Plan Change A

Submissions 020 to 040

Item Table Of Contents **Page**

Submissions Plan Change A - 021 to 040

21. Submission 021 - Proposed Plan Change A - Lorna Jane McIver_Redacted 3
22. Submission 022 - Proposed Plan Change A - Janice M Beckett_Redacted 5
23. Submission 023 - Proposed Plan Change A - Murray Ramage (Cheal Consultants Ltd)_Redacted 11
24. Submission 024 - Proposed Plan Change A - Jacob and Kelly Smith_Redacted 19
25. Submission 025 - Proposed Plan Change A - Sarah-Jayne McCurrach (Natural Hazards Commission) 22
26. Submission 026 - Proposed Plan Change A - Kevin Eades_Redacted 32
27. Submission 027 - Proposed Plan Change A - Patricia Joy Cowley_Redacted 35
28. Submission 028 - Proposed Plan Change A - John Charles Cowley_Redacted 38
29. Submission 029 - Proposed Plan Change A - Gary Groombridge_Redacted 41
30. Submission 030 - Proposed Plan Change A - Peter Kendrick_Redacted 49
31. Submission 031 - Proposed Plan Change A - John and Wendy Napier_Redacted 52
32. Submission 032 - Proposed Plan Change A - Tony Hitch_Redacted 55
33. Submission 033 - Proposed Plan Change A - Grant and Barbara Boyden Family Trust_Redacted 58

34. Submission 034 - Proposed Plan Change A - Andrew Bolton (Waipuna Trust)_Redacted 71
35. Submission 035 - Proposed Plan Change A - Wayne Eveleigh_Redacted 84
36. Submission 036 - Proposed Plan Change A - Jordan Benett-Davies_Redacted 86
37. Submission 037 - Proposed Plan Change A - Joel Aagesen_Redacted 89
38. Submission 038 - Proposed Plan Change A - Chad Foley_Redacted 94
39. Submission 039 - Proposed Plan Change A - Jocelyn Amon_Redacted 98
40. Submission 040 - Proposed Plan Change A - Deborah Paterson_Redacted 108

#021

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Wednesday, 30 September 2026 11:48 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - lorna jane mciver

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 11:47 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	lorna jane mciver
PHYSICAL ADDRESS	16 stanly street, eketahuna 4900, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	16 Stanly Street, eketahuna 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:	my section on drummond street floods dramatically around the storm water drain running through my section, making it undriveable and totally unuseable a lot of times during winter the overflow from septics must run into it at these times. it's not maintained at all except a useless spray i've seen once, which actually made it worse, i have sent picture to council last october because of this continued problem not being solved i have no faith in the upcoming proposal.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	to oppose the plan

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

#026

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
JANICE M BECKETT

* Organisation you are representing (if applicable)
N/A

Physical address
C/ 41 McPHEE STREET, DANNEVIRKE

* Address for service (if different from above)
52 CADMAN ROAD, DANNEVIRKE

* 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:

PLAN CHANGE A - 22339 / 11170 / 30900 DEV01

(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.)

Refer to Attachment 1

*** 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.)

For the reasons listed in Attachment 1, I respectfully request that the proposed rezoning of 52 Cadman Road, Dannevirke, from Rural to Residential be declined.

☐ 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]e your submission by email or through the Council's website.

Sig[redacted] Date 30/09/2026

J M Beckett
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

Attachment 1

We oppose the rezoning of 52 Cadman Road, Dannevirke, from rural to residential based on, but not limited to, the following reasons:

1. The character of the property:
   This is a 5-acre lifestyle property currently used for grazing livestock. The existing rural zoning is consistent with the way the property is used and with its rural character.
   The proposed change will, at some time in the future, have a limitation on the existing activities – this creates uncertainty and eventually restrict the legitimate rural use that has been established on the property.

2. Financial consequences:
   Residential zoning may result in higher rates and future costs associated with infrastructure, such as pavements, street lighting, rubbish collection, roading and other residential services. Also, there is a question about waste water/sewerage systems that may be required to be updated and whether existing driveway entrances would need to be sealed/upgraded.
   The loss of income from livestock sales is also of concern.

3. Property's saleability:
   A 5-acre lifestyle block currently appeals to people wanting space, livestock and the rural lifestyle near town. With residential zoning the property may instead become primarily attractive to a developer looking for subdivision opportunities, potentially reducing the pool of buyers.

4. Overall, this appears to be an expensive and unnecessary change with significant uncertainty and potential costs to the owner, but little obvious benefit to the property's existing use.
   Furthermore, at a minimum, we request that the Tararua District Council provide affected property owners with clear information of the impacts of the rezoning of a rural property to a residential property.

#023

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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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

***** Organisation you are representing (if applicable)

Cheal Consultants, Taupo

Physical address

1 Stanley Street, Woodville

***** Address for service (if different from above)

***** Post code

4920

***** Contact phone number: 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

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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:

DEV02 Industrial Growth Development Area

(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.)

DISTRICT PLAN CHANGE A – GROWTH REZONINGS

Rezone all of Section 14-17 Survey Office Plan 434380, and Lots 53–56 DP 135 to Proposed Industrial Growth Development Area (IGDA), and update planning maps accordingly.

Please see the attached letter for full details.

*** 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.)

Decision Sought

The submitter requests that Tararua District Council:

Amend the Plan Change A planning maps to include the remaining portions of Sections 14–17 Survey Office Plan 434380 and Lots 53–56 DP 135 within the proposed Industrial Growth Development Area (IGDA), together with any consequential amendments necessary to give effect to the requested rezoning.

☒ 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

Date: 01/10/2026

Gayani Chandrasekera
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

applied innovation

cheal

OUR REF: 260707_L1

1 October 2026

Tararua District Council
PO Box 115
DANNEVIRKE 4942

ATTENTION: TARARUA DISTRICT PLAN CHANGE TEAM Email: PlanChangeA@tararuadc.govt.nz

Dear Policy Team

1 STANLEY STREET, WOODVILLE : DISTRICT PLAN CHANGE A – GROWTH REZONINGS

Site Details:

Legal Description	Record of Title	Area	Current / Proposed Zoning
Section 14 Survey Office Plan 434380	568664	3.89ha	Rural, with part proposed IGDA under PCA
Section 15 Survey Office Plan 434380	568665	3.97ha	Rural, with part proposed IGDA under PCA
Section 16-17 Survey Office Plan 434380	568666	4.05ha	Rural, with part proposed IGDA under PCA
Lot 53-56 DP 135	HBM4/942, HBM4/943, HBM4/944, HBH3/707	Combined area 2.0232ha	Rural, with no zoning change proposed under PCA

Murray Ramage Trustee for Estate R J Ramage requests that Tararua District Council:

- Rezone all of Section 14-17 Survey Office Plan 434380, and Lots 53–56 DP 135 to Proposed Industrial Growth Development Area (IGDA), and update planning maps accordingly.

As notified, only portions of Sections 14–17 Survey Office Plan 434380 are proposed to be included within the IGDA, with the remaining portions staying within the Rural Zone. Lots 53–56 DP 135 also remain Rural under the notified Plan Change A.

The total area the submitter is seeking to rezone as IGDA is 14.13ha. This comprises 9.41ha already proposed as IGDA under Plan Change A and an additional 4.2ha currently proposed to remain Rural.

This submission seeks to extend the proposed IGDA boundary to include these remaining areas so that the wider landholding can be considered comprehensively for future industrial development.

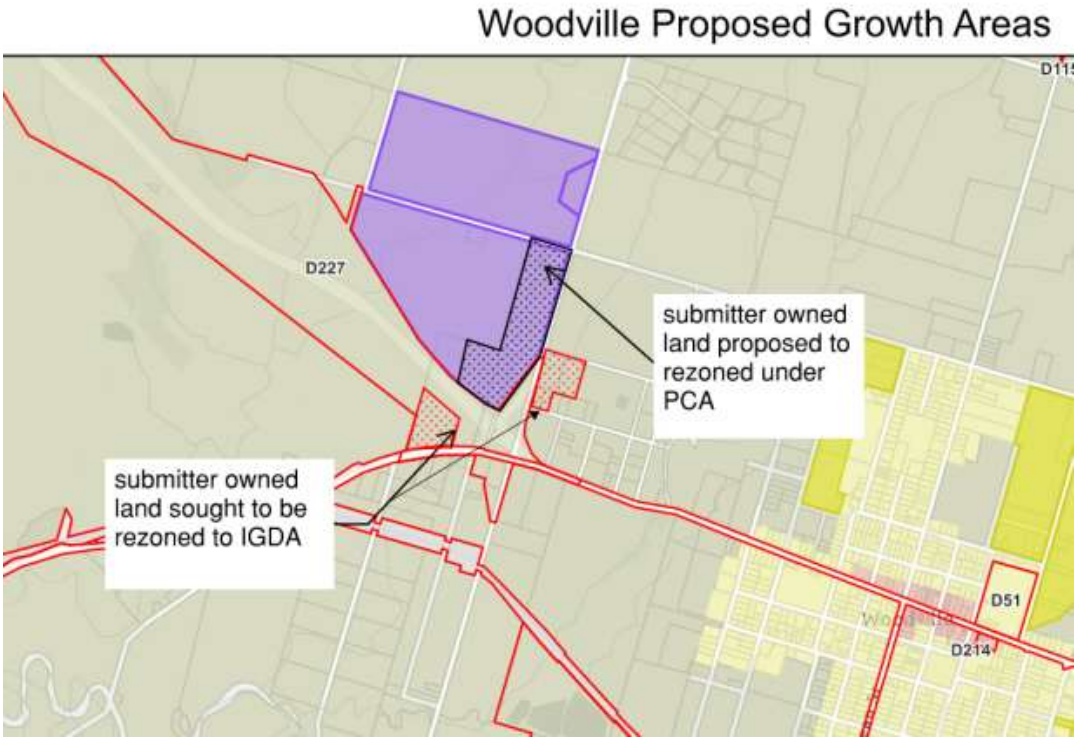


Image 1: Woodville Proposed Growth Areas

Site Description

The subject land comprises Sections 14–17 Survey Office Plan 434380 and Lots 53–56 DP 135 and is located on the western edge of Woodville. The land is currently zoned Rural.

The surrounding area contains a mix of rural and rural-residential properties and includes larger landholdings, residential dwellings, farm buildings and rural activities. The land is located adjacent to the recently completed Te Ahu a Turanga: Manawatū Tararua Highway and close to the land proposed to form the Woodville Industrial Growth Development Area. The NZTA legalisation process is still being worked through.

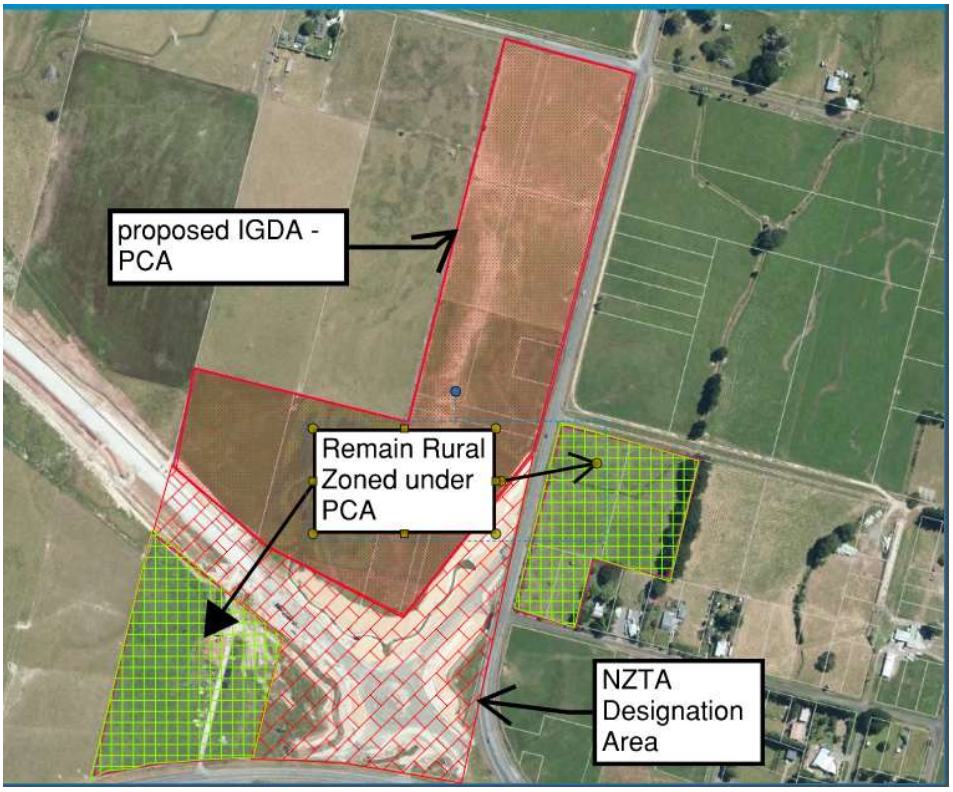


Image 2: The current and proposed zoning/rezoning

Image 2 illustrates the relationship between the proposed Woodville IGDA and the submitters land. Portions of Sections 14–17 Survey Office Plan 434380 are already proposed to be included within the IGDA, while the remaining portions are proposed to remain Rural. Lots 53–56 DP 135 are also proposed to remain Rural.

The submitter considers that extending the IGDA to include the requested land would provide a more concentrated and consistent zoning pattern and support the coordinated future development of the wider landholding.

Reasons for Supporting the additional land to be Rezoned

a) Logical Extension of Zoning Boundary

The requested rezoning represents a logical extension of the proposed Woodville IGDA.

Extending the IGDA across the requested land would provide a clearer and more coherent zoning boundary and avoid splitting zoning across Section 14-17 SO 434380. Including the additional land would also allow future industrial development to be concentrated close to the new highway connection and roundabout.

b) Access and Future Development

The construction of Te Ahu a Turanga: Manawatū Tararua Highway has physically severed the submitter's land, including Sections 14 and 15 SO 434380. This has resulted in portions of Sections 14 and 15 proposed to be rezoned as IGDA being left without physical and legal access. Until this access issue is resolved those areas will not be able to be practically developed for industrial purposes.

Extending the IGDA to include the balance of Sections 14 and 15 and the other requested land would provide greater flexibility for future access, development layout, servicing and staging.

c) Natural Hazards

Flooding has been considered in relation to the requested rezoning, as parts of the subject land are identified as being affected by flooding on the existing Flood Maps.

Parts of Sections 14 and 15 SO 434380 that are not currently proposed for inclusion within the IGDA were apparently excluded due to flood risks. However, the submitter considers that the flooding of these areas is only marginally different from those affecting neighbouring land already proposed for inclusion within the IGDA.

Flood risk can be appropriately mitigated through future subdivision, development design and site-specific engineering responses. Detailed investigation and appropriate mitigation can therefore occur as part of subsequent subdivision and development proposals.

d) The Loss of Productive Rural Land

The rezoning of above-mentioned lands to IGDA would not result in a significant loss of productive rural land, particularly when considered in the context of the wider industrial growth area proposed through Plan Change A. The Agribusiness Study concludes (Jorneaux P.,2025) that the proposed growth areas around Tararua's towns will have minimal impact on agricultural productivity. The residual Rural area is unlikely to materially contribute to long-term primary production outcomes and may instead constrain the efficient development of the wider industrial growth area.

Summary

The submitter supports the establishment of the proposed Industrial Growth Development Area at Woodville but seeks an amendment to the proposed IGDA boundary.

Under the notified Plan Change A, portions of Sections 14–17 SO 434380 are proposed to be included within the IGDA, while the remaining portions of these sections and Lots 53–56 DP 135 would remain Rural.

The submitter considers that extending the IGDA to include this land would:

- Provide a more concentrated and consistent zoning boundary across the landholding;
- Avoid splitting Sections 14–17 SO 434380 & Lots 53–56 DP 135 between Rural and IGDA;
- Provide greater flexibility to address access to the portions of the landholding affected by the construction of Te Ahu a Turanga: Manawatū Tararua Highway;
- Concentrate future industrial development around the proposed Woodville industrial growth area and the new highway connection;

- Avoid retaining pockets of Rural-zoned land adjoining land identified for future industrial growth; and
- Provide additional land for future industrial development at Woodville and support the wider growth outcomes sought through Plan Change A.

