Plan Change A

Further Submissions – 001 to 009

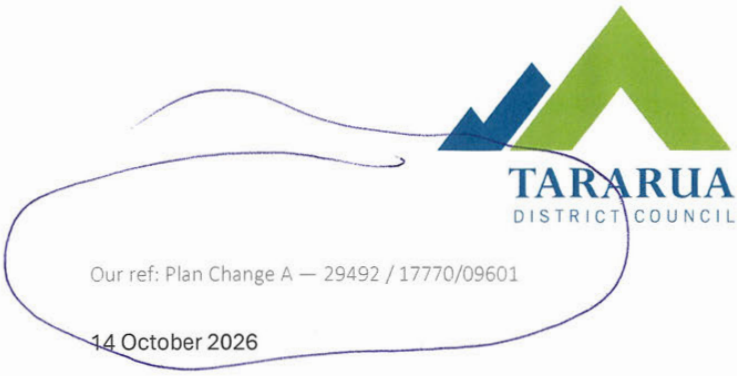
Item Table Of Contents **Page**

1. ~~Reports~~

Further Submissions on Proposed Plan Change A

1. Further Submission 001 - Proposed Plan Change A - Alan Harvie_Redacted 2
2. Further Submission 002 - Proposed Plan Change A - Ian Mollison_Redacted 8
3. Further Submission 003 - Proposed Plan Change A - Janice and R.F. Beckett_Redacted 10
4. Further Submission 004 - Proposed Plan Change A - Te Aroha Potaka_Redacted 14
5. Further Submission 005 - Proposed Plan Change A - Sharon Potaka_Redacted 17
6. Further Submission 006 - Proposed Plan Change A - Troy Leggett_Redacted 20
7. Further Submission 007 - Proposed Plan Change A - Fonterra Ltd_Redacted 23
8. Further Submission 008 - Proposed Plan Change A - Jocelyn Amon_Redacted 30
9. Further Submission 009 - Proposed Plan Change A - Late - Sue Giddens_Redacted 32

#001



Received
21 OCT 2026
Eketahuna Service Centre

Received
OCT 2026
Eketahuna Service Centre

Our ref: Plan Change A — 29492 / 17770/09601

14 October 2026

Alan Harvie
56 Herbert Street
Eketāhuna 4900

Dear Alan

Notice of Summary of Submissions and Further submission period — Proposed Plan Change A - Tararua District Plan

Tararua District Council gives notice of the availability of a summary of decisions requested by people making submissions to Proposed Plan Change A: Growth Areas.

This notice is published under Clause 7 of the First Schedule of the Resource Management Act 1991. The Council has received 61 original submissions on Plan Change A.

Tararua District Council is now calling for further submissions in support of, or in opposition to, the submissions lodged to Proposed Plan Change A: Growth Areas. Under clause 8 of the First Schedule of the Resource Management Act 1991, the following parties may make a further submission either supporting or opposing submissions made on this plan change:

- any person representing a relevant aspect of the public interest
- any person who has an interest in the proposed plan change that is greater than that of the general public
- Tararua District Council

A further submission can only support or oppose submissions that have already been made and provide the rationale for that support or opposition. A further submission cannot introduce additional matters not covered in the original submission.

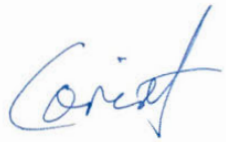
Any further submission must clearly state the number of the original submission to which the further submission relates. Please refer to the summary table within the summary of submissions report on Council's website which outlines the relevant specific point reference (for example 1.1).

The original submissions and the summary of decisions requested are available on our website and at the Council's service centres as listed in the public notice.

Further submissions must be in writing in the form prescribed (Form 6) in the Resource Management (Forms) Regulations 2003 or similar, including submissions via email. Further submissions made online or by email do not require a signature.

The period for making a further submission is **Monday 19th October 2026 until Tuesday 3rd November 2026 at 5pm.**

Nāku noa, nā



Corin Haines
Chief Executive

Enclosures

- Public notice — Proposed Plan Change A – Further Submissions
- Form 6 — Submission on a publicly notified proposal for policy statement or plan, change, or variation

NB: Summary of decisions report — Proposed Plan Change A (available online and at Council offices and libraries)

TARARUA DISTRICT COUNCIL

Received
21 OCT 2026
Eketahuna Service Centre

FURTHER SUBMISSION ON TARARUA DISTRICT COUNCIL PLAN

PLAN CHANGE A: GROWTHS AREAS

Clause 7 & 8 of Schedule 1 Resource Management Act 1991

To: Tararua District Council

Address: PO Box 115, Dannevirke 4942

Email: PlanChangeA@Tararuadc.govt.nz

Further Submitter Details

Name of further submitter: Alan Harvie

On behalf of:

Contact person:

Postal address: 56 Herbert Street Eketahuna

Email address for service:

Phone number: [redacted]

I am: *(please tick relevant box)*

☑ A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or

☐ A person who has an interest in the proposed that is greater than the interest of the general public.
(In this case, also explain the grounds for saying that you come within this category); or

☐ The local authority for the relevant area.

Please state the grounds as to why you come within the category stated above:

Council Hearing *(please tick relevant box)*
Do you wish to be heard in support of your further submission? Yes ☑ No ☐

If others make a similar submission would you consider presenting a joint case with them at a hearing?
Yes ☑ No ☐

PRIVACY ACT NOTE: Please note that all information provided in your further submission, including your personal information, will be made publicly available.

Submission

Please provide your submission points below, including whether you support or oppose the matter, the reasons for your views and the decision sought.

Note: Any attachments to your further submission should only be supporting information, not the further submission.

