
TDC Assessment



#017

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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Fields marked with * are mandatory.

Submitter details

* Full name: Kirsten Rona Bonnington

* Organisation you are representing (if applicable):

Physical address: 617 SH 2 Pahiatua 4910.

* Address for service (if different from above):

* Post code: 4910

* Contact phone number: [redacted] Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

If you could gain an advantage in trade competition, complete this second declaration.
I am / am not directly affected by an effect of the subject matter of this submission that (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

☐ I am directly affected ☑ I am not directly affected

Hardcopy forms can be filled out and sent to **Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942**
Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Definitive Proposed Growth Areas

Submission details

The specific parts of Plan Change A that my submission relates to are:

All of it.

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☐ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

I oppose the changes due to the affect it will have on me; Rates, Dog Registration and the finanical implications it would have on me and my property costs

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

☐ I have attached additional pages

#018

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

To satisfy clause 8A of Schedule 1 to the Resource Management Act 1991, the names of submitters and their address for service (email or postal address) will be made available to those wishing to make a further submission in support of or in opposition to your submission.

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Fields marked with * are mandatory.

RECEIVED
30 SEP 2026
TARARUA DISTRICT COUNCIL

Submitter details

* Full name: Dorothy Joy McNiel

* Organisation you are representing (if applicable):

Physical address: 27 High Street, Parkville, Eketahuna ~~4900~~ 4/m

* Address for service (if different from above): 1 Turmor Street, Parkville, Eketahuna ~~4900~~ 4/m.

* Post code: 4900

* Contact phone number: [redacted] Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

SCANNED

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☐ I am directly affected ☐ I am not directly affected

Received
25 SEP 2026
Eketahuna Service Centre

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Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

Sec 45 Parkville Township Plan Change A - 29675/1777 257

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

This property is used as a rural lifestyle land.
It also floods very badly because of the creek when we have extreme bad weather.
It is rated as land only.
I have no intention of selling it, or subdivin it myself.
I am also not in a financial position to pay urban rates for this land.
I keep livestock on this property They are pets, but if you re-zone this area. That causes a problem!

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

Leave the land alone!!!!

☐ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☐ I do not wish to be heard in support of my submission

If others make a similar submission:

☐ I will consider presenting a joint case with them at the hearing ☑ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A signature is [redacted] or through the Council's website.

[redacted]

Signature

25/09/2026

Date

Dorothy Joy McNiel

Full name

How to lodge this submission

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- By email to submissions@tararuadc.govt.nz
- By post to: Plan Change A Consultation, FreePost 69367, PO Box 115, Dannevirke 4942
- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Received
25 SEP 2026
Eketahuna Service Centre

#018 (1)

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

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Fields marked with * are mandatory.

Submitter details

* Full name: Dorothy Joy McNiel

RECEIVED
30 SEP 2026
TARARUA DISTRICT COUNCIL

* Organisation you are representing (if applicable):

Physical address: 27 High Street, Parkville, Eketahuna.

* Address for service (if different from above):

* Post code: 4900

* Contact phone number: [redacted]

Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

SCANNED

☐ I could gain an advantage in trade competition ☑ I could not gain an advantage in trade competition

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☐ I am directly affected ☐ I am not directly affected

Recei
25 SEP 2026
Eketahuna Service Centre

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Alternatively, you can email your form to **submissions@tararuadc.govt.nz** or drop it in to one of our service centres.

Submission details

The specific parts of Plan Change A that my submission relates to are:

Plan change A - 29676 | 17770 | 25800

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

20 years ago we purchased this property, so we could have a small lifestyle holding. The back half of the property is a paddock with my pet alpacas in it.
Your creek runs along the back and floods my land. There is no way this area will ever be any good for residential growth !!!
Plus, I live alone and can't afford another large rates hike because you want to rezone. Nor do I have any wish to give up my farm pets because you changed the goal posts (so to speak).

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

Stop your creek from flooding my land would be a start!
Most of the people around my area all have farm stock.

Also: Another strong point.
In the last 20 years the old water pipes in the front of my property have burst 3 times.
The whole water system around this area is old and run down. Fix that before you think about adding more houses!!