Overall, including the remaining portions of Sections 14–17 SO 434380 and Lots 53–56 DP 135 within the IGDA would provide a more practical and coherent long-term zoning outcome, particularly given the changes to the landholding resulting from the construction of the new highway.

Decision Sought

The submitter requests that Tararua District Council:

Amend the Plan Change A planning maps to include the remaining portions of Sections 14–17 Survey Office Plan 434380 and Lots 53–56 DP 135 within the proposed Industrial Growth Development Area (IGDA), together with any consequential amendments necessary to give effect to the requested rezoning.

Yours sincerely

GAYANI CHANDRASEKERA
PLANNER
Email: gayani.chandrasekera@cheal.co.nz

Reviewed and Approved for Release by

SARAH HUNT
PLANNING LEAD
Email: sarahh@cheal.co.nz

#024

ORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

To: Tararua District Council, PO Box 115, Dannevirke 4942

Submission on: Proposed Plan Change A (Growth Areas / Rezonings)

1. Submitter Details

- Mr Jacob and MrsKelly Smith .
- 29 Hope Road, RD3 Woodville
- Legal Description / Valuation Number:
- [redacted]
- [redacted]

2. Our Submission Points

Point 1: Request for Total Exclusion from the Industrial Growth Development Area (DEV02)

- The specific provision of the proposal my submission relates to:

The spatial mapping and zoning boundaries of the West Woodville Industrial Growth Development Area (DEV02), specifically the inclusion of my residential property.

- **Our submission is:**

We strongly object to the inclusion of our established rural property within the newly designated General Industrial Zone.

- **Reasons for objection:**

o Reverse Sensitivity: Placing an active, long-standing residential/rural household inside a heavy logistics and industrial hub creates immediate conflict. Our household will be subjected to disproportionate levels of heavy vehicle noise, vibration, night-time light pollution, and dust from future adjacent industrial sites, severely impacting our health and well-being.

o Inefficient Infrastructure Realities: Our property is physically configured and serviced for domestic and rural lifestyle use. Forcing it into an industrial precinct creates unnecessary engineering challenges regarding stormwater, hydraulic neutrality, and acoustic buffering that could easily be avoided by altering the zone line.

Precedent for Exclusion: Council has previously removed proposed industrial boundaries in other parts of the district (such as Dannevirke and Pahiatua) specifically to protect established residential neighborhoods. The same protection must be granted here.

Harm to resale value in the future, will not be sellable to anyone a home and our property is not big enough on its own to be used for industrial purposes.

- **Decision sought from Council**:

Completely amend the boundaries of the DEV02 Industrial Growth Development Area to entirely exclude my property at 29 Hope Road, Woodville , maintaining its original Rural/Residential status.

Point 2: Alternative Relief — Protection of On-Site Development and Renovation Rights

- The specific provision of the proposal my submission relates to:

Existing Use Rights framework and rules restricting residential alterations within the General Industrial Zone.

- **Our submission is:**

If Council declines our primary request for exclusion, the transition to "Non-Conforming Existing Use Rights" severely penalises us by stripping away our rights to improve our own home.

- **Reasons for objection:**

Under standard industrial zone rules, common domestic renovations, adding a garage, extending a bedroom, or building a sleepout would be restricted or require an expensive Resource Consent. We should not face bureaucratic or financial penalties to modify our own home due to a council-imposed zoning change.

- **Decision sought from Council:**

If the property is not excluded, Council must insert a site-specific precinct rule, scheduled activity exemption, or specific policy clause within DEV02. This clause must explicitly state that standard residential additions, alterations, and accessory buildings on this specific land parcel remain a 'Permitted Activity' for the duration of the current family's ownership or if sold with the purpose of being a home rural/property.

Point 3: Financial Protection and Rates Relief

- The specific provision of the proposal our submission relates to:

The rating impact of land rezonings under Plan Change A.

Our submission is:

We fiercely object to paying industrial property rates for land that we are using strictly as a private home.

Reasons for objection:

Valuing our property based on its "highest and best potential use" as an industrial gateway asset will artificially spike our land value and subsequently skyrocket our annual rates. It is fundamentally unfair to force a resident to pay commercial/industrial rates when they did not request the zoning change and derive no commercial income from the property. This will also harm our property resell value and it will become unsellable if we are a rural/domestic use property on a small parcel of land that has been rezoned industrial, who would buy that.

Decision sought from Council:

Council must provide a formal assurance that the property will be eligible for an immediate and permanent Rates Remission for Residential Land in Industrial Zones. The property's rates must continue to be calculated solely on its actual residential/rural use, completely ignoring any industrial valuation uplift, for as long as it remains under our ownership or use as a rural domestic property.

3. Attendance and Wish to be Heard at Council Hearing

- **Select one:**

[ ] I DO wish to speak in support of my submission at the Council hearing.

[X] I DO NOT wish to speak in support of my submission at the Council hearing.

- **Joint Submissions:**

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

- Signatures

Jacob Smith [redacted]

Kelly Smith: [redacted]

Natural Hazards Commission Toka Tū Ake

NOT GOVERNMENT POLICY

#025

To the Planning Team, Tararua District Council

Name of submitter: Sarah-Jayne McCurrach

Organisation: Natural Hazards Commission Toka Tū Ake

Email: resilience@naturalhazards.govt.nz

Date: 02/10/2026

Thank you for the opportunity to submit on Plan Change A – Growth Areas.

About the Natural Hazards Commission Toka Tū Ake (NHC)

The Natural Hazards Commission Toka Tū Ake (NHC) is a Crown Entity responsible for providing residential property owners (who have a current contract of fire insurance for their residential property) with insurance against damage from natural hazards, covered by the Natural Hazards Insurance Act 2023 (NHI Act). NHC provides limited cover for:

- building and land damage from earthquakes, landslides, tsunami, volcanic and hydrothermal activity, and fire following these hazards, and
- land damage only from storm or flood and fire following these hazards.

Why NHC is providing this submission

NHC's primary objective is to *'reduce the impact of natural hazards on people, property, and the community'*. To achieve this, the NHI Act requires NHC to facilitate research and education and to share information, knowledge and expertise with the Crown, public and private entities, and the public, including in relation to:

- natural hazards and their impacts
- community resilience to natural hazards
- planning for, and recovering from, natural hazards

As the 'first loss' insurer for residential damage from natural hazards listed in the NHI Act, NHC carries financial risk on behalf of the Crown and sees hazard impacts firsthand through the claims we receive. This gives NHC insight into, and a strong interest in, reducing risk and building resilience to natural hazards across New Zealand.

Our research and education investments help translate evidence into policy and planning that supports long-term resilience. We encourage building in areas that will remain safe and sustainable for future generations and avoiding development in high-risk hazard zones where future owners may face complex and potentially hazardous situations that compromise safety and longevity.

Natural Hazards Commission Toka Tū Ake

NOT GOVERNMENT POLICY

Climate change is increasing the frequency and severity of natural hazards covered by the NHC Scheme. We therefore support clear, risk-based policy frameworks that enable resilient, sustainable land use planning, and support community education and resilience.

In submissions on council strategies and plans, we focus on the suitability of land proposed for development *without* mitigation. We do not submit on individual planned or proposed developments; councils decide whether risks can be managed and whether appropriate mitigation and management is in place for individual consent applications.

Our advice is not intended to impede development; it is to highlight the need for careful, precautionary choices that support resilient, sustainable communities. We aim to help councils ask the right questions and make risk-informed decisions.

Accordingly, we encourage councils to consider the future risks and impacts a district plan may create, and to be satisfied that:

- Natural hazard risk is assessed on a multi-hazard basis, across multiple timeframes, out to at least 50 (preferably 100) years, using multiple climate change scenarios.
- Risks are mitigated to levels the community and council consider tolerable (for example, whether ongoing 'nuisance flooding' is acceptable).
- New development does not create new or increased risks for neighbouring suburbs, now or in the future.
- There is a plan to manage any residual risks after mitigation.
- The 'status quo' of risk and risk tolerance is appropriate for long-term decisions (for example, existing flood-, liquefaction- or tsunami-prone communities are not justification for new development to face the same risks).

Where there is any doubt, we encourage councils to engage with private insurers to understand their tolerance for insuring locations, risks and developments. Insurability should be a key consideration when assessing the risks and impacts on future communities.

The Tararua District has a history of earthquakes and has many known active faults[1], which can generate ground shaking, ground-surface fault rupture, and deformation[2]. Parts of Tararua District are also exposed to liquefaction, landslides (earthquake and rainfall induced) and floods, which have the potential to impact people and property. Natural hazard risk should therefore be a key consideration when identifying areas for residential growth.

NHC encourages territorial authorities to use risk-based frameworks in district plans to reduce risk and increase resilience to natural hazards. Natural hazards may be unavoidable, but exposure and vulnerability can be reduced through risk-informed land-use planning. Plan Change A – Growth Areas contains provisions that we support in this regard, and we have provided suggestions in other areas that could be improved. Our amendments are intended to prevent new or increased risk, avoid transferring risk to neighbouring land or future communities, and ensure any residual risk is understood and appropriately managed.

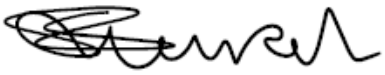
[1] https://experience.arcgis.com/experience/3f7b4ec2f6f14503af1146ce412de39e/page/Fault-Lines/
[2] gis.tararuadc.govt.nz/Tararua/FAAFAZ/CR2021-03_Active_Fault_Mapping_for_Tararua_District_FINAL.pdf

Natural Hazards Commission
Toka Tū Ake

NOT GOVERNMENT POLICY

We welcome the opportunity to discuss our submission with council officers and provide further assistance, if this would be helpful. Please feel free to contact us at any time.

Yours sincerely,



Sarah-Jayne McCurrach,

Head of Risk Reduction, NHC

Natural Hazards Commission Toka Tū Ake

NOT GOVERNMENT POLICY

Form 5, Clause 6 of Schedule 1, Resource Management Act 1991

Natural Hazards Commission Toka Tū Ake Submission on Plan Change A – Growth Areas.

To:	**Tararua District Council** Via Council submission email: PlanChangeA@tararuadc.govt.nz
Submitter:	Natural Hazards Commission Toka Tū Ake (NHC)

1. **This is a submission on the following:**

The Plan Change A – Growth Areas notified on 07/09/2026.

2. **NHC could not gain an advantage in trade competition through this submission.**

3. **NHC does not wish to be heard in support of this submission.**

4. **This document and the attached Appendices comprise the NHC submission. This submission relates to Plan Change A – Growth Areas in its entirety.**

5. **The submission from NHC is:**

NHC supports, supports in part, and seeks amendments to Plan Change A – Growth Areas, as outlined in this submission and Appendix 1.

1. **Proposed residential growth areas** – NHC supports the proposed residential growth areas in Dannevirke, Woodville and Eketāhuna, subject to our suggested amendments to DEV01-P6 being accepted.
2. **Pahiatua proposed residential growth areas** – NHC supports in part and seeks amendments to ensure that fault avoidance zones are added to avoid fault rupture hazard associated with active faults.
3. **Resilient subdivision and building platforms** – NHC supports provisions requiring subdivision to be resilient to natural hazards and climate change and requiring stable, flood-free building platforms.
4. **Clarification of natural hazards risk provision** – NHC seeks amendments to define or provide a metric for significant natural hazard risk. This should be informed by the National Policy Statement for Natural Hazards (NPS-NH) and would support consistent interpretation and application of rules and policies.

Provided at Appendix 1 is a table containing submission points that address the above, and other matters of relevance.

6. **NHC seeks the following decision from the local authority:**

NOT GOVERNMENT POLICY

That the specific amendments, additions or retentions which are sought as specifically outlined in Appendix 1, are accepted and adopted into Plan Change A – Growth Areas, including such further, alternative, additional, or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Date:	02/10/2026
Address for service:	Natural Hazards Commission Toka Tū Ake PO Box 790, Wellington 6140
Contact person:	Sarah-Jayne McCurrach
Email:	resilience@naturalhazards.govt.nz

5

UNCLASSIFIED

Appendix 1

Provision	Description	Support/ Oppose/ Amend	Reasoning	Requested Action
Proposed Residential Growth Development Areas				
Dannevirke, Eketāhuna, Woodville Proposed Residential Growth Areas	-	**Support**	NHC supports residential growth in these areas as there is low exposure to flood hazards[1,2], active faults[3], and liquefaction[4]. In areas where liquefaction damage is possible, subdivision should be supported by a detailed area-wide assessment to identify appropriate risk mitigation measures[5]. Within this Plan Change, Policy DEV01-P6 could help achieve this by requiring ground conditions to be assessed and liquefaction risk to be appropriately managed, reducing potential impacts on people and property. While we support these growth zones, we note that NHC has also recommended amendments to DEV01-P6 as part of this submission. [1] River Edge Consulting. (2024). Appendix 3: Tapuata stream flood assessment. Tararua District Council. tararuadc.govt.nz/__data/assets/pdf_file/0022/214429/Appendix-3-Tapuata-Stream-Flood-Assessment-completed-by-River-Edge-Consulting.PDF. [2] Tararua District Council. (2019). District Plan Flood Maps 1-10 [3] Tararua District Council. (2024). Tararua District Faultlines | Tararua District Council Open Data [4] Tonkin + Taylor Ltd. (2021). Tararua District Liquefaction Vulnerability Report [5] Ministry of Business, Innovation and Employment, Ministry for the Environment, & Earthquake Commission. (2017). Planning and engineering guidance for potentially liquefaction-prone land: Resource Management Act and Building Act aspects.	Retain the proposed growth areas, subject to our suggested amendments on DEV01-P6.

			https://www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction.pdf	
Pahiatua Proposed Residential Growth Areas	-	**Support in part**	NHC seeks amendments to the Pahiatua Residential Growth Areas. These areas are exposed to multiple natural hazards, including flooding[1], active fault lines[2], and liquefaction[3]. Increasing residential development in areas subject to one or more natural hazards without sufficient provisions would increase risks to people and property and create long-term residual risk. NHC recommends that active faults are managed through fault avoidance zones in accordance with Ministry for the Environment guidance[4]. This means that fault rupture hazard can be avoided, which will reduce impacts to people and property. In areas where liquefaction damage is possible, subdivision should be supported by a detailed area-wide assessment to identify appropriate risk mitigation measures[5]. Within this Plan Change, Policy DEV01-P6 could help achieve this by requiring ground conditions to be assessed and liquefaction risk to be appropriately managed, reducing potential impacts on people and property. We note that NHC has also recommended amendments to DEV01-P6 as part of this submission. [1]Tararua District Council. (2019). District Plan Flood Maps 1-10 [2]Tararua District Council. (2024). Tararua District Faultlines | Tararua District Council Open Data [3]Tonkin + Taylor Ltd. (2021). Tararua District Liquefaction Vulnerability Report [4]Ministry for the Environment. (2003). Planning for development of land on or close to active faults: A guideline to assist resource management planners in New Zealand. Planning for development of land on or close to active faults: A guideline to assist resource	Include a fault avoidance zone within the Pahiatua Proposed Residential Growth Area. Ensure liquefaction hazard is assessed and managed, noting our suggested amendments to DEV01-P6.