[redacted]

Signature of person making further submission or person authorised to sign on behalf of person making further submission

Date: 21 . 10 . 2027

Note to person making further submission

A copy of your further submission must be served on the original submitter within five (5) working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advise on the matter.

Tararua District Council · Dannevirke · Woodville · Pahiatua · Eketāhuna
PO Box 115, Dannevirke 4930 | 26 Gordon Street, Dannevirke 4942 | Tel: 06 374 4080 | email: info@tararuadc.govt.nz

Name of further submitter: _____

PART / CHAPTER / PROVISION

To view the summary of submissions and proposed amendments, refer to the www.tararuadc.govt.nz/plan-change-a/further-submissions website.

My specific further submission(s) are as follows:
(Please only insert one further submission point per line)

~~I support~~/oppose the submission of:	The particular part of the submission I support/oppose are: *(State the Submission No./Point No. of the original submission you support or oppose, together with any relevant provisions of the proposal)*			The reasons for my support / opposition are: *(State the nature of your further submission, giving reasons)*	~~I seek that the whole (or part) of the submission be allowed~~ / disallowed challenged: *(Give precise details of the decision you want the Council to make)*
Name of submitter Alan Harvie	Sub No. / Point No.	~~Support~~/ Oppose	Provision	My property is zoned Rural is has been for over 50 years please provide proof of growth in Eketahuna and what benifits my property to be zoned as residental.	I would like my property to remain zoned as Rural because alot of people are looking for rural properties and my property has rural views. One of the sections you want to rezone as residental is swamp you cannot ~~build~~ A.H build on it. Council need to upgrade sewage before allowing more new builds.
Name of submitter	Sub No. / Point No.	~~Support~~/ Oppose	Provision		

NOTE: A copy of your further submission must be served on the original submitter within five (5) working days after it is served on the local authority.
Lodge your further submission by:

- delivered to: Tararua District Council, 26 Gordon Street, Dannevirke.
- posted to: Planning Team, Tararua District Council, PO Box 115, Dannevirke 4942
- emailed to: PlanChangeA@Tararuadc.govt.nz
- made online on www.tararuadc.govt.nz/plan-change-a/further-submissions

Further submissions must be with the Council by 5pm Tuesday 3 November 2026.

.ates rebates are now online!
Apply for your rates rebate online at
www.tararuadc.govt.nz/ratesrebatesonline

#002

This email and any attachments are intended for the above named recipient only and may be confidential.

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

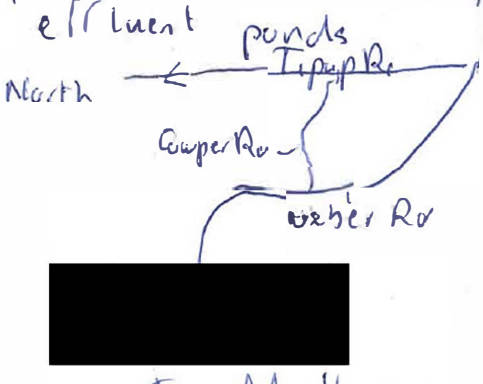
Please return to the sender and delete your copy. Thank you.

Attachments:

Further Submission Form - Plan Change A - October 2026.docx	44.0 KB
Plan Change A - Growth Areas - Further Submissions Letter.pdf	191 KB
Public Notice Proposed Plan Change A - Further Submissions.PDF	202 KB