☑ I have attached additional pages

Presenting at the hearing

☐ I wish to be heard in support of my submission ☐ I do not wish to be heard in support of my submission

If others make a similar submission:

☐ I will consider presenting a joint case with them at the hearing ☑ I will not

There is no cost to make a submission or to speak at the hearing. If you do not indicate that you wish to be heard, the Council will consider your submission on the papers.

Signature

A si[redacted]ission by email or through the Council's website.

Sign[redacted] Date 25/09/2026

Full name Dorothy Joy McNiel

How to lodge this submission

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If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Received
25 SEP 2026
Eketahuna Service Centre

019

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

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Fields marked with * are mandatory.

Submitter details

* Full name: Mary Macleod Watson

* Organisation you are representing (if applicable):

RECEIVED
30 SEP 2026
TARARUA DISTRICT COUNCIL

Physical address: 3a Jackson St Eketahuna

* Address for service (if different from above):

* Post code: 4900

* Contact phone number: [redacted]

Email: [redacted]

Declarations - trade competition

Please tick one box in each declaration. These declarations are required by sections 308B and 308C of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission:

☐ I could gain an advantage in trade competition

☑ I could not gain an advantage in trade competition

SCANNED

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☐ I am directly affected

☑ I am not directly affected

Received
25 SEP 2026
Eketahuna Service Centre

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Submission details

The specific parts of Plan Change A that my submission relates to are:

All of it

(Please quote the reference or number of the provision, map or growth area — for example, the Dannevirke residential growth area, DEV01 Residential Growth Development Area, DEV02 Industrial Growth Development Area, rule DEV01-SUB-R1, or a planning map number. Tick below if your submission relates to the whole plan change.)

☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

☐ Support ☐ Support in part ☑ Oppose ☐ Oppose in part ☐ Neutral

*** My submission is:**

(Set out the nature of your submission and your reasons. Clearly state whether you support or oppose the provisions, or wish to have them amended.)

This is submitted as I will be affected by the flooding etc that will inevitably result from these changes

*** I seek the following decision from Tararua District Council:**

(Give precise details - for example, that a provision be retained, deleted, or amended, and if amended, the wording you seek. Use additional pages if required.)

Pl see attached Submission document

☐ I have attached additional pages

Presenting at the hearing

☑ I wish to be heard in support of my submission ☐ I do not wish to be heard in support of my submission

If others make a similar submission:

☑ I will consider presenting a joint case with them at the hearing ☐ I will not

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Signature

A sig[redacted]r through the Council's website.

Signa[redacted] Date 25/09/2026.

Full name Mary Macleod Watson

How to lodge this submission

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- Hand delivered to one of our Service Centres

If you have any enquiries, you can phone us on 06 374 4080 or email PlanChangeA@tararuadc.govt.nz

Thursday, 24 September 2026

To whom it may concern

Hello

Following this cover letter is my submission regarding:

Proposed Plan Change A – Growth Areas

My intention is to be as clear and concise as possible so there is no doubt as to where I stand on this issue, my concerns and worries and my proposed solution to those concerns.

As the time frame from receiving your notice and the due date for submission is quite constrained, please know I have used AI to support this submission. This is to ensure all of my concerns are addressed and supported using existing material Council has published already out into the public domain, and to speed up the process.

I want to state clearly, I have not used AI to do my thinking and everything you see below comes from myself and what I have populated the chat tool with. My expectation is this will be taken seriously and not discarded as an incredible AI generated submission. I have taken a lot of time to rewrite and edit this document to ensure it comes from me.

As you will understand once you have read this submission, as a community, we feel strongly about Eketahunas planned expansion. I want to leave you with a great rule of thumb and consider this,how much money it will save in the long run.,

Do it once, do it right

Thank you for taking the time to read and consider this submission.



Mary
3A Jackson Street
Eketahuna

Submission on Proposed Plan Change A – Growth Areas

To: Tararua District Council
Plan Change: Proposed Plan Change A – Growth Areas
Submitter: Mary Macleod Watson
Address: 3A Jackson Street, Eketāhuna

I am a resident of Eketāhuna and am making this submission as my concerns about the scale, location and timing of the proposed residential growth area around Eketāhuna are valid.