Submissions Plan Change A - 021 to 040
Attachment 5 Submission 025 - Proposed Plan Change A - Sarah-Jayne McCurrach (Natural Hazards Commission)

			management planners in New Zealand | Ministry for the Environment [5]Ministry of Business, Innovation and Employment, Ministry for the Environment, & Earthquake Commission. (2017). Planning and engineering guidance for potentially liquefaction-prone land: Resource Management Act and Building Act aspects. https://www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction.pdf	
1.2 DEV01 – GRZ – Residential Growth Development Areas (RGDA)				
DEV01-O2	Subdivision is designed and located in a manner that contributes to achieving a well-functioning urban environment that: 5. Are sustainable and resilient to natural hazards and climate change impacts.	**Support**	NHC supports this provision because it ensures that subdivision is sustainable and resilient to natural hazard and climate change impacts. Explicitly addressing climate change is necessary to strengthen the long term-resilience of people and property, as it will intensify many of the impacts from natural hazards.	Retain the provision
DEV01-O5	Avoid adverse effects from natural hazards by ensuring subdivision does not occur in areas where significant risk of material damage exists unless such risks can be adequately remedied or mitigated.	**Amend**	NHC supports this provision as it seeks to avoid subdivision where significant natural hazard risk exists unless that risk can be adequately remedied or mitigated. However, the provision does not define or provide criteria for determining when the risk is "significant" which may lead to inconsistent interpretation and application. NHC seeks an amendment requiring determination of "significant risk". As a starting point, the NPS-NH provides guidance for defining significant risk, noting that the NPS-NH does not preclude decision-makers from managing natural hazard risk beyond the application of the NPS-NH, including applying a more conservative approach to managing natural hazard risks where appropriate. Providing a clear definition will support consistent, risk-informed decision-making and reduce the likelihood of new	Include a definition and/or metric to determine what natural hazard risk is deemed "significant" by the Council.

Submissions Plan Change A - 021 to 040
Attachment 5 Submission 025 - Proposed Plan Change A - Sarah-Jayne McCurrach (Natural Hazards Commission)

			development exposing people and property to intolerable natural hazard risk.	
DEV01-P6	Subdivision and associated earthworks must have regard to ground conditions and natural hazards including liquefaction and flood risks.	**Amend**	NHC supports consideration of ground conditions and natural hazards but seeks stronger wording. As drafted, 'must have regard to' may only require consideration of risk and does not necessarily ensure that any identified risks are avoided or mitigated. This may result in inconsistent interpretation and application. NHC recommends requiring significant natural hazard risk to be avoided, where practicable, or otherwise mitigated. This would provide clearer direction for decision makers and help reduce the potential impacts of natural hazards on people and property. NHC also recommends requiring an assessment of all relevant natural hazards, including but not limited to liquefaction, active faults, landslides, floods and erosion. This would ensure all potential hazards are identified, assessed, and appropriately managed before development, reducing future exposure and residual risk.	The following amendments are made: Subdivision and associated earthworks ~~must have regard to~~ must avoid, where practicable, or otherwise mitigate risks from ground conditions and natural hazards including liquefaction, active faults, landslides, flood and erosion risks.
DEV01-SUB-R1	Activity Status: Restricted Discretionary n. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards.	**Support**	NHC supports the inclusion of effects on land and building stability, and the potential to create new or exacerbate existing natural hazards, as matters of discretion. These matters of discretion enable the Council to assess whether subdivision will create or worsen natural hazard risk. This supports risk-informed decision-making and can reduce impacts to people and property.	Retain the provision.
DEV01-S2 – Building Platforms	2. Each allotment must provide a stable, flood-free (0.5%AEP protection plus freeboard) building platform suitable for building foundations.	**Support**	NHC supports this provision. The proposed growth areas have a relatively low susceptibility to flooding, and the requirement for stable building platforms protected from a 0.5% AEP flood event, including freeboard, provides an appropriate and precautionary level of resilience for residential development.	Retain the provision.

DEV01-S2 – Building Platforms	3. Provision of a geotechnical investigation of each stage including recommendations on mitigation of risk of liquefaction including earthworks, stormwater ponds, services, stormwater conveyance, road construction and building foundations.	**Support in part/ Amend**	NHC supports requiring geotechnical investigations and recommendations to mitigate liquefaction risk. However, the term "each stage" could be misinterpreted and preclude initial geotechnical investigations of an entire development at subdivision consent stage. If a geotechnical investigation is deferred until individual stages are developed, the consent authority may be unable to adequately assess development-wide risk, interactions between stages, and residual risk. NHC therefore seeks a preliminary geotechnical investigation of the entire proposed development when subdivision consent is sought, followed by detailed investigations for each stage.	The following amendment is made: Provision of a preliminary geotechnical investigation for the entire proposed development at the time of the subdivision consent application, followed by a detailed geotechnical investigation for each stage before its development. The investigations should assess liquefaction risk; recommend measures to avoid or mitigate that risk in relation to earthworks, stormwater ponds, services, stormwater conveyance, road construction, and building foundations; and identify the residual risk(s) after mitigation.

Submissions Plan Change A - 021 to 040
Attachment 5 Submission 025 - Proposed Plan Change A - Sarah-Jayne McCurrach (Natural Hazards Commission)

#026

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
KEVIN ROBERT EADES

* Organisation you are representing (if applicable)
NA

Physical address
46 ORMOND STREET

* Address for service (if different from above)
" "

* Post code
4920

* 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.

[redacted]

Submission details

The specific parts of Plan Change A that my submission relates to are: DEV01, DEV01 SUB R1, WOODVILLE

Regarding Rates, and use of land, Paper road change, Utilities

(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 support the change to residential providing the following requirements are met for my property off Tay St, being accessed by paper road to Part Lot 1 DP 3550.

That the paper road will become a street with infrastructure?
That Rates changes will not be instituted until the above is completed, and with fore warning of finance increases that will be incurred?

*** 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.)

Amendment - When rezoning changes come into effect, (July 2028), that 3waters and TDC Rates changes will not take place until each service is established and operating after the re-zoning has been adopted.

☐ I have attached additional pages

[redacted]

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.

Sig [redacted]

Date 28 / 09 / 2026

Full name KEVIN ROBERT EADES

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

#027

Received
2 OCT 2026
Eketahuna Service Centre

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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Fields marked with * are mandatory.

Submitter details

* Full name
Patricia Joy Cowley.

* Organisation you are representing (if applicable)

Physical address
37 Bridge 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

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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:

Eketahuna .

(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 proposal to re zone Rural properties to residential for the following reasons

1) Infratructure Cability. Water and waste waters Infrastructure in Eketahuna will not have the capacity to support increased residential density without causing signifigant strain and disruptions to current residents already paying signifigant rates. We have already had flooding into our property because current infrastfacture needs replacing. Money needs to be spent on current exsisting Land as we are at capacity already. Re zoning rural land to residential will also have a huge impact on animals.

2) Population in Eketahuna to other towns and land mass is a lot less.

*** 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 the following from local council to

Decline the proposed residential re zoning for this area and retain its rural zoning until designated current infrastructure upgrades are gaurenteed.

☐ 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.

Signatur[redacted] Date 2 / 10 / 2026

Full name Patricia Cowley

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:

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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
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#028

Consultation: Plan Change A

SUBMISSION FORM

Received
2 OCT 2026
Eketahuna Service Centre

TARARUA DISTRICT COUNCIL

Privacy

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Fields marked with * are mandatory.

Submitter details

* Full name: John Charles Cowley

* Organisation you are representing (if applicable):

Physical address: 37 Bridge 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

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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:

(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.)

Our present infrastructure will not hold up under the proposed Plan Change. Forget the rezoning as the cost is not affordable Yes we do need growth but not a scale that is proposed If it was to go ahead present rate payers will be paying for future ratepayers. At the ~~for~~ cost of rates even now we cannot afford to have any increase on our rates. Especially with the water rates supposed to rise by x $% . Therefore I do not want the council to go ahead with the rezoning at all

*** 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

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Sig[redacted]

2 / 10 / 2026
Date

John Charles Cowley
Full name

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#029

Received
02 OCT 2026
Eketahuna Service Centre

Consultation: Plan Change A

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Fields marked with * are mandatory.

Submitter details

* Full name: Gary John Groombridge

* Organisation you are representing (if applicable):

Physical address: 31 High 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

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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:

Elections urban expansion

(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.)

attached to this document

*** 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 that it stays the same

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

[redacted] Signature

23 / 9 / 2026 Date

Gary John Groombridge
Full name

How to lodge this submission

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

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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

Gary Groombridge 31 High st Ektahuna

My submission about the proposed zoning changes from rural to urban

Part of my property is zoned rual. for me to develop it the paper road which is Drummond st needs to be carried on with services put in place
It is not fair to be charged urban rates if it's land locked and can't have value le a house built on it.
I cant put a driveway down beside my house because it's not legally wide enough and I dont have the fall to put drainage down to the back. It would have to be pumped and im not doing that.
Allso the councils building department has to be brought back to everything done in house with people who are pro developpment and are people people ready to work with owners to achieve good out comes and can come up with positive ways to get things done not knock everything and bully people.
There used to be a moto right through the council if Some one wanted to build a shop / factory / House or what ever MAKE IT HAPPIN that has dissapeared.
Infrastractor. IN Ektahuna this is not up to New development People who have bought land in the last couple of years have Been refused permission to

Also the storm water system is not up to scratch in High st where I live all the drive way culverts have collapsed and the water pools on the grass verges and doesn't flow down to the end of the road and in to the river where it is supposed to go

My opinion is that this is just a money grab with No intent to upgrade Electchord so it can grow

Half My rates bill will be going to the new water company which is $2200 that the council does not get anymore

The water plant Assets and sewer plant Assets have been given away things we paid for and now They can't be borrowed against.

The council needs to be down sized we as rate payers can't afford to have all these High paid people working for us Most of these people don't even live in the Tararua and don't really care about the tararua If they did they would move here

Thanks for your time [redacted] 23/9/26

High st



This is full in big down pours doesn't drain away all of the culverts have collapsed
There are alot of things like this that have been like this for years they are never fixed for more development to happen this stuff needs doing and kept up with

#030

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Saturday, 3 October 2026 9:14 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Peter Kendrick

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 3/10/2026 9:14 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Peter Kendrick
PHYSICAL ADDRESS	57 Cadman Road, Dannevirke, Dannevirke 4930, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	57 Cadman Road, 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:	The keeping and slaughtering of animals on the property
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	The Keeping of Animals and the relationship with the Keeping of Animals Bylaw 2024
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Under s10, 10.1 what does the term "no person may keep, in an urban area..." without the approval of Council. What about current use , for rams as an example for Tupping in what is an existing rural area being rezoned. The same can be said for roosters used to fertilise eggs. S.11 Slaughter of animals. I have no stockyards and take in weaners and slaughter on site via a licensed homekill operator - how does the rezoning impact this? The District plan itself seems silent on this issue s.14 Permits. Currently there are no permits required for the keeping of catlle (the bylaw is silent) or sheep. Should I in the future need to seek permission of neigbours to conduct what is a permitted activity ? and then what about permit costs?, which links to s15.1(a) where neighbours may object. With this rezoning, as an existing landowner, what services do I get, and if I subdivide, would the council install a wastewater

	connection to the sewage system at my boundary?

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	Yes, I do
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#031

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

John and wendy napier

* Organisation you are representing (if applicable)

Physical address

75 Hope Road RD3 Woodville

* Address for service (if different from above)

* Post code

* Contact phone number:

0 [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:

Plan change A

(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.)

[x] My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

[ ] Support [ ] Support in part [x] 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 live on a lifestyle property bordering the proposed new re-zoning to Woodville industrial. We are concerned about the re-zoning for several reasons, including:

1.Our property value would drop due to industries purchasing land.

2.Noise and air quality pollution bordering our property potentially 24 hours a day. We purchased our property for the peace and quiet.

3.Our visual outlook would be adversly effected by looking out onto industrial land instead of farm land.

4. We have been effected negatively with the noise from the new highway, so this proposal is a double blow to negatively affect out lifestyle.

5. We are concerned that this proposed change isn't going to utilize the railway structure. The Tararua district council should only be looking at land adjacent to the railway network. Giving that advantage to industries.

We are strongly against the proposed 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.)

[ ] 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.

John and Wendy Napier
Signature

03 / 10 / 2026
Date

John Cameron and Wendy Ngaire Napier
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

#032

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Sunday, 4 October 2026 10:02 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Tony HITCH

Follow Up Flag: Follow up
Flag Status: Flagged

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Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 4/10/2026 10:02 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Tony HITCH
PHYSICAL ADDRESS	39 Newman Road, Eketāhuna 4700, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	39 Newman Road, Eketāhuna 4700, 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 zone changes
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	Eketahuna infrastructure and current drainage in the areas highlighted for zone change to residential may not be suppawted by current systems. I already pay over a thousand a year for water and waste water that I'm not connected to. Anyone purchasing or developing these new areas should be funding the cost of proper infrastructure themselves as it's already a rort that those of us with no connections to services are paying through the nose to suppawt neighbours who are connected. Extremely rude actually. Anyone using the services should pay more and give us lot collecting our own water and dealing with our own waste a bloody break. You council are worried about not having enough residential and industrial land for this influx of people you expect... Yet you council go out your way to say no to everyones plans and usage of their own land. This does not bode well for your ideas of the area booming and the sooner you learn to work with people to a good outcome rather than alienate then all the better.

	I realise you've done things this way for so long your staff have no idea how to work with people rather than pick holes in everything. But that is the biggest issue facing this district. Property owners from neighbouring council areas have all told me how bad Tararua Council is to work with. Please for the love of God, change the attitude to one of friendly helpful navigation of the rules and regulations to good outcomes. Without this I doubt your district planning will matter very much... Valuing my land at 160000 when it sold for 62000 six months ago is also nuts. And it seems suspicious that this zone change is just a way to increase the rates take from people who thought they were buying rural sections in a rural community. I'm also concerned that you'll push this through regardless of what anyone says and then take this as a mandate to do it again next year to greater areas without regard to current residents.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Delay this Eketāhuna zoning change until real consultation with those in surrounding properties is entered into IN GOOD FAITH. We all want what's best for our little town. But council seem to treat everyone living here like we are stupid.

Presenting at the hearing

DO YOU WISH TO BE HEARD IN SUPPORT OR YOUR SUBMISSION?	Yes, I do
IF OTHERS MAKE A SIMILAR SUBMISSION:	I will consider presenting a joint case with them at the hearing

#033

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

Grant and Barbara Boyden Family Trust

* Organisation you are representing (if applicable)

Physical address

25 Hampson Street, Woodville

* Address for service (if different from above)

C/- Lara Blomfield Law, PO Box 566, Napier 4140

* Post code

4110

* 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**

Submission details

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

The proposed rezoning of its land from rural to industrial and its inclusion in the IGDA (see attached)

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

Signature L Blomfield

Date 04/10/2026

Lara Blomfield on behalf of the Grant and Barbara Boyden Family Trust
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

Submission by the Grant and Barbara Boyden Family Trust

The specific parts of Plan Change A that the Boyden Family Trust's submission relates to are:

- The rezoning of rural land to industrial to create a new greenfield industrial growth area to the west of Woodville for future industrial development. This growth area includes approximately 22.8 hectares of land owned by the Grant and Barbara Boyden Family Trust (**the Boyden Family Trust**)
- The introduction of a new development area (the Industrial Growth Development Area (**IGDA**)) to establish a new subdivision and land use framework for industrial development within this area. This includes specific objectives, policies and rules addressing the key matters relevant to the IGDA and are intended to enable industrial growth and industrial development outcomes within the area.

The Boyden Family Trust opposes:

- the proposed rezoning of its land from rural to industrial; and
- the inclusion of its land within the IGDA.

The Boyden Family Trust's submission is:

1. The purpose of Plan Change A (**PCA**) is to implement the Tararua District Urban Growth Strategy adopted by Council in 2024. It seeks to provide an additional 40 hectares of industrial land to cater for ongoing industrial development demand within the district at sites in Dannevirke, Woodville and Pahiatua to meet industrial demand over the next 30 years.

2. The reason for locating the proposed greenfield industrial site to the west of the Woodville township is that it is considered the best location to fully realise the benefits of Te Ahu a Turanga: Manawatū Tararua Highway and it has rail connectivity (Section 32 Report, page 15).

3. However, there is no evidence that NZTA would enable access to the proposed industrial area from the new State Highway.