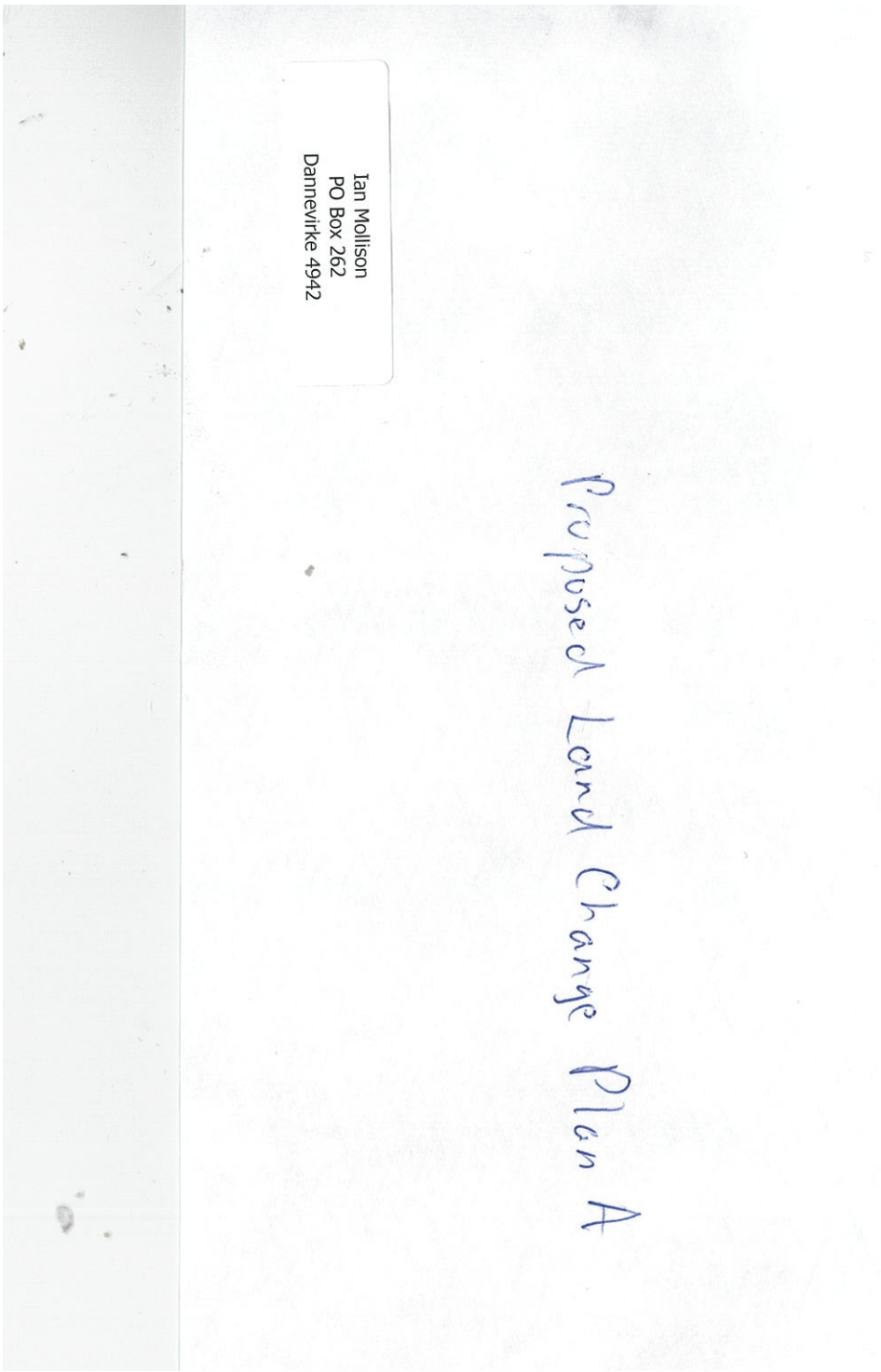
Proposed Plan Change A

This is not a submission just my thoughts
A good site for Residential Land
Cowper Road off Ueber Road then left
onto Tiparakuku Rd & say just
the left hand side going North or also
South if required
Mostly Flat Land & Land is above
Duke effluent ponds



Ian Mollison

ponds


Ian Mollison
PO Box 262
Dannevirke 4942
Proposed Land Change Plan A

#003

FURTHER SUBMISSION FORM

PLAN CHANGE A

Form 6 Clause 7 & 8 of Schedule 1 RMA (1991)

To: Tararua District Council

Address: PO Box 115, Dannevirke 4942

Email: submissions@tararuadc.govt.nz

Further Submitter Details

Name of further submitter: Janice Beckett & R.F. Beckett

Contact person: Janice Beckett

Postal address: 52 Cadman Road, Dannevirke

Email address for service: [redacted]

Phone number: [redacted]

I am: *(please tick relevant box)*

☐ A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or

☒ A person who has an interest in the proposed that is greater than the interest of the general public.
(In this case, also explain the grounds for saying that you come within this category); or

☐ The local authority for the relevant area.

Please state the grounds as to why you come within the category stated above:
I am focused on the points raised by the other owners who made submissions for Cadman St/Rd., Dannevirke that align with our own concerns.

Council Hearing *(please tick relevant box)*
Do you wish to be heard in support of your further submission? Yes ☐ No ☒

If others make a similar submission would you consider presenting a joint case with them at a hearing?
Yes ☒ No ☐

PRIVACY ACT NOTE: Please note that all information provided in your further submission, including your personal information, will be made publicly available.

Submission

Please provide your submission points below, including whether you support or oppose the matter, the reasons for your views and the decision sought.

Note: Any attachments to your further submission should only be supporting information, not the further submission.

I support the submissions that raise concerns regarding Cadman St./Rd., Dannevirke:

- Flooding and storm water concerns.
- Existing rural activities.
- Possible increase in rates.
- Existing sewerage systems.

These points align with our concerns from our submission (# 22).

We ask the Council to carefully consider these concerns before approving any proposed rezoning.

We request that the rezoning not proceed unless the Council can demonstrate that wastewater infrastructure will be adequate, environmental effects can be appropriately managed, and the financial responsibilities associated with growth are clearly identified and fairly allocated.

If these matters cannot be satisfactorily resolved at this stage, we request that the rezoning decision be deferred until the necessary technical assessments, infrastructure plans and funding arrangements are completed.

Thank you for considering my submission.

_____ 29th Oct 2026

Signature of person making further submission
or person authorised to sign on behalf of
person making further submission
(Note: A signature is not required if you are making your submission by electronic means)

Note to person making further submission

A copy of your further submission must be served on the original submitter within five (5) working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advise on the matter.

Janice Beckett & R.F. Beckett

PART / CHAPTER / PROVISION

To view the summary of submissions and proposed amendments, refer to the www.tararuadc.govt.nz/plan-change-a/further-submissions website.

My specific further submission(s) are as follows:
(Please only insert one further submission point per line)

I support/oppose the submission of:	**The particular part of the submission I support/oppose are:** *(State the Submission No./Point No. of the original submission you support or oppose, together with any relevant provisions of the proposal)*			**The reasons for my support / opposition are:** *(State the nature of your further submission, giving reasons)*	**I seek that the whole (or part) of the submission be allowed / disallowed challenged:** *(Give precise details of the decision you want the Council to make)*
Ian & Maryanne Barsdell	053	Support	Flooding risk & storm water concerns	We support this submission as our own property (submission # 022) experiences flooding during heavy rainfall. In our experience this flooding is caused by a distributary of the Tapuata stream and in part by surface water runoff from the road and neighbouring properties situated on higher ground. This raises concern about how existing stormwater flows will be managed if proposed zoning results in additional residential development, more impermeable surfaces and changes to the way stormwater drains across the area.	Allow the submission. We are concerned that further development could exacerbate existing drainage issues unless adequate stormwater infrastructure and mitigation measures are in place. Addressing these concerns now can help prevent infrastructure strain, environmental risks, and costly problems in the future. We ask the Council to carefully consider the effects of the proposed rezoning.
Ian Robert Mollison	058	Support	As above	As above.	Allow the submission. Details as in the above statement.
Peter Kendrick	030	Support	The keeping of animals and the relationship with the relevant Keeping of Animals Bylaw 2024	We support this submission as we are concerned the rezoning of land currently used for rural purposes may affect established activities and the ability of existing landowners to continue using their properties in a way that are compatible with the current rural environment.	Allow the submission. We ask the Council to carefully consider the effects of proposed zoning changes on existing property owners and their established uses.