Although not directly within the proposed rezoning area, I am one of many other properties affected by this proposal. Of particular concern are the existing stormwater and flooding problems, wastewater capacity, roading, infrastructure and improvement costs, changes to the character of Eketāhuna, and the effects your proposal will have on the smallholding and rural-lifestyle community.

Please know, I am not opposed to appropriate growth in Eketāhuna. My concern is whether the scale and timing of the proposed rezoning are justified by the evidence available for Eketāhuna and whether the infrastructure and environmental constraints have been adequately resolved before additional land is made available for development.

I ask Council to consider reducing and staging the proposed Eketāhuna growth area so development occurs at a scale and rate that is supported by demonstrated demand and infrastructure capacity.

Below I have outlined points of discussion and attention:

1. The proposed scale of growth appears disproportionate to Eketāhuna's projected demand.

I am concerned the amount of land proposed to be rezoned for residential development in Eketāhuna has been over estimated. Your commissioned BERL assessment states in 2023, Eketāhuna had a population of approximately 570 people, this remained at approximately 570 in 2025. The same assessment also identifies the following projected requirements through to 2055 (please note: The aspirational scenario is a relatively substantial growth assumption for a community of Eketāhuna's size)

Scenario	Additional population	Additional dwellings	Additional residential land
Medium	160	76	approximately 5 ha
High	400	179	approximately 12 ha
Aspirational	440	196	approximately 13–14 ha

I ask Council to clearly identify:

- the exact area of land proposed to be rezoned from Rural to Residential at Eketāhuna;
- the number of additional dwellings the proposed zoning could accommodate;
- the expected timeframe for that development; and
- how the proposed capacity relates to the approximately 13–14 hectares identified by BERL as the additional residential land requirement under the aspirational Eketāhuna scenario.

If the proposed zoning creates substantially more development capacity than the evidence indicates is required, Council should explain why this is necessary. I consider the amount of land released should be proportionate to demonstrated demand and should not create a substantially larger development capacity than can reasonably be justified.

2. Eketāhuna's wastewater infrastructure is already under pressure

I have serious concerns about the ability of Eketāhuna's existing wastewater system to accommodate substantial additional development. Council's Three Waters Infrastructure Options report states Eketāhuna's wastewater system dates from 1943. Approximately half of the reticulation has been relined, but high levels of inflow and infiltration remain a significant problem during rainfall.

Council's technical report identifies:

- significant inflow and infiltration into the existing wastewater network;
- wet-weather wastewater volumes frequently exceeding the consented maximum daily volume;
- the existing wastewater treatment plant requiring significant upgrading;
- wastewater treatment compliance issues; and
- limitations on further development because of the existing inflow and infiltration problem.

The report also states additional flows from growth would worsen the problem. This is particularly concerning as Council's current information indicates investigations and remediation of the inflow and infiltration problem are still underway and the wastewater treatment plant upgrade is not expected to be completed until 2027. I therefore question

whether it is appropriate to establish a substantial new residential growth area before Council has completed existing investigations and upgrades and demonstrated the resulting capacity.

I request Council demonstrate:

1. the current effective capacity of the Eketāhuna wastewater system;
2. the additional capacity required to service the proposed growth area;
3. the expected timing and cost of the necessary upgrades;
4. **how those upgrades will be funded;**
5. that the upgraded system will have sufficient capacity for the proposed scale of development; and
6. that existing residents will not experience reduced service or increased environmental risk as a consequence of new development.

3. Existing flooding and stormwater problems are a major concern

This is of great concern to me. Eketāhuna already experiences stormwater and flooding problems. These are not simply matters of perception or concern from residents; **Council's own technical assessment identifies significant existing limitations in the stormwater network**. Council's infrastructure report states Eketāhuna's stormwater system is predominantly managed through open channels, ditches, overland flow and natural waterways, with very limited piped stormwater infrastructure. Your 2022 modelling identified substantial existing and future network constraints:

For a 10-year rainfall event:

- approximately 47% of the existing network was predicted to surcharge; and
- this increased to approximately 53% under the future land-use scenario.

For a 2-year rainfall event:

- the future land-use scenario predicted surcharge across approximately 28% of the network.