4. The areas proposed to be rezoned industrial are different from those shown in the recommended zoning map for Woodville in the Urban Growth Strategy. No explanation has been given for these differences.

5. The Section 32 Report acknowledges that the areas proposed for rezoning are identified as containing highly productive land as defined by the National Policy Statement for Highly Productive Land (**NPS-HPL**) (Section 32 Report, page 22).

6. The requirements of clause 3.6 of the National Policy Statement for Highly Productive Land (NPS-HPL) have not been met. In particular, the land proposed to be rezoned is not the minimum necessary to provide the required industrial development capacity, particularly for a 'business as usual' scenario.

7. The Section 32 Report states that the property sizes within the proposed rezoning areas are predominantly less than 4 hectares and that this significantly limits the feasibility of land-based primary production on that land. That is not the case for the Boyden Family Trust's land.

8. The Trust's land affected by the proposed rezoning is Lot 2 DP 333914 which is held in a single title and comprises 22.8 hectares. It is 25% of the total farm owned by the Boyden Family Trust which, until 5 years ago was a Dairy farm and is now a Dairy heifer grazing farm.

9. Land on the other side of Hope Road which is also proposed to be rezoned industrial is part of a much larger property of about 360 hectares which is a sheep and beef operation.

10. The land in Woodville proposed to be rezoned to industrial is not infrastructure-ready. The proposed plan change acknowledges that these sites do not have reticulated three waters networks available and there are no immediate programmes to provide reticulated networks in these locations (Plan Change A, Section 1.1, page 1).

11. None of the reports provided in support of the proposed plan change or the Tararua District Urban Growth Strategy, or even the Urban Growth Strategy itself clearly demonstrate demand for a further 20-40 hectares of industrial land at Woodville. Further, there appears to be little justification for the Council to adopt an 'aspirational' view of the demand for industrial zoned land in Woodville.

12. An Industrial Market Advisory Report prepared for the Trust by Bayleys (copy provided with this submission) concludes that:

    a. Woodville does not offer the labour, the freight connectivity or the evidence of occupier demand needed to absorb an industrial precinct of this size within any reasonable planning horizon.

    b. None of the technical reports appended to Plan Change A is an industrial demand or absorption assessment for Woodville. The BERL report, although titled as an industrial, residential and projection analysis, addresses residential land only.

    c. Large-scale users will favour Palmerston North and Manawatū, where industrial land supply is plentiful and the freight, labour and infrastructure advantages are concentrated. Woodville would be regarded by the market as an inferior industrial location.

    d. Zoning land this far ahead of demand commits infrastructure planning to a location the market has not chosen, and leaves the landowner with a restrictive zoning over land that is likely to remain vacant for decades.

13. Landowners affected by the rezoning will likely face increased rates for their land as a result of a change in zoning that they do not want.

14. The IGDA includes land use provisions which are intended to limit permitted activities to industrial only, with a small provision for ancillary activities. The Section 32 Report (page 7) states that this has been done to protect the integrity of the IGDA growth area to serve its purpose of providing for industrial growth within the district.

15. Policy DEV02-P3 is to avoid non-industrial activities in the IGDA. This potentially constrains the ability of affected landowners to subdivide that land for non-industrial purposes or carry out other non-industrial activities.

16. The Plan Change states that the existing provisions of the District Plan will continue to apply to the proposed development areas, except where explicitly provided for in the plan change provisions. It is unclear on its face to what extent Plan Change A imposes restrictions on

non-industrial activities on rural land. It potentially severely restricts the ongoing use and development of that land for primary production purposes.

17. The proposed provisions will take precedence for managing subdivision within the industrial areas. Future subdivisions in the IGDA must comply with additional development standards in order to be considered as a restricted discretionary activity. Standard DEV2-SUB-S6 requires the applicant to provide a Comprehensive Development Plan showing the staging of development, the design, layout and servicing of the stage to be consented and any future consequences for achieving adequate connectivity with adjoining IGDA land. These provisions are more onerous than the existing provisions for subdivision in the rural zone.

18. It is inappropriate to rezone rural land to industrial (even by way of an overlay) in the absence of a quantified demand for additional industrial land or a demonstrable capacity shortfall for such land. The approach adopted by the Council, which its own documents acknowledge is 'aspirational' rather than demonstrable, is speculative at best.

19. Council has not adequately consulted with the affected landowners who have no desire to have their rural land rezoned to industrial.

20. The plan change and its proposed rezoning of rural land to industrial:

    a. Does not promote the sustainable management of natural and physical resources;

    b. Does not appear to founded on a demonstrable demand for additional industrial land in Woodville, even over the long term;

    c. Does not assist the Council to carry out its functions so as to achieve the purpose of the Act;

    d. Does not provide for the ongoing efficient use and development of natural and physical resources;

    e. Does not give effect to the NPS-HPL;

    f. Does not result in the most appropriate plan provisions in terms of section 32 of the Act.

The Boyden Family Trust seeks the following decision from Tararua District Council:

The owned by the Boyden Family Trust to the north of Te Ahu a Turanga: Manawatū Tararua Highway:

- Not be rezoned to industrial;
- Not be subject to the IGDA provisions; and
- Retain its existing rural zoning.

BAYLEYS

INDUSTRIAL MARKET ADVISORY REPORT

Proposed Industrial Rezoning, Woodville

Market depth, absorption and labour assessment in response to Tararua District Council Plan Change A

Prepared for	Grant Boyden
Prepared by	Karl Cameron, Bayleys Palmerston North Commercial
Date	22 September 2026
Subject land	Circa 22 hectare rural landholding, Woodville, within the proposed Woodville Industrial Growth Development Area
Purpose	Independent commercial and industrial market opinion to support a submission on Plan Change A. Submissions close 5:00pm, Monday 5 October 2026.

Summary of Opinion

Grant, you have asked for our view, as experienced practitioners in the Palmerston North and Manawatū commercial and industrial market, on whether rezoning your circa 22 hectare landholding from Rural to Industrial is supported by market demand. In our professional opinion it is not.

The lower North Island's large-format industrial and logistics demand is consolidating at Palmerston North, where a substantial land pipeline sits alongside nationally significant rail, road and air freight investment. Woodville does not offer the labour, the freight connectivity or the evidence of occupier demand needed to absorb an industrial precinct of this size within any reasonable planning horizon. Our five key findings follow.

1	**Supply is deep and growing.** The North East Industrial Zone (NEIZ) alone held about 113 hectares of uncommitted land in 2025. A further 176 hectares is planned through Te Utanganui, and 24 hectares is being serviced at Kawakawa Industrial Park, Feilding. A further 12.3 hectares on Pārera Way, Palmerston North, is to be rezoned Industrial by mid-2027.
2	**Demand gravitates to the freight hub.** KiwiRail's 177 hectare Regional Freight Hub, Palmerston North Airport's 24/7 freight capability and the planned Regional Freight Ring Road concentrate logistics advantage in Palmerston North.
3	**Council's own evidence points to thin demand.** The district forecast is about 43 hectares of additional industrial land by 2053, 31 hectares of it in rural Tararua. That leaves roughly 12 hectares for all four towns combined over three decades, about half the area proposed at Woodville alone.
4	**Absorption risk is severe.** At the NEIZ's long-run take-up of 2 hectares a year, 22 hectares equals 11 years of Palmerston North's premier logistics precinct. At the rate implied for Tararua's towns, it equals more than 50 years.
5	**The labour pool is shallow.** Woodville had 1,662 residents and 717 employed people at the 2023 Census, against a working-age population of about 58,500 in Palmerston North.

BAYLEYS

1. Plan Change A and the Subject Land

Tararua District Council adopted Plan Change A on 12 August 2026 and publicly notified it on 7 September 2026. It proposes to rezone around 115 hectares of Rural land to Residential across Dannevirke, Woodville, Pahiatua and Eketāhuna, and around 40 hectares of Rural land to Industrial. The industrial component comprises a new greenfield area west of Woodville near the Te Ahu a Turanga connection, together with the rezoning of two established industrial sites, Oringi Business Park and the Pahiatua Fonterra site. The plan change is proceeding under a Ministerial exemption from the Government's Plan Stop rules, granted on 8 April 2026.

The new Industrial Growth Development Area (IGDA) framework would limit permitted activities in the growth areas to industrial activities, with a small allowance for ancillary uses. Council's own guidance also confirms that rates are assessed with reference to zoning and land use. Rezoning is therefore not a neutral act for a landowner. If industrial demand does not arrive, the owner is left holding land whose other options have been narrowed.

Key dates: submissions close 5:00pm Monday 5 October 2026; further submissions close 2 November 2026; hearing indicatively mid-December 2026. The plan change is not operative until decisions and any appeals are resolved.

2. Why Large-Scale Users Will Favour Palmerston North

Palmerston North City Council describes Manawatū as the natural and logical centre for distribution across central New Zealand, sitting at the intersection of State Highways 1, 2 and 3. Palmerston North Airport is one of only three key airports in the country able to move freight 24 hours a day. Te Utanganui, the Central New Zealand Distribution Hub, is being positioned by its partners as the third node in the national freight network after the Auckland, Hamilton and Tauranga golden triangle and Christchurch. The NEIZ already accommodates national distribution operations including Foodstuffs, Toyota, Progress Enterprises and DKSH.

The infrastructure programme underpinning this position is substantial and, importantly, it is funded and under way.

Project	Status	Relevance to industrial location
KiwiRail Regional Freight Hub	177 hectare designation confirmed 2023. $40 million Provincial Growth Fund (2018); up to $22.4 million Regional Infrastructure Fund loan approved June 2026. Enabling works targeted from 2027, built in stages over about 30 years.	Container terminal, warehousing, bulk and forestry loading, and co-location for distributors. Capacity for trains up to 1,500 metres long.
Te Ahu a Turanga: Manawatū Tararua Highway	Opened June 2025.	Improves Tararua and Hawke's Bay access to the Palmerston North hub.
Ōtaki to north of Levin expressway	Main construction started September 2025; completion expected 2029.	Strengthens the Wellington corridor and Levin as a lower-cost competing location.
Manawatū Regional Freight Ring Road	Included in the National Land Transport Plan (September 2024).	Moves freight around the city to the hub and NEIZ.
Te Utanganui rail connections	Government planning funding for rail between the Airport and Bunnythorpe announced June 2026.	Integrates rail with airport and industrial land.

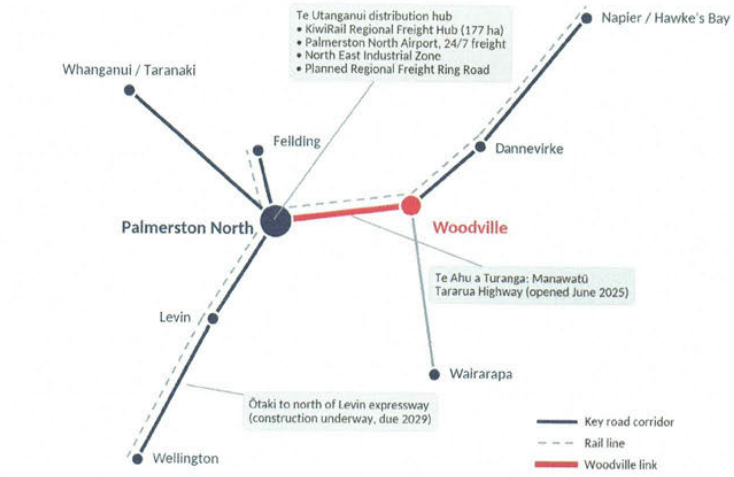


Figure 1. Schematic of the lower North Island freight network. Bayleys, drawing on PNCC, KiwiRail and NZTA information.

Te Ahu a Turanga is a two-way road. It improves Woodville's connection to Palmerston North, but by the same measure it brings Tararua and Hawke's Bay freight closer to the freight hub. For a national or regional distributor, the question is not whether Woodville is now accessible. It is why they would locate at the eastern end of that link, away from the rail terminal, the airport, the ring road and the labour force they need. In our experience, occupiers of scale do not make that trade.

The competitive field for price-sensitive users is also moving south, not east. PNCC's 2025 commercial property market survey records that local property professionals see Levin as the greatest competitor to Palmerston North, on the strength of land affordability and the Ōtaki to north of Levin expressway. Bayleys' own Q3 2026 Industrial Market Update identifies Manawatū as strengthening its role as the central North Island freight nexus, supported by extensive greenfield industrial capacity.

3. A Deep and Growing Supply Pipeline

The amount of industrial land zoned, or being zoned, in Palmerston North and Manawatū is significant, and it sits in the locations large users prefer.

Location	Area	Status
NEIZ uncommitted land (includes about 15 ha of KiwiRail hub land expected to host logistics)	113 hectares	Zoned. PNCC 2025 base data.
NEIZ Areas A and B, Draft Plan Change N	26 hectares	Rezoning targeted to be operative mid-2027.
Te Utanganui Area C, Railway Road	150 hectares	Investigations from 2027, timed to meet demand by 2032.
Kawakawa Industrial Park, Feilding	74 ha precinct; 24 ha being serviced	Zoned. Turners Road extension delivering access and services.
Longburn	Circa 85 hectares	Previously rezoned by PNCC for wet and general industry.
Oringi Business Park and Pahiatua Fonterra site	Part of Plan Change A	Competing industrial supply within Tararua itself.

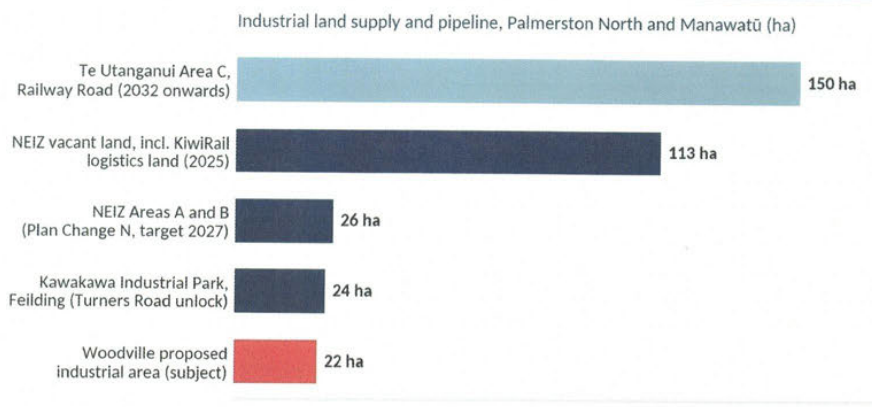


Figure 2. Industrial land supply and pipeline against the proposed Woodville area. Sources: PNCC NEIZ Industrial Land Projections (August 2025); PNCC Te Utanganui programme; Manawatū District Council.

PNCC's own consultant modelled NEIZ take-up at 2, 4 and 6 hectares a year. Under the medium case, the next land release is not required until 2043, and under the low case no additional release is required before 2056. At the recent rate of 4 hectares a year, the existing uncommitted NEIZ stock represents roughly 28 years of take-up before Areas A, B and C are added. This is the market a Woodville industrial precinct would be competing with for every enquiry.

4. Woodville: Thin Evidence of Demand

Industrial sales and leasing evidence in Woodville is thin, and in our experience the town has not generated occupier demand at anything approaching the scale now proposed. That absence of evidence is itself informative, and it is consistent with Council's own material.

Council's forecast does not support 22 hectares. The Growth Strategy forecast adopted in the Section 32 report projects about 43 hectares of additional industrial land across the whole district by 2053, with 31 hectares of that in rural Tararua. On our reading this leaves roughly 12 hectares for Dannevirke, Woodville, Pahiatua and Eketāhuna combined over three decades. District employment is forecast to grow by 1,367 full-time equivalents over the same period, about 0.6 percent a year.

No Woodville industrial demand study has been produced. On our review, none of the technical reports appended to Plan Change A is an industrial demand or absorption assessment for Woodville. The BERL report, although titled as an industrial, residential and projection analysis, addresses residential land only.

Activity is subdued. The Section 32 report records that resource consent applications have fallen 43 percent since 2022/23, that the commercial and industrial zones show very few land use consents, and that some vacant industrial land exists in the district. Woodville's population was 1,662 at the 2023 Census and had eased slightly by 2025.