I support/oppose the submission of:	**The particular part of the submission I support/oppose are:** *(State the Submission No./Point No. of the original submission you support or oppose, together with any relevant provisions of the proposal)*			**The reasons for my support / opposition are:** *(State the nature of your further submission, giving reasons)*	**I seek that the whole (or part) of the submission be allowed / disallowed challenged:** *(Give precise details of the decision you want the Council to make)*
Suzanne Elizabeth Byres	055	Support	Increase in rates and sewerage system concerns.	We support this submission as we are concerned the impact on existing ratepayers and whether any proposed development can be adequately serviced without shifting costs onto the community.	Allow submission. We ask the Council to carefully consider these concerns before approving the proposed rezoning and provide the following: - A clear financial assessment of the impact of any rezoning. - The impact on the current sewage systems in use.

NOTE: A copy of your further submission(s) must be served on the original submitter within five (5) working days after it is served on the local authority.
Lodge your further submission and any supporting documentation no later than 5pm on Tuesday 3 November 2026 by:

- delivering to: Tararua District Council, 26 Gordon Street, Dannevirke.
- posting to: Planning Team, Tararua District Council, PO Box 115, Dannevirke 4942
- emailing to: submissions@tararuadc.govt.nz
- made online on www.tararuadc.govt.nz/plan-change-a/further-submissions

RECEIVED
30 OCT 2026
Wdv. Service Centre

TARARUA DISTRICT COUNCIL

FURTHER SUBMISSION FORM

#004

PLAN CHANGE A

Form 6 Clause 7 & 8 of Schedule 1 RMA (1991)

To: Tararua District Council

Address: PO Box 115, Dannevirke 4942

Email: submissions@tararuadc.govt.nz

Further Submitter Details

Name of further submitter: Te Aroha Potaka

On behalf of:

Contact person:

Postal address: 9 Stanley Street, Woodville

Email address for service:

Phone number: [redacted]

I am: *(please tick relevant box)*

☐ A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or

☑ A person who has an interest in the proposed that is greater than the interest of the general public.
(In this case, also explain the grounds for saying that you come within this category); or

☐ The local authority for the relevant area.

Please state the grounds as to why you come within the category stated above:

Please state the grounds as to why you come within the category stated above:

[State the grounds as to why you come within the category you selected above]

Council Hearing *(please tick relevant box)*
Do you wish to be heard in support of your further submission? Yes ☐ No ☑

If others make a similar submission would you consider presenting a joint case with them at a hearing?
Yes ☑ No ☐ ~~x~~ un-decided.

PRIVACY ACT NOTE: Please note that all information provided in your further submission, including your personal information, will be made publicly available.

Submission

Please provide your submission points below, including whether you support or oppose the matter, the reasons for your views and the decision sought.

Note: Any attachments to your further submission should only be supporting information, not the further submission.

[redacted]

Signature of person making further submission or person authorised to sign on behalf of person making further submission
(Note: A signature is not required if you are making your submission by electronic means)

[insert date]
Date 29.10.26.

Note to person making further submission

A copy of your further submission must be served on the original submitter within five (5) working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advise on the matter.

[insert name of further submitter]

PART / CHAPTER / PROVISION

To view the summary of submissions and proposed amendments, refer to the www.tararuadc.govt.nz/plan-change-a/further-submissions website.

My specific further submission(s) are as follows:
(Please only insert one further submission point per line)

I support/oppose the submission of:	**The particular part of the submission I support/oppose are:** *(State the Submission No./Point No. of the original submission you support or oppose, together with any relevant provisions of the proposal)*			**The reasons for my support / opposition are:** *(State the nature of your further submission, giving reasons)*	**I seek that the whole (or part) of the submission be allowed / disallowed challenged:** *(Give precise details of the decision you want the Council to make)*
Name of submitter	Sub No. / Point No.	Support / Oppose	Provision		
John & Wendy Napier	2	Support		More noise and air pollution in area	No to rural land rezoning!
John & Wendy Napier	3	Support		Spoil our beautiful land.	
John & Wendy Napier	4	Support		It's already loud without adding industrial zones into the area.	
Grant and Barbara Boyden Family Trust	All of it.	Support		As above	
Andrew Bolton	All of it	Support		As above.	

NOTE: A copy of your further submission(s) must be served on the original submitter within five (5) working days after it is served on the local authority.
Lodge your further submission and any supporting documentation no later than 5pm on Tuesday 3 November 2026 by:

- delivering to: Tararua District Council, 26 Gordon Street, Dannevirke.
- posting to: Planning Team, Tararua District Council, PO Box 115, Dannevirke 4942
- emailing to: submissions@tararuadc.govt.nz
- made online on www.tararuadc.govt.nz/plan-change-a/further-submissions

#005



TARARUA DISTRICT COUNCIL

FURTHER SUBMISSION FORM

PLAN CHANGE A

Form 6 Clause 7 & 8 of Schedule 1 RMA (1991)

To: Tararua District Council

Address: PO Box 115, Dannevirke 4942

Email: submissions@tararuadc.govt.nz

Further Submitter Details

Name of further submitter: Sharon Potaka

On behalf of:

Contact person:

Postal address: 9/11 Stanley Street, Wgtn.