The modelling also identified 212 buildings within the future 100-year flood extent with flooding greater than 50 mm, compared with 173 under the existing land-use scenario. Most concerningly, **Council's technical report states connecting new growth areas to existing stormwater networks, could exacerbate surface flooding risk for existing areas.** This raises a fundamental question about the sequencing of the proposed development. If existing residents already experience flooding and Council's own modelling indicates that future development can increase flood risk, and to rely solely on later subdivision consenting processes to address the problem is insufficent.

Before additional land is zoned for residential development, Council should demonstrate how the proposed development will:

- avoid increasing flood risk to existing residents;
- avoid transferring stormwater problems from new development onto existing residential areas;
- provide sufficient stormwater attenuation and drainage;
- cope with increased impermeable surfaces;
- function during significant rainfall events; and
- account for increasing rainfall and climate-related flood risks.

I request that the proposed residential zoning be reduced or staged until an appropriate stormwater and flood-risk solution has been demonstrated.

4. The proposed development should not transfer existing stormwater problems onto established residents

The distinction between managing stormwater within a new subdivision and managing the consequences for existing residents is important. A new subdivision may be capable of meeting its own stormwater requirements while nevertheless increasing pressure on downstream systems.

Council's technical evidence expressly identifies this possibility. **I therefore request that Council assess the cumulative effects of the proposed Eketāhuna growth area rather than considering each future subdivision in isolation.** The assessment should include the effects on existing properties downstream and the cumulative effects of multiple development sites on the existing stormwater network.

5. The proposed growth area has roading and access concerns

The Council's infrastructure assessment describes the western Eketāhuna growth area as containing several roads, some of which are relatively unformed. The area also contains existing dwellings and natural and modified watercourses. This raises concerns about whether the existing road network is appropriate for the scale of possible development shown in the proposed zoning.

I request Council provide a clear assessment of:

- the number of additional vehicle movements expected;
- the roads that will provide access to the new development;
- which roads will require upgrading;
- whether intersections will require improvement;
- whether roads will require widening or reconstruction;
- how pedestrian and cycling connections will be provided;

- how emergency access will be maintained; and
- who will pay for the necessary roading improvements.

I am particularly concerned about the effect of additional traffic and construction traffic on existing residents and the safety and usability of the current road network.

6. Effects on Eketāhuna's smallholding and rural-lifestyle community

A significant part of the character of Eketāhuna is associated with rural and lifestyle properties and smallholdings. These properties involve activities normal and appropriate in a rural environment; such as:

- livestock
- poultry
- fencing and maintenance work
- early morning or seasonal agricultural activities
- beekeeping
- agricultural machinery
- tractors and other rural vehicles
- other activities associated with rural living and small-scale production

The proposed conversion of rural land to residential use has the potential to change the relationship between these established activities and new residential occupants. This is not simply a question of whether existing rural activities are lawful, but also whether the arrival of new residential properties will create increasing complaints, expectations or regulatory pressure on existing activities well established in the area for many years.

Council itself identifies "reverse sensitivity" as an issue which needs to be managed where new residential development is located next to existing rural activities. You also acknowledge historical rural-lifestyle development has been an important part of the way Tararua has accommodated growth. I am concerned residential expansion around Eketāhuna will progressively change the character of the area and create conflicts between new urban expectations and existing smallholding and rural activities. **I request Council undertake a specific assessment of the effects of the proposed rezoning on existing smallholding and rural-lifestyle activities, including potential reverse-sensitivity effects.**

7. Changes to animal-keeping rules should be clearly considered

Council's information about Plan Change A indicates that land changing from Rural to Residential will eventually be treated as urban land for purposes of the Keeping of Animals Bylaw. This can result in different rules applying to activities such as:

- livestock
- poultry
- bees and beehives
- roosters
- pigs
- horses and other animals etc

While I understand existing lawful activities may continue, the change in zoning nevertheless changes the regulatory environment around rural activities. This is particularly relevant where existing rural and lifestyle properties will find themselves increasingly surrounded by residential development.

I ask Council to clearly explain the practical implications of the proposed zoning for existing smallholders and lifestyle-property owners and how Council intends to avoid creating reverse-sensitivity problems.