Hazard and productive land tests remain open. The Section 32 report notes that Woodville adjoins a large and relatively severe flood hazard area, with the west side of town subject to a large catchment. The proposed industrial area is west of the town. The land is also classed as highly productive, so clause 3.6(4)(a) of the NPS-HPL requires Council to show the zoning is needed to meet expected demand, and clause 3.6(5) requires the extent to be the minimum necessary. Council's productive land argument relies heavily on fragmentation into blocks mostly under 4 hectares. A consolidated circa 22 hectare holding does not share that characteristic, and Council's own agribusiness adviser observed that larger blocks around Woodville could have potential for economically viable horticulture.

BAYLEYS

5. Absorption Risk

To test absorption, we have compared the time needed to take up circa 22 hectares at benchmark rates. The NEIZ rates are PNCC's modelled scenarios for the region's leading logistics precinct. The Tararua rate is our derivation from Council's forecast of roughly 12 hectares across four towns over about 30 years. These are illustrations, not forecasts.

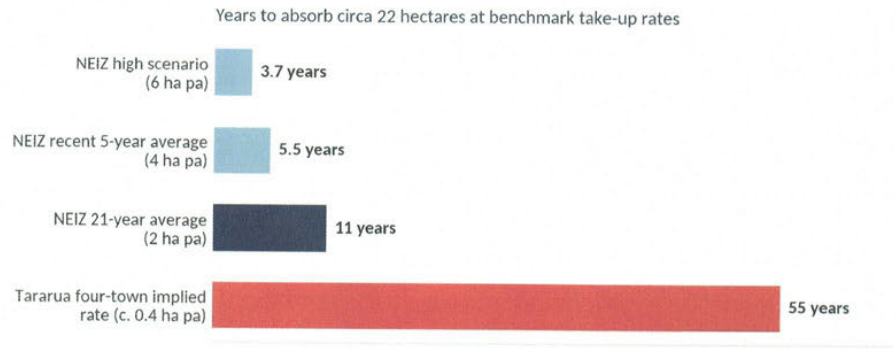


Figure 3. Years to absorb circa 22 hectares. Sources: PNCC NEIZ Industrial Land Projections (August 2025); Tararua District Council Section 32 report; Bayleys analysis.

Even if Woodville matched the NEIZ's 21-year average, which it has none of the attributes to do, the land would take 11 years to absorb. At a rate consistent with Council's own district forecast, absorption would run beyond 50 years. Zoning land this far ahead of demand commits infrastructure planning to a location the market has not chosen, and leaves the landowner with a restrictive zoning over land that is likely to remain vacant for decades.

6. Employment and Labour Depth

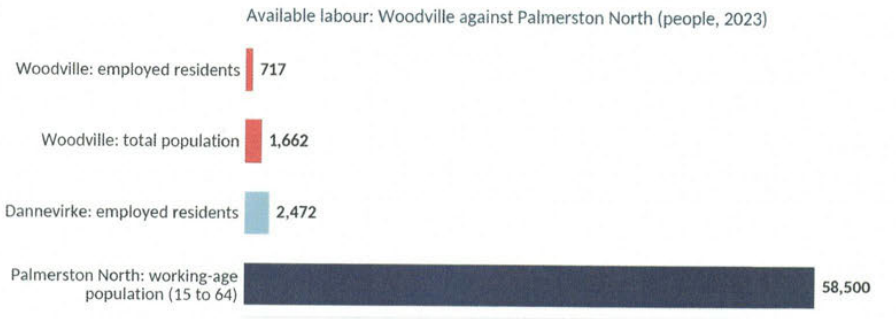


Figure 4. Labour comparison. Sources: BERL Tararua District Land Assessment (May 2026), 2023 Census; Stats NZ subnational estimates via Figure.NZ.

Large industrial and logistics operators select sites where they can recruit and retain staff across shifts. Woodville's entire employed population of 717 is largely already in work, and a single large-format operation could require a workforce equal to a material share of it. BERL's modelling for Council itself assumes limited local capacity to supply labour, so that new jobs require new households to move to the town. That depends on housing that has not yet been built.

Council's own Section 32 report frames Palmerston North as close enough for daily commuting, allowing Tararua residents to enjoy the district's lifestyle without compromising career opportunities. That positions Woodville as a residential satellite of the Palmerston North employment base, not as an employment destination for large industry. We agree with that characterisation.

BAYLEYS

7. Our Opinion and Recommended Submission Points

In our professional opinion, there is not the depth of market to justify rezoning circa 22 hectares at Woodville to Industrial. Large-scale users will favour Palmerston North and Manawatū, where supply is plentiful and the freight, labour and infrastructure advantages are concentrated. Woodville would be regarded by the market as an inferior industrial location, and we hold grave concerns about the rate at which land zoned there would be absorbed. We recommend the submission seek the following relief.

1	**Oppose** the rezoning of the land to Industrial in its notified extent, because expected demand for industrial land at Woodville has not been demonstrated (NPS-HPL clause 3.6(4)(a)) and the extent is not the minimum necessary (clause 3.6(5)).
2	**Request** that Council prepare a Woodville-specific industrial demand, supply and absorption assessment, having regard to the Palmerston North and Manawatū pipeline, before any industrial zoning is confirmed.
3	**In the alternative,** seek that the land retain its Rural zoning, or that any industrial zoning be reduced in extent and released in stages, with later stages triggered only by demonstrated take-up of earlier stages.
4	**Seek confirmation** of flood hazard, three waters servicing and funding before zoning is confirmed, so the landowner is not left holding zoned but unserviceable land.

We recommend a resource management planner or lawyer prepares the formal Form 5 submission, with this report attached as supporting market evidence.

Yours sincerely,

Karl Cameron
Commercial and Industrial Sales, Bayleys Palmerston North Commercial

Sources

Tararua District Council, Plan Change A: Growth Areas, consultation page, Section 32 Report and Appendices (September 2026).
BERL, Tararua District Land Assessment, prepared for Tararua District Council (May 2026).
Journeaux Economics, Comments on Tararua District Council District Plan Review, Land Rezoning (June 2025).
Palmerston North City Council, NEIZ Industrial Land Projections (August 2025); Te Utanganui programme page; Commercial Property Market Survey 2025.
KiwiRail, Regional Freight Hub information and media releases (2023 to 2026); Inside Government NZ, RIF funding approval (29 June 2026).
NZ Transport Agency Waka Kotahi, Ōtaki to north of Levin project updates (2025).
Manawatū District Council, Industrial Growth and Turners Road Extension project pages.
Stats NZ subnational population estimates and projections (2025 update), via Figure.NZ; Bayleys Q3 2026 Industrial Market Update.

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#034

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
Andrew Bolton

* Organisation you are representing (if applicable)
Waipuna Trust

Physical address
36 Waipuna Road, Woodville

* Address for service (if different from above)

* Post code
4999

* Contact phone number:
[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:

The proposed rezoning of the Trust's land to industrial and its inclusion in the IGDA (see attached)

(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 the attached pages

*** 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 the attached pages.

■ 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

04/10/2026
Date

Andrew Bolton on behalf of Waipuna Trust
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

The specific parts of Plan Change A that the Waipuna Trust's submission relates to are:

- The rezoning of rural land to industrial to create a new greenfield industrial growth area to the west of Woodville for future industrial development. This growth area includes land owned by the Waipuna Trust
- The introduction of a new development area (the Industrial Growth Development Area (**IGDA**)) to establish a new subdivision and land use framework for industrial development within this area. This includes specific objectives, policies and rules addressing the key matters relevant to the IGDA and are intended to enable industrial growth and industrial development outcomes within the area.

The Waipuna Trust opposes:

- the proposed rezoning of its land from rural to industrial; and
- the inclusion of its land within the IGDA.

The Waipuna Trust's submission is:

1. The purpose of Plan Change A (**PCA**) is to implement the Tararua District Urban Growth Strategy adopted by Council in 2024. It seeks to provide an additional 40 hectares of industrial land to cater for ongoing industrial development demand within the district at sites in Dannevirke, Woodville and Pahiatua to meet industrial demand over the next 30 years.

2. The reason for locating the proposed greenfield industrial site to the west of the Woodville township is that it is considered the best location to fully realise the benefits of Te Ahu a Turanga: Manawatū Tararua Highway and it has rail connectivity (Section 32 Report, page 15).

3. However, there is no evidence that NZTA would enable access to the proposed industrial area from the new State Highway.

4. The areas proposed to be rezoned industrial are different from those shown in the recommended zoning map for Woodville in the Urban Growth Strategy. No explanation has been given for these differences.

5. The Section 32 Report acknowledges that the areas proposed for rezoning are identified as containing highly productive land as defined by the National Policy Statement for Highly Productive Land (**NPS-HPL**) (Section 32 Report, page 22).

6. The requirements of clause 3.6 of the National Policy Statement for Highly Productive Land (NPS-HPL) have not been met. In particular, the land proposed to be rezoned is not the minimum necessary to provide the required industrial development capacity, particularly for a 'business as usual' scenario.

7. The Section 32 Report states that the property sizes within the proposed rezoning areas are predominantly less than 4 hectares and that this significantly limits the feasibility of land-based primary production on that land. However, that is not the case for the Waipuna Trust's land.

8. The land immediately north of Te Ahu a Turanga: Manawatū Tararua Highway that is proposed to be rezoned is owned by the Waipuna Trust. It is part of a much larger property of about 360 hectares which is a significant sheep and beef operation.

9. The Boyden Family Trust's land on the other side of Hope Road also proposed to be rezoned industrial is approximately 23 hectares and is about one quarter of a farm owned by that trust.

10. The land in Woodville proposed to be rezoned to industrial is not infrastructure-ready. The proposed plan change acknowledges that these sites do not have reticulated three waters networks available and there are no immediate programmes to provide reticulated networks in these locations (Plan Change A, Section 1.1, page 1).

11. None of the reports provided in support of the proposed plan change or the Tararua District Urban Growth Strategy, or even the Urban Growth Strategy itself clearly demonstrate demand for a further 20-40 hectares of industrial land at Woodville. There appears to be little or no justification for PCA to adopt an 'aspirational' view of the demand for industrial zoned land in Woodville.

12. An Industrial Market Advisory Report prepared by Bayleys (copy provided with this submission) concludes that:

    a. Woodville does not offer the labour, the freight connectivity or the evidence of occupier demand needed to absorb an industrial precinct of this size within any reasonable planning horizon.

    b. None of the technical reports appended to Plan Change A is an industrial demand or absorption assessment for Woodville. The BERL report, although titled as an industrial, residential and projection analysis, addresses residential land only.

    c. Large-scale users will favour Palmerston North and Manawatū, where industrial land supply is plentiful and the freight, labour and infrastructure advantages are concentrated. Woodville would be regarded by the market as an inferior industrial location.

    d. Zoning land this far ahead of demand commits infrastructure planning to a location the market has not chosen, and leaves the landowner with a restrictive zoning over land that is likely to remain vacant for decades.

13. Landowners affected by the rezoning will likely face increased rates for their land as a result of a change in zoning that they do not want.

14. The IGDA includes land use provisions which are intended to limit permitted activities to industrial only, with a small provision for ancillary activities. The Section 32 Report (page 7) states that this has been done to protect the integrity of the IGDA growth area to serve its purpose of providing for industrial growth within the district.

15. Policy DEV02-P3 is to avoid non-industrial activities in the IGDA. This potentially constrains the ability of affected landowners to subdivide that land for non-industrial purposes or carry out other non-industrial activities.

16. The Plan Change states that the existing provisions of the District Plan will continue to apply to the proposed development areas, except where explicitly provided for in the plan change provisions. It is unclear on its face to what extent PCA imposes restrictions on non-industrial activities on rural land. It potentially severely restricts the ongoing use and development of that land for primary production purposes.

17. The proposed provisions will take precedence for managing subdivision within the industrial areas. Future subdivisions in the IGDA must comply with additional development standards in order to be considered as a restricted discretionary activity. Standard DEV2-SUB-S6 requires the applicant to provide a Comprehensive Development Plan showing the staging of development, the design, layout and servicing of the stage to be consented and any future consequences for achieving adequate connectivity with adjoining IGDA land. These provisions are more onerous than the existing provisions for subdivision in the rural zone.

18. It is inappropriate to rezone rural land to industrial (even by way of an overlay) in the absence of a quantified demand for additional industrial land or a demonstrable capacity shortfall for such land. The approach adopted by the Council, which its own documents acknowledge is 'aspirational' rather than demonstrable, is speculative at best.

19. Council has not adequately consulted with the affected landowners who have no desire to have their rural land rezoned to industrial.

20. The plan change and its proposed rezoning of rural land to industrial:

    a. Does not promote the sustainable management of natural and physical resources;

    b. Does not appear to founded on a demonstrable demand for additional industrial land in Woodville, even over the long term;

    c. Does not assist the Council to carry out its functions so as to achieve the purpose of the Act;

    d. Does not provide for the ongoing efficient use and development of natural and physical resources;

    e. Does not give effect to the NPS-HPL;

    f. Does not result in the most appropriate plan provisions in terms of section 32 of the Act.

The Waipuna Trust seeks the following decision from Tararua District Council:

The owned by the Waipuna Trust/the Boyden Family Trust to the north of Te Ahu a Turanga: Manawatū Tararua Highway:

- Not be rezoned to industrial;
- Not be subject to the IGDA provisions; and
- Retain its existing rural zoning.

BAYLEYS

INDUSTRIAL MARKET ADVISORY REPORT

Proposed Industrial Rezoning, Woodville

Market depth, absorption and labour assessment in response to Tararua District Council Plan Change A

Prepared for	Grant Boyden
Prepared by	Karl Cameron, Bayleys Palmerston North Commercial
Date	22 September 2026
Subject land	Circa 22 hectare rural landholding, Woodville, within the proposed Woodville Industrial Growth Development Area
Purpose	Independent commercial and industrial market opinion to support a submission on Plan Change A. Submissions close 5:00pm, Monday 5 October 2026.

Summary of Opinion

Grant, you have asked for our view, as experienced practitioners in the Palmerston North and Manawatū commercial and industrial market, on whether rezoning your circa 22 hectare landholding from Rural to Industrial is supported by market demand. In our professional opinion it is not.

The lower North Island's large-format industrial and logistics demand is consolidating at Palmerston North, where a substantial land pipeline sits alongside nationally significant rail, road and air freight investment. Woodville does not offer the labour, the freight connectivity or the evidence of occupier demand needed to absorb an industrial precinct of this size within any reasonable planning horizon. Our five key findings follow.

1	**Supply is deep and growing.** The North East Industrial Zone (NEIZ) alone held about 113 hectares of uncommitted land in 2025. A further 176 hectares is planned through Te Utanganui, and 24 hectares is being serviced at Kawakawa Industrial Park, Feilding. A further 12.3 hectares on Pārera Way, Palmerston North, is to be rezoned Industrial by mid-2027.
2	**Demand gravitates to the freight hub.** KiwiRail's 177 hectare Regional Freight Hub, Palmerston North Airport's 24/7 freight capability and the planned Regional Freight Ring Road concentrate logistics advantage in Palmerston North.
3	**Council's own evidence points to thin demand.** The district forecast is about 43 hectares of additional industrial land by 2053, 31 hectares of it in rural Tararua. That leaves roughly 12 hectares for all four towns combined over three decades, about half the area proposed at Woodville alone.
4	**Absorption risk is severe.** At the NEIZ's long-run take-up of 2 hectares a year, 22 hectares equals 11 years of Palmerston North's premier logistics precinct. At the rate implied for Tararua's towns, it equals more than 50 years.
5	**The labour pool is shallow.** Woodville had 1,662 residents and 717 employed people at the 2023 Census, against a working-age population of about 58,500 in Palmerston North.