Email address for service:

Phone number: [redacted]

I am: *(please tick relevant box)*

☐ A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or

☑ A person who has an interest in the proposed that is greater than the interest of the general public.
(In this case, also explain the grounds for saying that you come within this category); or

☐ The local authority for the relevant area.

Please state the grounds as to why you come within the category stated above:

Please state the grounds as to why you come within the category stated above:

[State the grounds as to why you come within the category you selected above]

Council Hearing *(please tick relevant box)*
Do you wish to be heard in support of your further submission? Yes ☐ No ☑

If others make a similar submission would you consider presenting a joint case with them at a hearing?
Yes ☐ No ☐ Undecided.

PRIVACY ACT NOTE: Please note that all information provided in your further submission, including your personal information, will be made publicly available.

Submission

Please provide your submission points below, including whether you support or oppose the matter, the reasons for your views and the decision sought.

Note: Any attachments to your further submission should only be supporting information, not the further submission.

[redacted]

Signature of person making further submission or person authorised to sign on behalf of person making further submission
(Note: A signature is not required if you are making your submission by electronic means)

[insert date]
Date 29-10-2026 .

Note to person making further submission

A copy of your further submission must be served on the original submitter within five (5) working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advise on the matter.

[insert name of further submitter]

PART / CHAPTER / PROVISION

To view the summary of submissions and proposed amendments, refer to the www.tararuadc.govt.nz/plan-change-a/further-submissions website.

My specific further submission(s) are as follows:
(Please only insert one further submission point per line)

I support/oppose the submission of:	**The particular part of the submission I support/oppose are:** *(State the Submission No./Point No. of the original submission you support or oppose, together with any relevant provisions of the proposal)*			**The reasons for my support / opposition are:** *(State the nature of your further submission, giving reasons)*	**I seek that the whole (or part) of the submission be allowed / disallowed challenged:** *(Give precise details of the decision you want the Council to make)*
Name of submitter	Sub No. / Point No.	Support / Oppose	Provision		
John & Wendy Napier	2	Support.		More noise & air pollution in area	No do not want
John & Wendy Napier	3	Support		Spoil our beautiful land, the highly productive land - terrible.	the rural land to
John & Wendy Napier.	4.	Support.		its loud enough without adding industrial zones into the area.	be rezoned.
Grant & Barbara Bayden Family Trust	all of it.	Support.		As above	

NOTE: A copy of your further submission(s) must be served on the original submitter within five (5) working days after it is served on the local authority.
Lodge your further submission and any supporting documentation no later than 5pm on Tuesday 3 November 2026 by:

- delivering to: Tararua District Council, 26 Gordon Street, Dannevirke.
- posting to: Planning Team, Tararua District Council, PO Box 115, Dannevirke 4942
- emailing to: submissions@tararuadc.govt.nz
- made online on www.tararuadc.govt.nz/plan-change-a/further-submissions

Andrew Bolton — all of it — Support it. — As above. — it.

#006

From: Nigel Brewin
To: Allie Dunn
Subject: RE: Further Submission Form Plan Change A - Troy Leggett
Date: Tuesday, 3 November 2026 8:24:34 am
Attachments: PlanAChangeFurtherSubmissionForm.xlsx
image001.png
image002.png

Mr Troy Leggett
115 Fergusson Street
Woodville
4920

[redacted]

Mr Legget is:

2. A person who has an interest in the proposed that is greater than the interest of the general public. (If so, please explain the grounds for saying that you come within this category)

Please State The Grounds As To Why You Come Within The Category Stated Above
Own the proposed land for rezoning

Do You Wish To Be Heard In Support Of Your Further Submission
No

If Others Make A Similar Submission Would You Consider A Joint Case With Them At A Hearing
Yes

Please Provide Your Submission Points Below Including Whether You Support Or Oppose The Matter The Reasons For Your Views And The Decision Sought

Woodville Residential Growth Area – Fergusson Street
1. Support for residential rezoning

I strongly support the proposed residential rezoning of my property on Fergusson Street, Woodville.

I previously made a submission to Council independently requesting that my property be considered for residential zoning. My support for this change is therefore longstanding.

I believe the proposed rezoning is a logical extension of the existing residential area. Our property has residential zoned neighbours on one side and residential properties directly across the road. Further residential development is also occurring around the corner.

Given the surrounding land use, retaining a rural zoning on our property would create an inconsistent zoning boundary that does not reflect the existing and developing character of this part of Woodville.

Our Fergusson Street roadside paddocks offer an opportunity to contribute to Woodville's future housing supply. The presence of a paper road along the rear boundary may also provide an opportunity for future access and connectivity, supporting the long-term development potential of the area.

I support Council's intention to provide additional residential land and believe this is an appropriate location for future residential growth.

2. Roading and infrastructure

I would also like Council to consider improvements to Fergusson Street as the area continues to develop.

The Sowry Road end of Fergusson Street is relatively narrow, particularly when two vehicles need to pass. With residential development already occurring across the road and further housing developing west beyond the racecourse, traffic movements are increasing regardless of this proposed rezoning.

This presents an opportunity to consider widening the road where practical, improving road-edge definition and providing suitable kerbside and drainage treatments.

Ideally, these improvements could be coordinated with future development rather than undertaken as separate projects later.

Woodville has examples of streets where development and infrastructure appear incomplete or inconsistent. Future growth should be an opportunity to improve existing streets and ensure development is supported by properly finished infrastructure, rather than continuing a piecemeal approach to street improvements.

I recognise that infrastructure improvements require planning and funding. However, I do not consider the current condition of Fergusson Street to be a reason to prevent or delay the proposed residential rezoning. Road improvements can be considered and delivered progressively as the area develops.