8. Highly productive land and rural land values need further assessment

Another concern is the loss of rural land and the long-term consequences of converting land from rural to residential use. Council commissioned an assessment of highly productive land in relation to the proposed rezoning. **However, the published Highly Productive Land Assessment states the proposed rezoning areas in Eketāhuna were not assessed in that report.** I do not presume all of the Eketāhuna land proposed for rezoning is highly productive land, however, I consider Council should clearly demonstrate what assessment has been undertaken of the productive capability and long-term value of the Eketāhuna land proposed for urbanisation.

Council should also demonstrate the amount of rural land being converted is the minimum reasonably necessary to meet identified development requirements. **I request Council publish or identify the evidence relied upon to establish the productive-land implications of the Eketāhuna rezoning.**

9. Infrastructure should be demonstrated before development capacity is created

Council describes Plan Change A as providing growth in a planned, connected and well-serviced way. However, Council's own technical evidence identifies significant existing infrastructure constraints in Eketāhuna, particularly in relation to wastewater and stormwater. This creates an important sequencing issue and I am concerned the proposed plan change would establish a large amount of development capacity before Council has completed the infrastructure investigations and upgrades required to make that development appropriate.

I consider that infrastructure should follow a clear sequence:
demonstrated demand → infrastructure assessment → infrastructure funding → infrastructure capacity → development.

Rather than:
zoning → development pressure → infrastructure upgrades.

I therefore support a staged approach to any additional residential development.

10. Who will pay for the infrastructure?

The infrastructure required to support development is not cost-free. Council's infrastructure assessment identifies significant expenditure associated with managing stormwater for the proposed Eketāhuna growth areas, with a feasibility-level estimate of approximately $0.7–$1.5 million excluding GST (naively low?). The report also notes development contributions should be considered so developers contribute an appropriate share of growth-related infrastructure costs. I do not assume existing ratepayers will necessarily bear all of these costs.

However, Council should clearly identify:

- the realistic estimated infrastructure cost;
- the proportion expected to be funded by developers;
- the proportion expected to be funded by Council;
- whether any existing ratepayer funding will be required;
- the proposed development contributions; and
- whether the infrastructure can be economically justified given the relatively modest projected growth of Eketāhuna.

Existing residents should not be expected to subsidise infrastructure primarily required to enable speculative development capacity.

11. The scale of development should reflect Eketāhuna rather than district-wide growth assumptions

I understand the Tararua District Council is seeking to provide sufficient land for future residential and industrial growth across the district. However, district-wide growth requirements do not necessarily establish each individual settlement requires a similar increase in development capacity.

Eketāhuna is a small rural community with a very different scale and infrastructure situation from larger centres. The Council's own evidence identifies a relatively modest additional residential land requirement for Eketāhuna even under its aspirational growth scenario. **I therefore ask Council to assess Eketāhuna on its own circumstances rather than simply allocating additional land as part of a district-wide growth strategy.**

Relief sought

I request that Tararua District Council:

1. Reduce the extent of the proposed Eketāhuna residential rezoning to a level supported by the population and residential land-demand evidence.
2. Alternatively, stage the release of the proposed growth area, with additional areas becoming available only when actual demand and infrastructure capacity justify them.
3. Complete the necessary wastewater investigations and upgrades before additional development is permitted.
4. Demonstrate sufficient wastewater capacity and treatment compliance for the proposed development.
5. Resolve stormwater and flood-risk issues before development proceeds, with particular emphasis on ensuring existing residents do not experience increased flooding as a consequence of new development.
6. Assess the cumulative stormwater effects of the entire proposed growth area, rather than relying solely on individual subdivision assessments.
7. Undertake a detailed transport and roading assessment addressing existing road conditions, expected traffic volumes, intersections, pedestrian safety and emergency access.
8. Assess effects on existing smallholding and rural-lifestyle activities, including potential reverse sensitivity.
9. Clearly identify the implications of the proposed zoning for existing animal-keeping and rural activities.
10. Provide evidence supporting the productive-land assessment for the Eketāhuna growth area, particularly given the published Highly Productive Land Assessment does not assess the Eketāhuna areas.
11. Clearly identify the infrastructure costs and funding arrangements, including the expected contribution from developers and the potential burden on existing ratepayers.
12. Demonstrate why the proposed amount of development capacity is required, given Council's own Eketāhuna-specific population and housing projections.
13. **Consider a smaller, staged and infrastructure-led approach to growth rather than rezoning the full proposed area immediately.**

Conclusion

I recognise Eketāhuna needs to change and develop over time and I am not opposed to appropriate growth. My concern is the proposed Plan Change appears to create a level of development capacity considerably greater than the growth requirement identified for Eketāhuna, while Council's own evidence identifies significant existing constraints in wastewater, stormwater, flooding and roading.