BAYLEYS

1. Plan Change A and the Subject Land

Tararua District Council adopted Plan Change A on 12 August 2026 and publicly notified it on 7 September 2026. It proposes to rezone around 115 hectares of Rural land to Residential across Dannevirke, Woodville, Pahiatua and Eketāhuna, and around 40 hectares of Rural land to Industrial. The industrial component comprises a new greenfield area west of Woodville near the Te Ahu a Turanga connection, together with the rezoning of two established industrial sites, Oringi Business Park and the Pahiatua Fonterra site. The plan change is proceeding under a Ministerial exemption from the Government's Plan Stop rules, granted on 8 April 2026.

The new Industrial Growth Development Area (IGDA) framework would limit permitted activities in the growth areas to industrial activities, with a small allowance for ancillary uses. Council's own guidance also confirms that rates are assessed with reference to zoning and land use. Rezoning is therefore not a neutral act for a landowner. If industrial demand does not arrive, the owner is left holding land whose other options have been narrowed.

Key dates: submissions close 5:00pm Monday 5 October 2026; further submissions close 2 November 2026; hearing indicatively mid-December 2026. The plan change is not operative until decisions and any appeals are resolved.

2. Why Large-Scale Users Will Favour Palmerston North

Palmerston North City Council describes Manawatū as the natural and logical centre for distribution across central New Zealand, sitting at the intersection of State Highways 1, 2 and 3. Palmerston North Airport is one of only three key airports in the country able to move freight 24 hours a day. Te Utanganui, the Central New Zealand Distribution Hub, is being positioned by its partners as the third node in the national freight network after the Auckland, Hamilton and Tauranga golden triangle and Christchurch. The NEIZ already accommodates national distribution operations including Foodstuffs, Toyota, Progress Enterprises and DKSH.

The infrastructure programme underpinning this position is substantial and, importantly, it is funded and under way.

Project	Status	Relevance to industrial location
KiwiRail Regional Freight Hub	177 hectare designation confirmed 2023. $40 million Provincial Growth Fund (2018); up to $22.4 million Regional Infrastructure Fund loan approved June 2026. Enabling works targeted from 2027, built in stages over about 30 years.	Container terminal, warehousing, bulk and forestry loading, and co-location for distributors. Capacity for trains up to 1,500 metres long.
Te Ahu a Turanga: Manawatū Tararua Highway	Opened June 2025.	Improves Tararua and Hawke's Bay access to the Palmerston North hub.
Ōtaki to north of Levin expressway	Main construction started September 2025; completion expected 2029.	Strengthens the Wellington corridor and Levin as a lower-cost competing location.
Manawatū Regional Freight Ring Road	Included in the National Land Transport Plan (September 2024).	Moves freight around the city to the hub and NEIZ.
Te Utanganui rail connections	Government planning funding for rail between the Airport and Bunnythorpe announced June 2026.	Integrates rail with airport and industrial land.

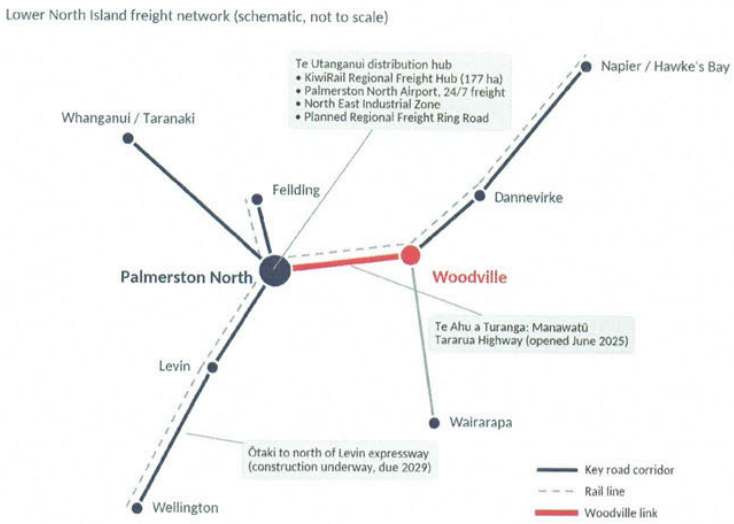


Figure 1. Schematic of the lower North Island freight network. Bayleys, drawing on PNCC, KiwiRail and NZTA information.

Te Ahu a Turanga is a two-way road. It improves Woodville's connection to Palmerston North, but by the same measure it brings Tararua and Hawke's Bay freight closer to the freight hub. For a national or regional distributor, the question is not whether Woodville is now accessible. It is why they would locate at the eastern end of that link, away from the rail terminal, the airport, the ring road and the labour force they need. In our experience, occupiers of scale do not make that trade.

The competitive field for price-sensitive users is also moving south, not east. PNCC's 2025 commercial property market survey records that local property professionals see Levin as the greatest competitor to Palmerston North, on the strength of land affordability and the Ōtaki to north of Levin expressway. Bayleys' own Q3 2026 Industrial Market Update identifies Manawatū as strengthening its role as the central North Island freight nexus, supported by extensive greenfield industrial capacity.

3. A Deep and Growing Supply Pipeline

The amount of industrial land zoned, or being zoned, in Palmerston North and Manawatū is significant, and it sits in the locations large users prefer.

Location	Area	Status
NEIZ uncommitted land (includes about 15 ha of KiwiRail hub land expected to host logistics)	113 hectares	Zoned. PNCC 2025 base data.
NEIZ Areas A and B, Draft Plan Change N	26 hectares	Rezoning targeted to be operative mid-2027.
Te Utanganui Area C, Railway Road	150 hectares	Investigations from 2027, timed to meet demand by 2032.
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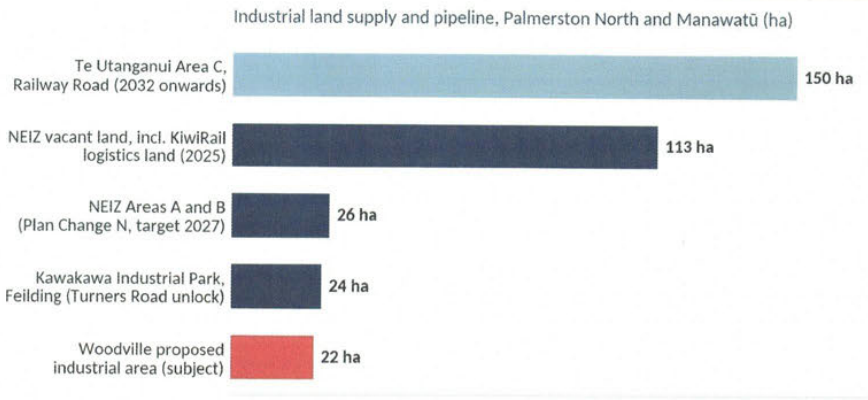


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4. Woodville: Thin Evidence of Demand

Industrial sales and leasing evidence in Woodville is thin, and in our experience the town has not generated occupier demand at anything approaching the scale now proposed. That absence of evidence is itself informative, and it is consistent with Council's own material.

Council's forecast does not support 22 hectares. The Growth Strategy forecast adopted in the Section 32 report projects about 43 hectares of additional industrial land across the whole district by 2053, with 31 hectares of that in rural Tararua. On our reading this leaves roughly 12 hectares for Dannevirke, Woodville, Pahiatua and Eketāhuna combined over three decades. District employment is forecast to grow by 1,367 full-time equivalents over the same period, about 0.6 percent a year.

No Woodville industrial demand study has been produced. On our review, none of the technical reports appended to Plan Change A is an industrial demand or absorption assessment for Woodville. The BERL report, although titled as an industrial, residential and projection analysis, addresses residential land only.

Activity is subdued. The Section 32 report records that resource consent applications have fallen 43 percent since 2022/23, that the commercial and industrial zones show very few land use consents, and that some vacant industrial land exists in the district. Woodville's population was 1,662 at the 2023 Census and had eased slightly by 2025.

Hazard and productive land tests remain open. The Section 32 report notes that Woodville adjoins a large and relatively severe flood hazard area, with the west side of town subject to a large catchment. The proposed industrial area is west of the town. The land is also classed as highly productive, so clause 3.6(4)(a) of the NPS-HPL requires Council to show the zoning is needed to meet expected demand, and clause 3.6(5) requires the extent to be the minimum necessary. Council's productive land argument relies heavily on fragmentation into blocks mostly under 4 hectares. A consolidated circa 22 hectare holding does not share that characteristic, and Council's own agribusiness adviser observed that larger blocks around Woodville could have potential for economically viable horticulture.

BAYLEYS

5. Absorption Risk

To test absorption, we have compared the time needed to take up circa 22 hectares at benchmark rates. The NEIZ rates are PNCC's modelled scenarios for the region's leading logistics precinct. The Tararua rate is our derivation from Council's forecast of roughly 12 hectares across four towns over about 30 years. These are illustrations, not forecasts.

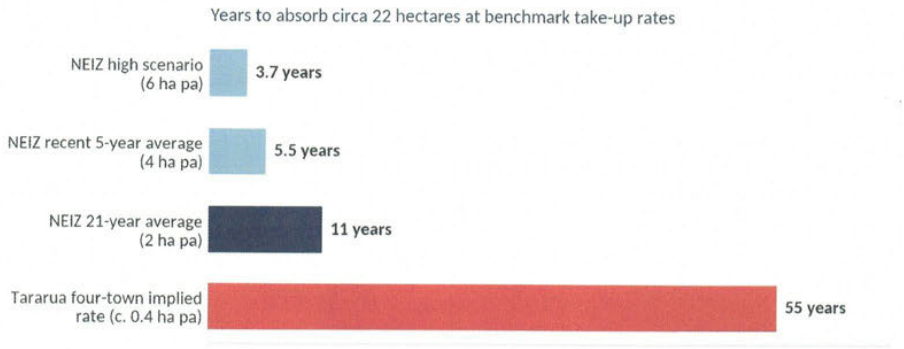


Figure 3. Years to absorb circa 22 hectares. Sources: PNCC NEIZ Industrial Land Projections (August 2025); Tararua District Council Section 32 report; Bayleys analysis.

Even if Woodville matched the NEIZ's 21-year average, which it has none of the attributes to do, the land would take 11 years to absorb. At a rate consistent with Council's own district forecast, absorption would run beyond 50 years. Zoning land this far ahead of demand commits infrastructure planning to a location the market has not chosen, and leaves the landowner with a restrictive zoning over land that is likely to remain vacant for decades.

6. Employment and Labour Depth

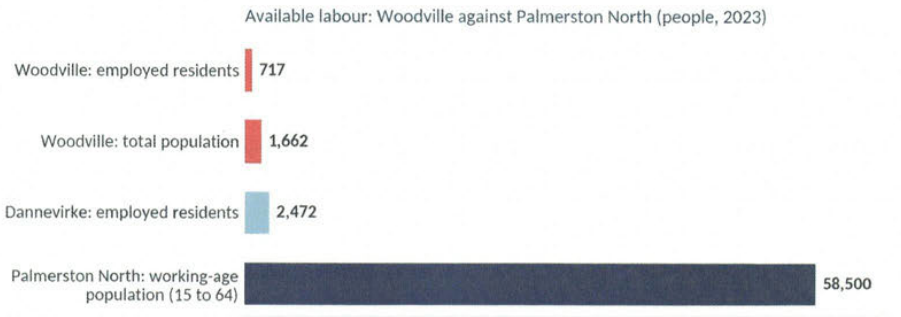


Figure 4. Labour comparison. Sources: BERL Tararua District Land Assessment (May 2026), 2023 Census; Stats NZ subnational estimates via Figure.NZ.

Large industrial and logistics operators select sites where they can recruit and retain staff across shifts. Woodville's entire employed population of 717 is largely already in work, and a single large-format operation could require a workforce equal to a material share of it. BERL's modelling for Council itself assumes limited local capacity to supply labour, so that new jobs require new households to move to the town. That depends on housing that has not yet been built.

Council's own Section 32 report frames Palmerston North as close enough for daily commuting, allowing Tararua residents to enjoy the district's lifestyle without compromising career opportunities. That positions Woodville as a residential satellite of the Palmerston North employment base, not as an employment destination for large industry. We agree with that characterisation.

BAYLEYS

7. Our Opinion and Recommended Submission Points

In our professional opinion, there is not the depth of market to justify rezoning circa 22 hectares at Woodville to Industrial. Large-scale users will favour Palmerston North and Manawatū, where supply is plentiful and the freight, labour and infrastructure advantages are concentrated. Woodville would be regarded by the market as an inferior industrial location, and we hold grave concerns about the rate at which land zoned there would be absorbed. We recommend the submission seek the following relief.

1	**Oppose** the rezoning of the land to Industrial in its notified extent, because expected demand for industrial land at Woodville has not been demonstrated (NPS-HPL clause 3.6(4)(a)) and the extent is not the minimum necessary (clause 3.6(5)).
2	**Request** that Council prepare a Woodville-specific industrial demand, supply and absorption assessment, having regard to the Palmerston North and Manawatū pipeline, before any industrial zoning is confirmed.
3	**In the alternative,** seek that the land retain its Rural zoning, or that any industrial zoning be reduced in extent and released in stages, with later stages triggered only by demonstrated take-up of earlier stages.
4	**Seek confirmation** of flood hazard, three waters servicing and funding before zoning is confirmed, so the landowner is not left holding zoned but unserviceable land.

We recommend a resource management planner or lawyer prepares the formal Form 5 submission, with this report attached as supporting market evidence.

Yours sincerely,

Karl Cameron
Commercial and Industrial Sales, Bayleys Palmerston North Commercial

Sources

Tararua District Council, Plan Change A: Growth Areas, consultation page, Section 32 Report and Appendices (September 2026).
BERL, Tararua District Land Assessment, prepared for Tararua District Council (May 2026).
Journeaux Economics, Comments on Tararua District Council District Plan Review, Land Rezoning (June 2025).
Palmerston North City Council, NEIZ Industrial Land Projections (August 2025); Te Utanganui programme page; Commercial Property Market Survey 2025.
KiwiRail, Regional Freight Hub information and media releases (2023 to 2026); Inside Government NZ, RIF funding approval (29 June 2026).
NZ Transport Agency Waka Kotahi, Ōtaki to north of Levin project updates (2025).
Manawatū District Council, Industrial Growth and Turners Road Extension project pages.
Stats NZ subnational population estimates and projections (2025 update), via Figure.NZ; Bayleys Q3 2026 Industrial Market Update.

Disclaimer

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Acceptance

By receiving, reading or using this report, the recipient acknowledges and accepts the terms of this disclaimer.

#035

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Sunday, 4 October 2026 4:43 pm
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Wayne Eveleigh

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 4/10/2026 4:43 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Wayne Eveleigh
PHYSICAL ADDRESS	57 Stanly Street, Eketahuna 4900, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	57 Stanly Street, Eketahuna 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

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	Eketahuna residential growth Area D225 Stanly street
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:	The area chosen for change Stanly street is a known flood prone area, it has no adequate storm water services provided by council also no wastewater services and according to power line companies is unable for new connections due to current power supply services currently at full capacity. the area also has no fibre internet supply available. Hardly a suitable area fit for change to "Residential"
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Stanly street to be completely deleted from any change in the process and that includes new titles proposed also to unaffected properties such as my own "Residential rural"

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

#036

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

Jordan Benett-Davies

***** Organisation you are representing (if applicable)

N/A

Physical address

21A Edward St - Pahiatua

***** Address for service (if different from above)

***** Post code

4910

***** Contact phone number: 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:

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.)

I Support The Plan Change A.
Pahiatua needs to continue growing, and making more land available for residential subdivision will help provide additional housing opportunities, support future growth, and contribute to the long term development of the town.

*** 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 am seeking for the land identified in the proposed Plan Change A area to be rezoned from Rural to Residential.