3. Stormwater and drainage

I acknowledge that neighbouring property owners have raised concerns about stormwater and potential flooding.

From my own experience living on our property, I have not observed significant or persistent stormwater issues. During heavy rainfall, some surface runoff occurs, as would be expected, but in my experience it generally drains away relatively quickly.

I appreciate that drainage conditions can differ between properties due to ground levels and topography. Any concerns should therefore be assessed objectively and on their individual merits.

I support appropriate stormwater management for future residential development. However, I do not believe general drainage concerns should automatically prevent residential rezoning where suitable solutions can be considered as part of future development.

4. Overall position

I support the proposed residential rezoning of my property and believe it represents a logical extension

of Woodville's existing residential area.

The location, surrounding residential development and availability of land make it a sensible opportunity to contribute to the township's future housing needs.

I encourage Council to support the rezoning while also taking the opportunity to plan for progressive improvements to Fergusson Street and its associated infrastructure.

I respectfully request that Council support the proposed residential rezoning and include our property within the Woodville Residential Growth Area.

Name Of Further Submitter 2
Troy Leggett

I Support/Oppose The Submission Of:
Stephen Cooney

Sub No / Point No:
Submission 004

Support/Oppose
Support

Provision
Support for the re zoning and sub division, Roadside kerbing and stormwater are considered.

Nigel Brewin | Internal Communications and Compliance Lead
Communications | Tararua District Council

Phone: +64 6 3744080 | Mobile: +64 27 6670141
Nigel.Brewin@Tararuadc.govt.nz

From: Communications Team <Communications.Team@Tararuadc.govt.nz>
Sent: Tuesday, 3 November 2026 7:41 am
To: Nigel Brewin <Nigel.Brewin@Tararuadc.govt.nz>
Subject: Fw: Further Submission Form Plan Change A - Troy Leggett

3 November 2026

Tararua District Council
PO Box 115, Dannevirke 4942

By email only: submissions@tararuadc.govt.nz

Fonterra
Dairy for life

#007

Dear Tararua District Council

Further Submission by Fonterra Limited on Proposed Plan Change A to the Tararua District Plan

1. Fonterra Limited ("**Fonterra**") made a submission on the Proposed Tararua District Plan Change A ("**Proposed Plan Change A**") and is listed as Submitter 51. Fonterra makes this further submission under clause 8 of Schedule 1 of the Resource Management Act 1991 ("**RMA**") as a person who has an interest in Proposed Plan Change A that is greater than the interest the general public has, for the reasons set out below.

2. Fonterra has significant assets and operational interests within the Tararua District that may be affected by Proposed Plan Change A, including the Pahiatua Dairy Manufacturing Site and associated irrigation activities ("**Pahiatua Site**") located on Pahiatua Mangahao Road to the north of Pahiatua township. The relief sought in the submissions addressed in this further submission could directly affect the ongoing operation and development of the Pahiatua Site.

3. **Attachment A** sets out Fonterra's further submissions in respect of points made by other parties.

4. I confirm that I am authorised on behalf of Fonterra to make this further submission.

5. Fonterra wishes to be heard in support of this further submission. If others are making a similar submission, Fonterra will consider presenting a joint case with them at the hearing.

6. Fonterra could not gain an advantage in trade competition through this further submission.

7. I can confirm that a copy of this further submission has been served on each of the persons who made the original submission referred to in **Attachment A**.

Yours sincerely,



Suzanne O'Rourke

On behalf of **FONTERRA LIMITED**

Address for Service: c/- Nick Grala, Harrison Grierson Limited
PO Box 5760, Victoria Street West
Auckland 1142

Email: n.grala@harrisongrierson.com

Phone: [redacted]

ATTACHMENT A: Table of Relief Sought

I support/oppose the submission of:	The particular part of the submission I support/oppose are:			The reasons for my support / opposition are:	I seek that the whole (or part) of the submission be allowed / disallowed challenged:
	Sub No.	Support/Oppose	Provision		
Horizons Regional Council	43.3	Oppose in part	DEV02-P6	Submission 43.3 seeks to retain DEV02-P6 as notified. Fonterra opposes the relief sought as it is inconsistent with Fonterra's original submission. Fonterra seeks to retain an enabling and proportionate planning framework that provides for the continued operation and future expansion of the Pahiatua Dairy Manufacturing Site. While Fonterra recognises the importance of appropriately managing geotechnical and natural hazard risks, the level of consideration required should be proportionate to the nature and scale of the subdivision and the risks involved. For example, additional requirements may not be warranted for boundary adjustments or relocations associated with the existing dairy manufacturing activity at the Pahiatua Dairy Manufacturing Site, where no new building platform is created and existing geotechnical or natural hazard risks are not materially increased.	Fonterra seeks that submission 43, matter 3, be disallowed where it relates to retaining DEV02-P6 as notified and where it relates to imposing additional geotechnical and natural hazard requirements that are not enabling and proportionate to the nature and scale of the subdivision.

I support/oppose the submission of:	The particular part of the submission I support/oppose are:			The reasons for my support / opposition are:	I seek that the whole (or part) of the submission be allowed / disallowed challenged:
	Sub No.	Support/Oppose	Provision		
Diamond Family	49	Oppose	The submission seeks to rezone several areas of land to Residential. Fonterra's opposition is limited to the area closest to its wastewater irrigation fields, as shown in orange in **Figure 1**.	Fonterra opposes the proposed Residential rezoning of the land identified in orange in **Figure 1** due to its proximity to Fonterra's existing treated wastewater irrigation areas (shown in blue) associated with the Pahiatua Dairy Manufacturing Site.  **Figure 1** Fonterra's discharge activities are authorised by Horizons Regional Council in permits 106632, 106633, 106634 and 106635, as varied under APP-2013016000.05, which authorise the irrigation of treated wastewater and include conditions to manage its effects. Condition 31(e) requires a minimum separation of 100 metres between wastewater irrigation and dwellings not owned by Fonterra or a third-party farm. Condition 8(j) also requires measures to minimise odour and spray drift.	Fonterra seeks that the part of submission 49 relating to the rezoning of the land identified in orange in **Figure 1** to Residential be disallowed.