The existing flooding and stormwater situation is of particular concern to me as the consequences of additional development will not remain within the boundaries of the new development. Council's own technical assessment indicates future development could increase pressure on existing infrastructure and increase surface-flooding risk for existing areas. I also consider insufficient attention has been given to the potential effects on existing smallholding and rural-lifestyle community and the risk of reverse sensitivity as residential development expands into an established rural environment.

For these reasons, I request Council reconsider the scale and timing of the proposed Eketāhuna growth area and adopt a more cautious, staged approach directly linked to demonstrated demand, infrastructure capacity and the protection of existing residents and rural activities.

I wish to be heard in support of this submission.

#020

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Wednesday, 30 September 2026 11:44 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Amorine Ward

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL ALERT: Caution advised. This message is from an external sender. Verify the sender's identity and use caution with attachments and links.

Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 30/09/2026 11:44 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Amorine Ward
PHYSICAL ADDRESS	1 Septimus St, Eketāhuna 4900, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	1 Septimus St, Eketāhuna 4900, New Zealand
PHONE	[redacted]
EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could not gain an advantage in trade competition
PLEASE SELECT ONE	I am directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	Eketahuna Proposed Growth Areas
IF APPLICABLE, PLEASE TICK:	My submission relates to the whole of Plan Change A
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose
MY SUBMISSION IS:	I oppose the proposed Eketāhuna residential growth areas under Plan Change A. While my property at 1 Septimus Street is not directly within the proposed growth area, I believe I will be directly affected by the consequences of this proposal and by the precedent it establishes for the future expansion and rezoning of Eketāhuna. My primary concern is that the proposal appears to be planning for significant future growth before Council has demonstrated that Eketāhuna has the existing infrastructure, demand and capacity to support that growth. Eketāhuna is a small rural community. It has not experienced the level of sustained growth that would, in my view, justify treating the expansion of its residential footprint as an immediate priority. There are already vacant houses, undeveloped sections and existing residential land within and around the township. This is particularly concerning when Council's own Housing Strategy identified approximately 1,300 potential vacant residential sections

across the four main towns, including Eketāhuna, and acknowledged that some existing undeveloped residential land is constrained by stormwater, water and wastewater infrastructure.

I therefore question why the priority should be to create additional residential land when there is already undeveloped residential capacity within the existing urban areas.

Infrastructure

I am particularly concerned about Eketāhuna's stormwater infrastructure.

The existing infrastructure is already under pressure, and there are areas of Eketāhuna where open stormwater drains have experienced flooding and maintenance issues. Drummond Street is a particularly concerning example. Existing stormwater infrastructure should be functioning properly and be adequately maintained before Council commits the community to further residential expansion.

This concern is not hypothetical. Council itself recently issued a public notice regarding open stormwater drains, acknowledging that restrictions in these drains can increase the risk of flooding to nearby properties.

Plan Change A states that new development should be properly serviced and that stormwater management is an important consideration. I believe Council should first demonstrate that the existing Eketāhuna stormwater network has sufficient capacity, resilience and maintenance to support the proposed additional development.

It is not reasonable to expect existing ratepayers to carry the consequences of expanding a township when Council is already struggling to maintain some of the infrastructure serving the existing community.

Growth should follow demonstrated need and infrastructure capacity, not the other way

around.

Questionable level of demand

Council's justification for Plan Change A relies heavily on projected future growth.

I recognise that Council has a responsibility to plan for the future. However, projections are not the same as demonstrated demand.