☐ 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

05/10/2026
Date

Jordan Bennett-Davies
Full name

How to lodge this submission

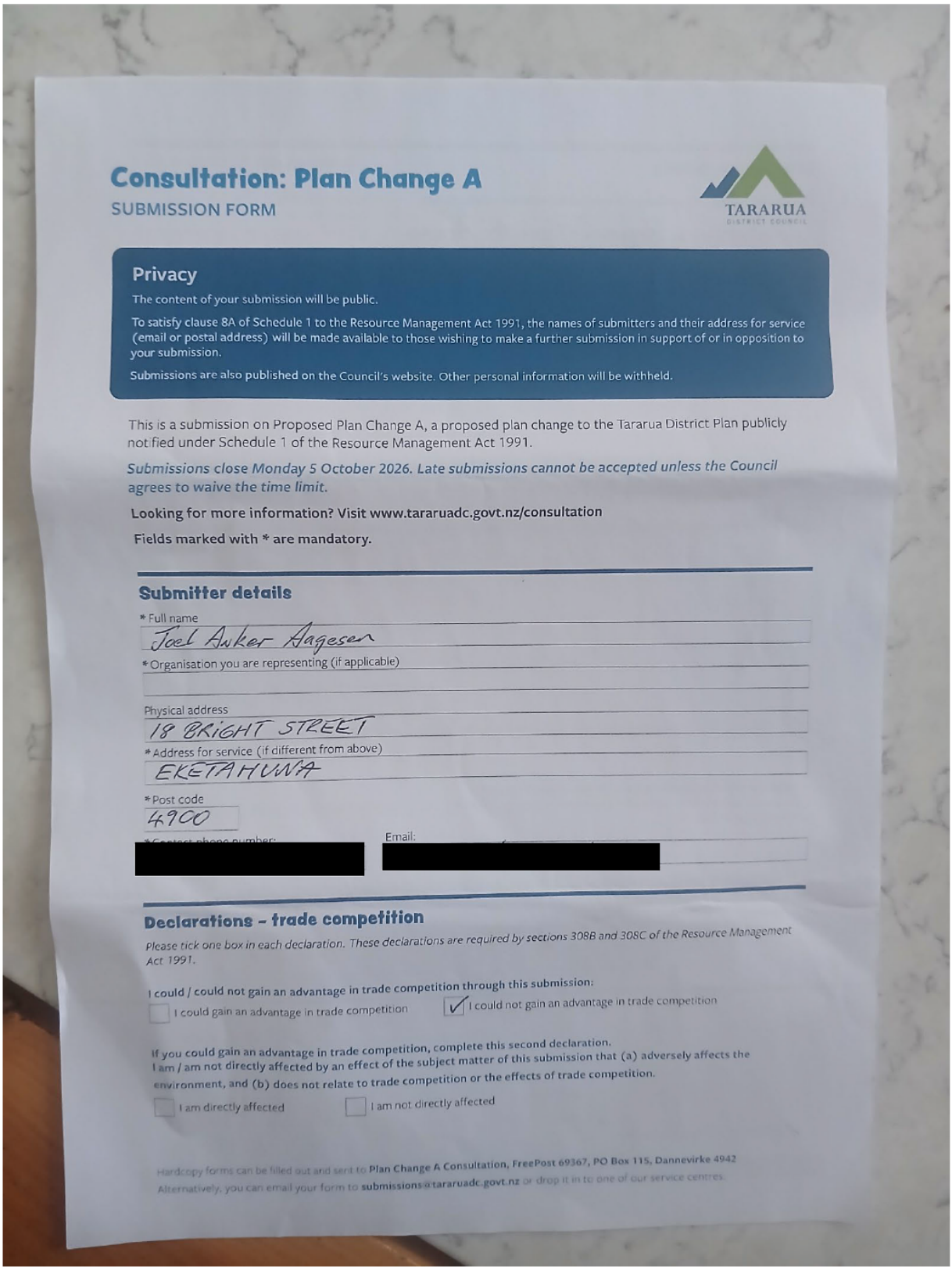
Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

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

#037



Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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The content of your submission will be public.

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Fields marked with * are mandatory.

Submitter details

* Full name
Joel Anker Aagesen

* Organisation you are representing (if applicable)

Physical address
18 BRIGHT STREET

* Address for service (if different from above)
EKETAHUNA

* 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

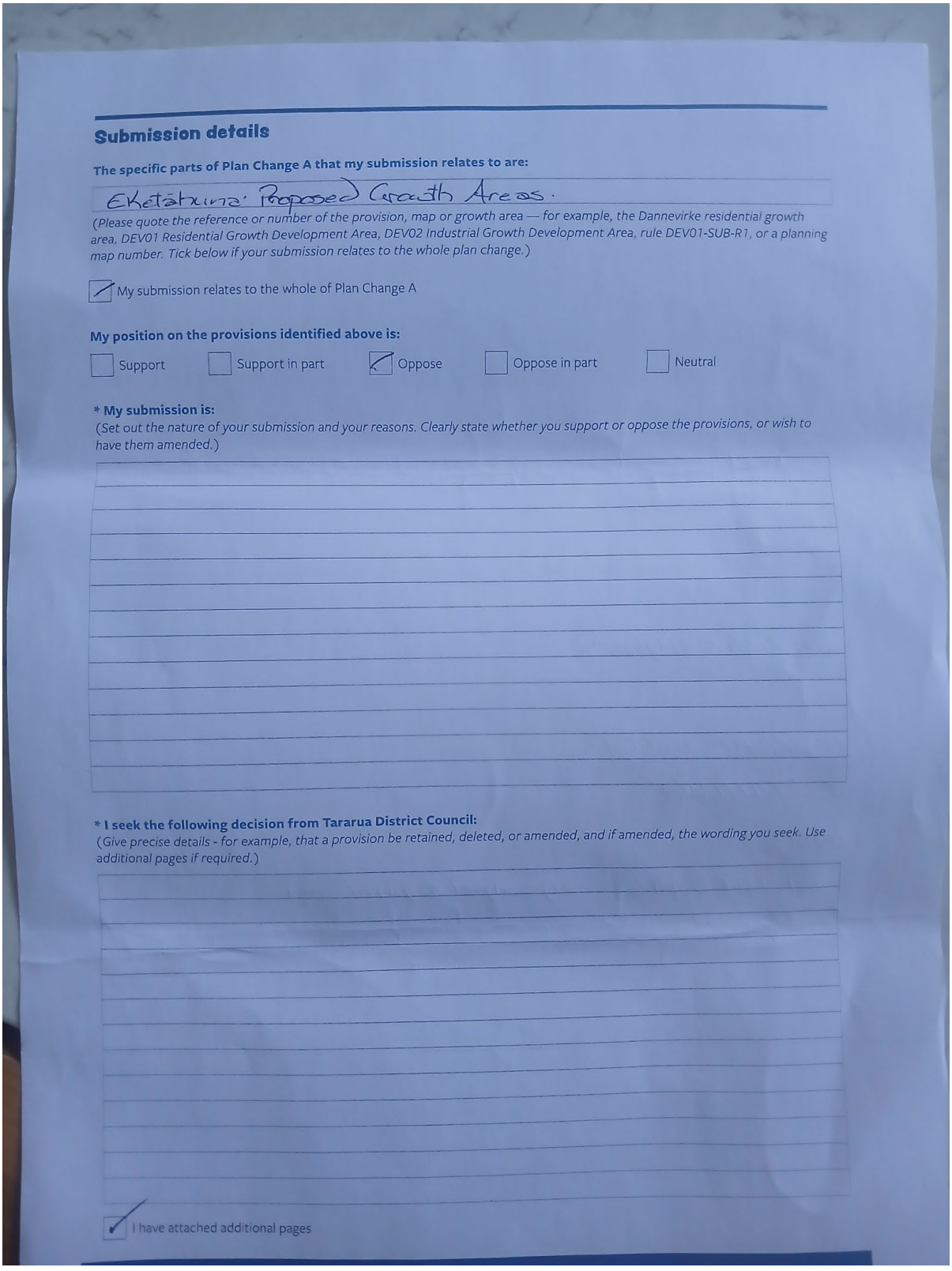
☑ I could not gain an advantage in trade competition

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

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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:

Ekētāhuna' Proposed Growth Areas.

(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

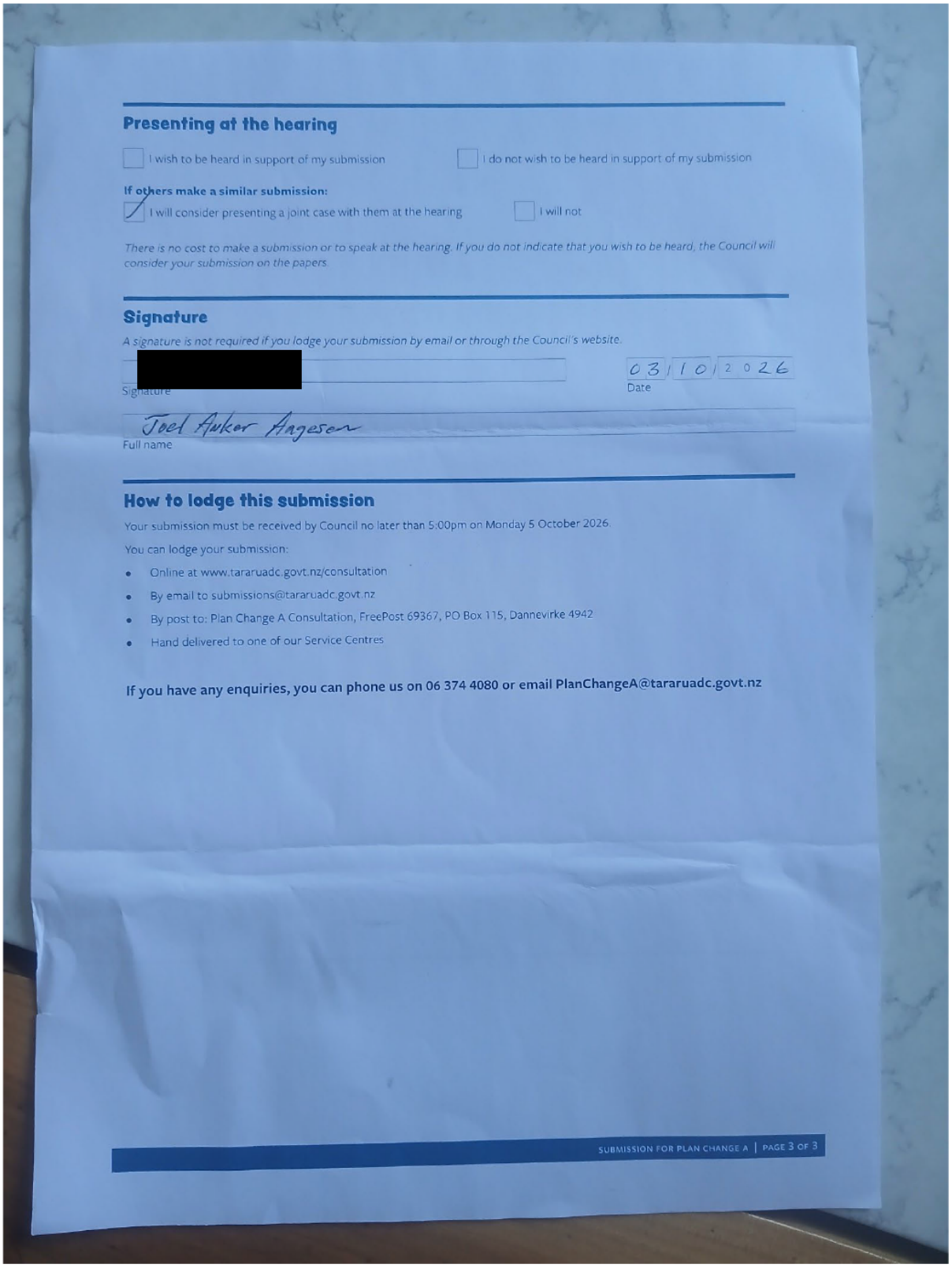
*** My submission is:**

(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.

[redacted]
Signature

03/10/2026
Date

Joel Auker Aagesen
Full name

How to lodge this submission

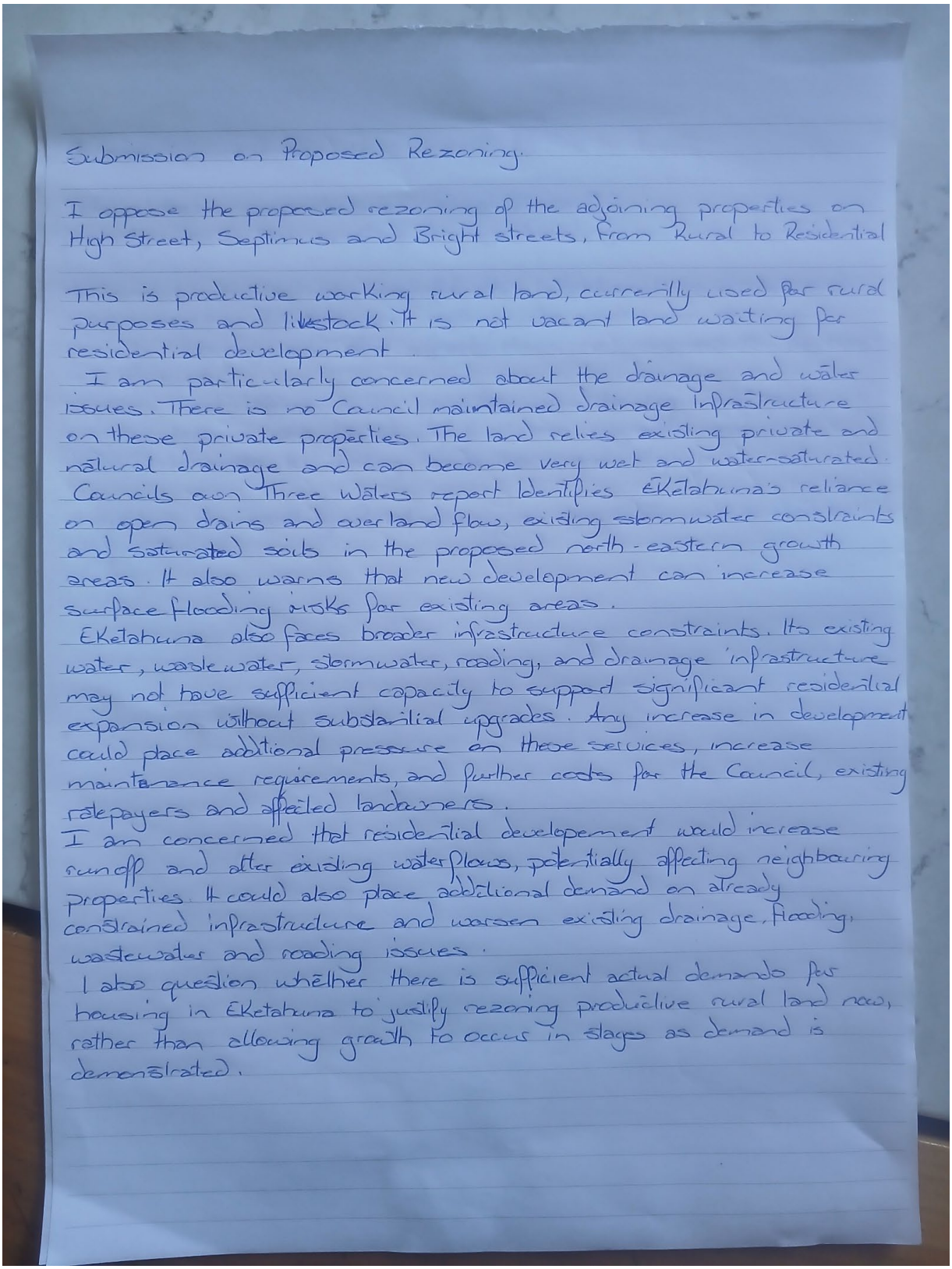
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SUBMISSION FOR PLAN CHANGE A | PAGE 3 OF 3



Submission on Proposed Rezoning:

I oppose the proposed rezoning of the adjoining properties on High Street, Septimus and Bright streets, from Rural to Residential