I support/oppose the submission of:	The particular part of the submission I support/oppose are:			The reasons for my support / opposition are:	I seek that the whole (or part) of the submission be allowed / disallowed challenged:
	Sub No.	Support/Oppose	Provision		
				Fonterra generally seeks to internalise odour effects wherever reasonably practicable and minimise offensive or objectionable odours causing an adverse effect at or beyond the boundary of Fonterra's sites. However, Fonterra recognises that at times there will be odour emissions from its operations which cannot reasonably be contained within site boundaries, and which could affect the neighbouring community, particularly sensitive activities. Where odour discharges cannot reasonably be internalised, a key approach to managing odour is an appropriate separation distance from sensitive activities. This minimises the risk of reverse sensitivity effects and ensures Fonterra's existing operations can continue. While there are no national regulations that prescribe separation distances between industrial activities and sensitive activities, Fonterra's experience is that separation distances of 150 to 200 metres for wastewater irrigation activities from sensitive activities are common. The appropriate distance depends on site-specific factors, including the nature of the wastewater, irrigation methods and local weather conditions. The land proposed for rezoning is approximately 180 metres northeast of Fonterra's farm boundary. South westerly winds have the potential to carry odour and spray drift from the irrigation areas towards future dwellings on the land identified in orange in	

I support/oppose the submission of:	The particular part of the submission I support/oppose are:			The reasons for my support / opposition are:	I seek that the whole (or part) of the submission be allowed / disallowed challenged:
	Sub No.	Support/Oppose	Provision		
				Figure 1. Additional residential development in this location could increase the likelihood of complaints and put pressure on Fonterra to internalise effects or change its irrigation operations, even where those effects are pre-existing, lawfully established and compliant with resource consent conditions. New residents are likely to expect amenity values typical of an environment without industrial activity, and their view of what is offensive or objectionable is likely to differ from what is acceptable near established industrial activities. Furthermore, conditions 64 and 65(i) of Fonterra's discharge permits require complaints relating to irrigation activities to be reported to Horizons Regional Council, including through Fonterra's Annual Environmental Report. Introducing additional sensitive receivers could increase complaints, potential non-compliance with consent conditions and regulatory scrutiny, with potential consequences for Fonterra's ongoing operations. The Diamond Family's submission does not assess the FIDOL factors (Frequency, Intensity, Duration, Offensiveness, Location), the potential reverse sensitivity effects, or demonstrate that appropriate separation distances can be maintained between future residential development and Fonterra's existing irrigation activities. Sensitive activities are fundamentally incompatible with large-scale dairy manufacturing and associated wastewater irrigation. The Pahiatua Dairy Manufacturing	

I support/oppose the submission of:	The particular part of the submission I support/oppose are:			The reasons for my support / opposition are:	I seek that the whole (or part) of the submission be allowed / disallowed challenged:
	Sub No.	Support/Oppose	Provision		
				Site is an established industrial activity of regional significance. Maintaining appropriate separation from sensitive activities is important to manage reverse sensitivity effects and protect the continued operation and efficient use of its associated wastewater irrigation infrastructure. Fonterra therefore considers that the requested rezoning of this land has not been adequately justified.	
McFlynn Surveying & Planning	50	Oppose in part	DEV02	Fonterra opposes McFlynn Surveying & Planning's submission which seeks the complete deletion of DEV02 in its entirety. Fonterra considers that the proposed Industrial Growth Development Area ("**IGDA**") framework appropriately recognises and provides for the continued operation and future expansion of the Pahiatua Dairy Manufacturing Site, including its self-serviced nature. However, Fonterra supports amendments to DEV02 to ensure that the planning framework is enabling and proportionate to the nature, scale and effects of the subdivision or development proposed. As outlined in Fonterra's original submission, certain provisions impose unnecessary requirements on existing industrial activities, particularly where minor or incremental development, boundary adjustments or relocations do not warrant the same level of assessment as new greenfield industrial development.	Fonterra seeks that the part of submission 50 where it relates to the deletion of DEV02 be disallowed.

I support/oppose the submission of:	The particular part of the submission I support/oppose are:			The reasons for my support / opposition are:	I seek that the whole (or part) of the submission be allowed / disallowed challenged:
	Sub No.	Support/Oppose	Provision		
				Fonterra therefore supports the retention of DEV02, subject to amendments that provide greater flexibility for established industrial operations while ensuring relevant environmental effects are appropriately managed.	

#008

Further Submission on Proposed Plan Change A

Form 6 under clauses 7 and 8 of Schedule 1, Resource Management Act 1991

To

Tararua District Council
PO Box 115, Dannevirke 4942
submissions@tararuadc.govt.nz

Further submitter details

Name of further submitter	Jocelyn Amon
On behalf of	Myself
Contact person	Jocelyn Amon
Address for service	46 Herbert Street, Eketahuna 4900
Email address for service	[redacted]
Phone number	

Eligibility to make a further submission

☒ **A person who has an interest in the proposed plan change greater than the interest of the general public.**

Grounds: I own two titles at 46 Herbert Street, Eketahuna - LOT 20 DP 1535 and LOTS 21-24 DP 1535 - which are directly affected by the proposed change from Rural to Eketahuna Residential zoning and by DEV01. I made original Submission 39 concerning those titles. The property is a former trucking yard with substantial workshops and yard space, and a pet-food storage and distribution business now operates from the main workshop using freezers and delivery vehicles. I therefore have a direct property interest greater than that of the general public.