The proposed growth needs to be considered against the actual circumstances of Eketāhuna. This is a small township with existing vacant properties and sections. Before additional rural land is rezoned for residential development, Council should demonstrate:

• the actual number of existing vacant residential sections and houses available in Eketāhuna;

• the number of those properties that are genuinely constrained and why;

• the level of actual demand for additional residential sections;

• how many new dwellings have been consented and constructed in Eketāhuna in recent years;

• whether existing infrastructure can accommodate the proposed growth; and

• the cost to ratepayers of extending and maintaining infrastructure into the proposed growth areas.

I do not believe it is sufficient to rely on an aspirational growth scenario without first demonstrating that this growth is realistic for Eketāhuna and that the existing township cannot accommodate the level of demand being projected.

Impact on existing rural properties and activities

Although my property is not directly included in the proposed growth area, I am concerned about the longer-term consequences of the proposed expansion.

Rezoning rural land around Eketāhuna changes the character and future direction of the township. Once the boundary of residential development is expanded, further expansion becomes easier to justify in the future.

This is particularly important to me because I live on a property where I have an established hobby kennel and keep dogs as part of my longstanding involvement in the dog world.

I have deliberately chosen to live on a property where this activity is appropriate and compatible with the surrounding rural environment.

If my property were eventually affected by future urban expansion or rezoning, the change from a rural environment to an urban environment could have significant consequences for my ability to continue this activity. Under Council's existing Dog Control framework, properties are generally limited to two dogs over three months unless a Three Plus Permit is granted, and boarding and breeding kennels are subject to additional requirements.

For someone with an established hobby kennel, moving from a rural planning environment into an urban one could therefore create additional regulatory requirements, uncertainty and potential restrictions that do not currently exist.

I do not believe established rural property owners should have to face this risk simply because Council has chosen to progressively expand the urban boundary of a township that has not demonstrated a clear need for that expansion.

I also question the potential for reverse sensitivity. Once new residential properties are established alongside existing rural properties

and activities, complaints about noise, animals, traffic or other normal rural activities can arise. This can ultimately place pressure on existing landowners to modify activities that were established before the residential development occurred.

The Council should not create this conflict unnecessarily.

Ratepayer cost

I am also concerned about the long-term financial implications.

New residential areas require roads, stormwater infrastructure, water, wastewater and ongoing maintenance. These are not simply one-off development costs. They create long-term assets and service obligations for Council and therefore for ratepayers.

Before approving additional growth areas, Council should clearly demonstrate the full lifecycle cost of servicing them and how those costs will be funded.

I do not believe it is responsible to expand the urban footprint while existing infrastructure within Eketāhuna still has significant maintenance and capacity issues.

My position

I am not opposed to Eketāhuna having a future or to sensible development occurring where there is genuine demand.

I am opposed to rezoning additional rural land for residential development before the existing residential capacity and infrastructure issues have been properly addressed.

I believe Council should concentrate on making better use of the existing township, addressing vacant and underutilised residential land, improving existing infrastructure and demonstrating genuine demand before expanding Eketāhuna's urban boundary.

I therefore oppose the proposed Eketāhuna residential growth areas in Plan Change A.

I ask Council to reject the proposed Eketāhuna residential rezoning and associated Residential Growth Development Area provisions.

If Council is not prepared to withdraw the proposal entirely, I request that the Eketāhuna growth areas not proceed until Council has undertaken and publicly reported a robust assessment of:

1. Existing vacant and developable residential land in Eketāhuna.
2. Actual residential demand and development rates in Eketāhuna.
3. Existing stormwater, wastewater, water and roading capacity.
4. The cost to ratepayers of extending and maintaining infrastructure to the proposed growth areas.
5. The potential impact of urban expansion on existing rural properties and established rural activities.
6. The potential for reverse sensitivity and the resulting impact on existing landowners.

Eketāhuna deserves sensible, sustainable development that reflects the actual needs of its community. Growth should not be pursued simply because land can be rezoned. It should occur when there is demonstrated demand, adequate infrastructure and a clear benefit to the existing community.

For these reasons, I strongly oppose the proposed Eketāhuna growth areas in Plan Change A.

I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	As per my submission above I oppose Plan Change A

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	No, I do not

IF OTHERS MAKE A SIMILAR SUBMISSION:	I will not