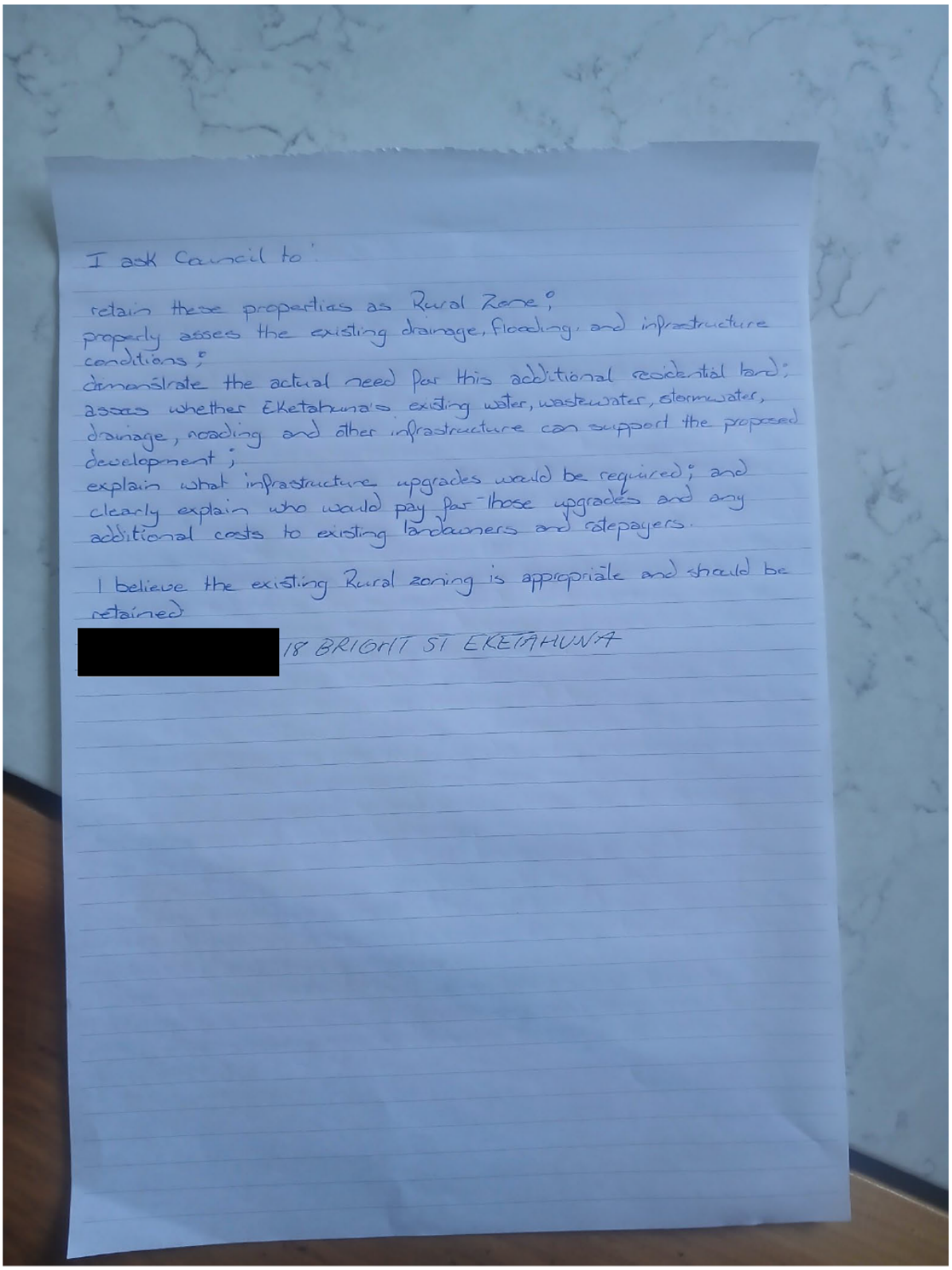
This is productive working rural land, currently used for rural purposes and livestock. It is not vacant land waiting for residential development.

I am particularly concerned about the drainage and water issues. There is no Council maintained drainage infrastructure on these private properties. The land relies existing private and natural drainage and can become very wet and water-saturated. Councils own Three Waters report identifies Eketahuna's reliance on open drains and overland flow, existing stormwater constraints and saturated soils in the proposed north-eastern growth areas. It also warns that new development can increase surface flooding risks for existing areas.

Eketahuna also faces broader infrastructure constraints. Its existing water, wastewater, stormwater, roading, and drainage infrastructure may not have sufficient capacity to support significant residential expansion without substantial upgrades. Any increase in development could place additional pressure on these services, increase maintenance requirements, and further costs for the Council, existing ratepayers and affected landowners.

I am concerned that residential developement would increase runoff and alter existing waterflows, potentially affecting neighbouring properties. It could also place additional demand on already constrained infrastructure and worsen existing drainage, flooding, wastewater and roading issues.

I also question whether there is sufficient actual demand for housing in Eketahuna to justify rezoning productive rural land now, rather than allowing growth to occur in stages as demand is demonstrated.



I ask Council to:

retain these properties as Rural Zone;
properly assess the existing drainage, flooding, and infrastructure conditions;
demonstrate the actual need for this additional residential land;
assess whether Ketetahuna's existing water, wastewater, stormwater, drainage, roading and other infrastructure can support the proposed development;
explain what infrastructure upgrades would be required; and
clearly explain who would pay for those upgrades and any additional costs to existing landowners and ratepayers.

I believe the existing Rural zoning is appropriate and should be retained.

[redacted] 18 BRIGHT ST KETETAHUNA

#038

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Monday, 5 October 2026 10:24 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Chad Foley

Follow Up Flag: Follow up
Flag Status: Flagged

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Tararua District Council

Submission Form: Plan Change A (Form 5)

A submission has been received on 5/10/2026 10:24 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Chad Foley
ORGANISATION YOU ARE REPRESENTING (IF APPLICABLE)	n/a
PHYSICAL ADDRESS	12 Nelson Street, Woodville 4997, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	12 Nelson Street, Woodville 4997, 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 in Woodville - residential/urban.
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Support in part
MY SUBMISSION IS:	We received a letter on 30 September (dated 28 September) advising us of the proposed rezoning. Unfortunately, this was the first time we became aware of the proposal, and we had not seen any previous communication regarding it. We own a 1.6-acre lifestyle property on Nelson Street and have a number of questions about how the proposed rezoning may affect us. We generally understand the reasons behind the proposal and the need to provide for future growth, and we are supportive of that in principle. However, we have not been provided with enough information to fully understand what rezoning our property from rural to residential would mean in practice. We are keen to better understand the potential impacts on our property, including rates, services, livestock, future development opportunities, and our ability to continue using and enjoying the property as we do today. The questions below are intended to help us better

	understand those implications and form an informed view on the proposal.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	If the rezoning goes ahead, what impact is it likely to have on our rates? We appreciate there may be no immediate change, but are rates expected to increase over time (as a result of rezoning) and, if so, by roughly how much? We currently have our own water supply and septic system. Does Council intend to install reticulated water, wastewater and stormwater services to our property or the street frontage as part of this rezoning? If so, what is the expected timeframe? If this infrastructure is not expected to be installed in the short term (say 1-3 years), will properties in the rezoned area still face increased rates or other charges as though the services were already available or planning to be installed? If reticulated services are eventually installed, will connection be mandatory, and who would be responsible for the connection costs? We currently keep sheep on the property, including ewes and a ram. Would the proposed rezoning affect our ability to continue keeping livestock on the property? If the land is rezoned, what is the minimum land size for a dwelling? Has any traffic or road safety assessment been carried or planned to be as part of this proposal? Are there any plans to review the speed limit or make improvements such as footpaths, crossings or other safety measures? We would support reducing the speed limit from 100 km/h to 50 km/h given the number of people walking along the road (Nelson Street and the State Highway).

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

Consultation: Plan Change A

#039

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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Fields marked with * are mandatory.

Submitter details

* Full name

Jocelyn Amon

* Organisation you are representing (if applicable)

Physical address

46 Herbert Street, Eketahuna

* Address for service (if different from above)

[redacted]

* Post code

4900

* Contact phone number:

0 [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

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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:

Eketahuna Residential Growth Area; DEV01; LOT 20 DP 1535 rezoning

(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 Rural to Eketahuna Residential rezoning of this title in its present form. The property is a former trucking yard with large sheds and yard space suited to business uses. Existing-use rights do not preserve reasonable flexibility for future businesses. Residential subdivision cannot presently be realised because additional servicing is not available. Council did not answer my questions before submissions closed. See attached 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.)

Remove LOT 20 DP 1535 from the proposed Eketahuna Residential Growth Development Area and retain its present zoning; or apply a site-specific or business-compatible provision preserving reasonable business use of the existing sheds and yard while allowing future residential development if services become available. Confirm infrastructure capacity, upgrades, funding and timing, and do not rate the title as serviceable if it is not. See attached submission.

☑ 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

05 / 10 / 2026
Date

Jocelyn Amon
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

Submission on Proposed Plan Change A

46 Herbert Street Eketāhuna

Submitter	Jocelyn Amon
Address	46 Herbert Street, Eketāhuna
Land	LOT 20 DP 1535
Council reference	34878 / 17770/09802
Plan Change A part	Eketāhuna Residential Growth Area and DEV01

My position

I oppose the proposed change from Rural to Eketāhuna Residential zoning for this title in its present form. I am not opposed to residential development. My concern is that the change may remove useful future business options while the residential development it is intended to enable cannot currently be serviced.

This title is part of the single property known as 46 Herbert Street. I am lodging a corresponding submission for the other title and ask Council to consider the two submissions together.

Why I object

The property is not ordinary undeveloped rural land

The property was formerly used as a trucking yard and contains very large sheds and useful yard space. Those buildings are a substantial existing resource and are suited to workshop, storage, trades, transport or other appropriate business uses. A purely residential planning framework does not reflect the property as it actually exists.

Residential zoning may reduce future options

I understand that a lawful existing use may continue. That does not answer my concern. Existing-use rights may not allow a different business to be established later or allow an activity to change in character, scale or intensity. The issue is therefore not whether the sheds can remain. It is whether they will still have reasonable and economically useful options in future.

The residential benefit cannot currently be realised

I have previously been advised that additional water and electricity connections are not currently available for the separate smaller title. I have also been advised that the larger title cannot be subdivided because of servicing constraints. It makes little sense to zone the property for residential growth when Council infrastructure presently prevents the subdivision and separate servicing needed to achieve that growth.

Council did not answer my questions before submissions closed

I sent Council questions asking why this particular property was selected, what infrastructure capacity is available, what future business uses would remain possible, and what upgrades are planned. I received no response before the submission deadline. I therefore have no assurance that residential development is realistically achievable or that the effect on the existing sheds has been properly considered.

Rates must reflect what is actually available

Council states that residential rezoning may create a rating demand for services based on the ability to connect, even before a connection is made. I should not face higher service-related rates based on an assumed ability to connect or subdivide if the required capacity is not actually available.

Decision I seek

I ask Council to:

- Remove LOT 20 DP 1535 from the proposed Eketāhuna Residential Growth Development Area and retain its present zoning; or
- apply a site-specific provision, overlay or suitable mixed or business-compatible zoning that allows future residential development if services become available while preserving reasonable business use of the existing sheds and yard;
- confirm what infrastructure capacity is currently available, what upgrades are needed, who would fund them and when they are expected; and
- ensure the title is not rated as though additional connections or subdivision are available when they are not.

I wish to be heard in support of this submission. I am willing to consider a practical alternative that preserves both residential potential and reasonable future use of the existing sheds and yard.

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

Jocelyn Amon

* Organisation you are representing (if applicable)

Physical address

46 Herbert Street, Eketahuna

* Address for service (if different from above)

[redacted]

* Post code

4900

* Contact phone number:

0 [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:

Eketahuna Residential Growth Area; DEV01; LOTS 21-24 DP 1535 rezoning

(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 Rural to Eketahuna Residential rezoning of this title in its present form. The property is a former trucking yard with large sheds and yard space suited to business uses. Existing-use rights do not preserve reasonable flexibility for future businesses. Residential subdivision cannot presently be realised because additional servicing is not available. Council did not answer my questions before submissions closed. See attached 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.)

Remove LOTS 21-24 DP 1535 from the proposed Eketahuna Residential Growth Development Area and retain its present zoning; or apply a site-specific or business-compatible provision preserving reasonable business use of the existing sheds and yard while allowing future residential development if services become available. Confirm infrastructure capacity, upgrades, funding and timing, and do not rate the title as serviceable if it is not. See attached submission.

☑ 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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Signature

05 / 10 / 2026
Date

Jocelyn Amon
Full name

How to lodge this submission

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Submission on Proposed Plan Change A

46 Herbert Street Eketāhuna

Submitter	Jocelyn Amon
Address	46 Herbert Street, Eketāhuna
Land	LOTS 21–24 DP 1535
Council reference	29494 / 17770/09800
Plan Change A part	Eketāhuna Residential Growth Area and DEV01

My position

I oppose the proposed change from Rural to Eketāhuna Residential zoning for this title in its present form. I am not opposed to residential development. My concern is that the change may remove useful future business options while the residential development it is intended to enable cannot currently be serviced.

This title is part of the single property known as 46 Herbert Street. I am lodging a corresponding submission for the other title and ask Council to consider the two submissions together.

Why I object

The property is not ordinary undeveloped rural land

The property was formerly used as a trucking yard and contains very large sheds and useful yard space. Those buildings are a substantial existing resource and are suited to workshop, storage, trades, transport or other appropriate business uses. A purely residential planning framework does not reflect the property as it actually exists.

Residential zoning may reduce future options

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Council did not answer my questions before submissions closed

I sent Council questions asking why this particular property was selected, what infrastructure capacity is available, what future business uses would remain possible, and what upgrades are planned. I received no response before the submission deadline. I therefore have no assurance that residential development is realistically achievable or that the effect on the existing sheds has been properly considered.

Rates must reflect what is actually available

Council states that residential rezoning may create a rating demand for services based on the ability to connect, even before a connection is made. I should not face higher service-related rates based on an assumed ability to connect or subdivide if the required capacity is not actually available.

Decision I seek

I ask Council to:

- Remove LOTS 21–24 DP 1535 from the proposed Eketāhuna Residential Growth Development Area and retain its present zoning; or
- apply a site-specific provision, overlay or suitable mixed or business-compatible zoning that allows future residential development if services become available while preserving reasonable business use of the existing sheds and yard;
- confirm what infrastructure capacity is currently available, what upgrades are needed, who would fund them and when they are expected; and
- ensure the title is not rated as though additional connections or subdivision are available when they are not.

I wish to be heard in support of this submission. I am willing to consider a practical alternative that preserves both residential potential and reasonable future use of the existing sheds and yard.

#040

Received
05 OCT 2026
Eketahuna Service Centre

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

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

Fields marked with * are mandatory.

Submitter details

* Full name
Deborah Margaret Paterson

* Organisation you are representing (if applicable)

Physical address
24 Bridge 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:

☐ 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

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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 own a small holding adjoining the proposed growth area and kept livestock, dogs and machinery on the property. I am concerned with the introduction of new residential housing around me. this will create reverse sensitivity proplems with dogs barking moving stock and noisey machines sometimes working early or late.
I am concerned about our stormwater instructor drains not keeping up with the extra water and rubbish that seems to accumulate with extra housing and the small size off pipe that goes from Drummond Street to an open drain on Bridge street as flooding has occured in the pass
I regulary use Drummond street and have concerns about its width condition and suitability for extra traffic
I am concerned that the increase in housing and residents in Eketahuna will place extra strain on the limited services we have ouaible.

*** 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.)

That they kept all costs to an acceptable level and its done in a timely manner with more consultion

☐ 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

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[redacted]
Signature

04/10/2026
Date

Deborah Paterson
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

or example ambulance. Fire Service which are both maned by
olunters and the Eketahun Health Centre will there be any
unding for these essential Services for the community.

am not apposed to growth as long its done in a timely and
onstructly manner and new housing can support the current
nstruster with a minamal cost to rate payers.