Council hearing

I wish to be heard in support of this further submission: YES ☒ NO ☐

If others make a similar submission, I will consider presenting a joint case: YES ☒ NO ☐

Signature and date

Full name: Jocelyn Amon

Date: 2 November 2026

Signature not required because this further submission will be lodged electronically.

Further submission points

I support the following original submission points for the reasons below. These points reinforce my original Submission 39 concerning the rezoning of my two titles at 46 Herbert Street, Eketahuna. The current business use of the main workshop confirms that the effect on non-residential activities is practical and immediate, not merely hypothetical.

Original submitter	Point	Position	Reasons for support	Decision sought
Mary Macleod Watson Submission 19	19.1	Support	The proposed Eketahuna growth area appears larger than demonstrated demand requires. A cautious, staged approach is appropriate and consistent with my concern that my titles are being rezoned without a clear need or practical ability to realise residential development.	Allow point 19.1. Reduce or stage the proposed Eketahuna residential growth area so that its extent and timing reflect demonstrated demand and feasible servicing.
Mary Macleod Watson Submission 19	19.2	Support	Council has not demonstrated sufficient wastewater, stormwater, roading or other servicing capacity, the timing and cost of necessary upgrades, or how costs will be allocated. My titles cannot presently obtain the additional services needed for residential subdivision.	Allow point 19.2. Require verified infrastructure capacity, upgrade timing and transparent funding arrangements before additional rezoning or development proceeds.
Mary Macleod Watson Submission 19	19.4	Support in part	The proposed zoning must account for current and established activities and reverse-sensitivity effects. My property is a former trucking yard with substantial sheds and yard space. A pet-food storage and distribution business now operates from the main workshop using freezers, a forklift and delivery vehicles. Residential rezoning should not unreasonably constrain that activity or the reasonable future use of a property designed and purchased for practical business use.	Allow point 19.4 insofar as it requires Council to assess and protect current and established activities and address reverse-sensitivity effects before confirming the proposed rezoning.
Steen McGhie Submission 47	47	Support	This point directly confirms the practical constraint affecting Eketahuna: water and sewage connections are not available for the proposed additional residential development. Rezoning before services can be provided creates paper development capacity rather than usable residential land.	Allow Submission 47. Do not proceed with additional Eketahuna residential zoning until the required infrastructure has funded, deliverable capacity and connections are available.
McFlynn Surveying and Planning Submission 50	50	Support in part	The concerns about DEV01 being overly prescriptive, insufficiently justified and uncertain in its spatial application reinforce my concerns. Council-level infrastructure and stormwater shortcomings should not be shifted onto individual landowners, particularly where development cannot presently be serviced.	Allow Submission 50 insofar as it applies to DEV01. Delete DEV01 or substantially rewrite it so its requirements are justified and proportionate and Council-level infrastructure obligations are not inappropriately transferred to individual owners.

Overall decision sought: Allow the original submission points identified above to the extent stated. Reduce or stage the Eketahuna Residential Growth Development Area in line with demonstrated demand and servicing capacity, protect current and established activities from reverse-sensitivity effects, and delete or substantially revise DEV01 so that its requirements are justified and proportionate.

TARARUA DISTRICT COUNCIL

RECEIVED
4 NOV 2026
Dvke. Service Centre

FURTHER SUBMISSION FORM

PLAN CHANGE A

Form 6 Clause 7 & 8 of Schedule 1 RMA (1991)

To: Tararua District Council

Address: PO Box 115, Dannevirke 4942

Email: submissions@tararuadc.govt.nz

Further Submitter Details

Name of further submitter: susan Giddens (still recorded on your file at Farrell).

On behalf of: self

Postal address: 71 Cadman road

Email address for service: [redacted]

phone number:

I am: *(please tick relevant box)*

☐ A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or

☒ A person who has an interest in the proposed that is greater than the interest of the general public.
(In this case, also explain the grounds for saying that you come within this category); or

☐ The local authority for the relevant area.

Please state the grounds as to why you come within the category stated above: I own the property and do not wish any changes made to its property definition

Please state the grounds as to why you come within the category stated above:

[State the grounds as to why you come within the category you selected above] Owner

Council Hearing *(please tick relevant box)*

Do you wish to be heard in support of your further submission? Yes ☒ No ☐

If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes ☒ No ☐

PRIVACY ACT NOTE: Please note that all information provided in your further submission, including your personal information, will be made publicly available.

Submission

Please provide your submission points below, including whether you support or oppose the matter, the reasons for your views and the decision sought.

1. *Cadman Rood properties are being well cared for.by the present owners.*
2. *Because there is no waste water system available,we all have septic tanks which are serviced as required.*
3. *I had a large water tank put near to my house when I bought the property 16years ago so thatI would not impinge on the already overstressed town water supply for garden use.*
4. *The cost to the council to put in a wastewater system would be huge and we all know the town water supply is insufficient for the needs of the town as it standsi*
5. *The area of Cadman road closer to town is prone to flooding and would cost the council dearly to rectify this problem.*

I oppose the decision to change Cadman Road from Rural To Town

Note: Any attachments to your further submission should only be supporting information, not the further submission.

Giddens

Signature of person making further submission
or person authorised to sign on behalf of
person making further submission
(Note: A signature is not required if you are making your submission by electronic means)

29th October 2026p
Date

Note to person making further submission

A copy of your further submission must be served on the original submitter within five (5) working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advise on the matter.