Plan Change A

Submissions – 041 to 061

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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

David Smith

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

Physical address

51 High Street Eketahuna

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

***** Post code

4900

***** 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:

Zoning / Proposed Growth Areas in 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 changes as they stand, after community consultation there are many concerns and everyone I have surveyed also opposes.

I do not think the land area chosen on the western side of Eketahuna is suitable residential development. It is very damp and low in many areas and my understanding is that there is not capacity for services as it stands. We had an open community discussion about it and I did a survey of everyone there and every single signatory opposed the change.

I do not think the proposal is clear in regard to how this is viable and an area had been chosen without taking into account the conditions and natural features the land has and again in many cases is not suitable for residential development.

The low areas make it very difficult to control vegetation growth without grazing animals and by forcing residential development there will be areas where pest plants can profilforate as access to controlling them is limited in many cases to animals.

*** 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 think proof of viability needs to be provided first with a clear roadmap of how the area is to be developed before rezonig properties for residential development including how it is going to be paid for and by who and when. Also there needs to be a closer look at the land itself and the terrain, the area is very wet and there are springs and natural waterways that cannot be controlled. As I understand the services are at or near full capacity as it is. this can then be revisited in the future when more clarity is established.

■ 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

03/10/2026
Date

David Smith
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

etition for / against proposed rezoing of Eketahuna

atement of Purpose:

show support / opposition to preposed rezonig plan in Eketahuna

structions for Signers:

Please print clearly.
Only one person per line.
Sign and date to validate your support.

22/9/2026

No.	Full Name	Address	Email / Phone	Signature	Date	For	Against
1	Marin mckenzie	6 Jackson St, Eketahuna	[redacted]				✓
2	Mary Watson	3A Jackson St "					✓
3	Kristina Doering	1 Jadson Street, Eke					✓
4	Elaine Smith	12 Stanly Street Eke					✓
5	Brian Smith	12 Stanly Street Eke					✓
6	John Cowley	37 Bridge St Eke					✓
7	Pat Cowley	37 Bridge St "					✓
8	Marion Aramoana	28 Stanly St Eke					✓
9	Kathryn Morgan	15 Newman Rd Eke					✓
10	Jocelyn (Josie) Amon	46 Herbert St Eke					✓
11	[illegible]	2[illegible]					✓
12	Abby & Robert Shanna	60 High Street Eke					✓
13	Debbie Paterson	2/4 Bridge Street Eketahuna					✓
14	Gary Greenbridge	31 High st					✓
15	JOEL AAGESEN	18 BRIGHT STREET EKE					✓
16	Larissa Barclay	21 Marchant st. EKE.					✓
17	TONY HITCH	39 Newman					✓
18	CLIVE BUCKSTAFF	14 KINGSTON ST.					✓
19	DAVID SMITH	51 HIGH STREET					✓
20	WAYNE EYLEIGH	57 STANLY Street					✓
21	Neon Caul	8 cullen st			24/09/26		✓
22	Shannon Forsyth	53 High Street, Eketahuna			28/09/26		✓
23	Sharon v Berneveld	85 STANLY ST EKETAHUNA			"		✓

Consultation: Plan Change A

SUBMISSION FORM

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Fields marked with * are mandatory.

Submitter details

***** Full name

Angela Elaine Walker – Nexeus Properties Ltd. working on behalf of Totally Vets Ltd.

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

Totally Vets Ltd

Physical address

31 Bevan Street, Woodville

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

325 Pages Road, Timaru

***** Post code

7910

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

Email:

angela.walker@vetlife.co.nz

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:

To rezone 31 Bevan Street, Woodville from Rural to Residential and include in the RGDA

(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.)

The submitter is therefore concerned that the proposed Residential zoning could constrain the future development, intensification and expansion of the breeding centre and undermine the significant investment made in acquiring 31 Bevan Street for this purpose. See attachment 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.)

Please see attachment

☒ 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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Signature

Date: 05/10/2026

Full name

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5 October 2026

Tararua District Council
Email: PlanChangeA@tararuadc.govt.nz

Attention: Planning Team, Tararua District Council

Dear Sir/Madam,

RE: PROPOSED PLAN CHANGE A – GROWTH AREAS
SUBMISSION ON BEHALF OF TOTALLY VETS LIMITED – 31 BEVAN STREET, WOODVILLE

We act on behalf of Totally Vets Limited in relation to Proposed Plan Change A – Residential and Industrial Growth Areas to the Operative Tararua District Plan.

This submission accompanies the Form 5 and sets out the background to the submission, the reasons for it, and the relief sought.

Background

Tararua Breeding Centre is an established specialist animal breeding operation providing artificial breeding and reproductive services for cattle and other ruminant livestock. The Centre is a wholly owned subsidiary of Totally Vets Limited and currently operates from three sites in Woodville.

The business provides a range of specialist services including bovine and small ruminant semen collection and processing, fertility evaluation and morphology assessment, embryo transfer, artificial insemination services, quarantine and animal holding, laboratory activities, and the storage and despatch of semen, embryos and associated products. Certain facilities operate to meet MPI requirements and overseas market requirements associated with the collection and export of genetic material.

The nature of the operation necessarily involves the keeping, housing, handling and movement of livestock, including bulls and other ruminant animals; quarantine and isolation of animals; animal yards and specialist handling facilities; semen and embryo collection and processing; laboratory and storage activities; and associated staff, customer, service and livestock vehicle movements.

The Centre also operates from Sowry Road and Masterton Road. Sowry Road accommodates an artificial insemination surgery, stock housing, yards, paddocks and sheds. Masterton Road is the principal operational hub, accommodating laboratories, semen storage, liquid nitrogen manufacturing, offices and staff facilities, an artificial insemination area, animal pens and housing, and supporting buildings.

31 Bevan Street comprises 6.4896 hectares, more or less, and is legally described as Lot 1 Deposited Plan 517368, Record of Title 808220. The property is currently zoned Rural and has an established history of use for livestock related purposes. Existing facilities include stables, covered animal housing and pens, stock yards, a pole shed, a covered artificial insemination area, a hay shed, chiller and other outbuildings, with paddocks used for animal holding and isolation. Its development history includes permits for horse stalls, a hayshed and stables, and more recent works to the stable roof and a two-bay pole shed. The site location and planning context are illustrated in Appendix 1.

The submitter recently purchased 31 Bevan Street, Woodville with the intention of establishing the property as the principal base for the Tararua Breeding Centre and progressively consolidating all or most of the activities presently undertaken across the other Woodville sites at this location.

The submitter's longer-term intention is to progressively develop 31 Bevan Street to accommodate the wider breeding centre operation. This is anticipated to require additional quarantine and isolation areas, animal housing and holding facilities, yards and handling facilities, semen collection facilities, laboratories, semen and product storage facilities and associated buildings and infrastructure.

The consolidation of the operation will also require upgrading and extension of infrastructure serving the property. This is anticipated to include upgrading the existing access to accommodate stock trucks and other commercial vehicles, provision of three-phase electricity supply to support specialist services and equipment, appropriate wastewater servicing, and infrastructure associated with the proposed manufacture of liquid nitrogen and storage of semen in liquid nitrogen tanks.

The precise configuration, scale and timing of this development has not yet been determined and is expected to evolve in response to operational requirements, animal welfare and biosecurity requirements, export protocols, servicing requirements, technological changes and growth in the business.

Accordingly, the submitter's interest is not limited to protecting the activities presently occurring at 31 Bevan Street. It is important that the planning framework appropriately provides for the intended consolidation of the established breeding operation at the property and its reasonable future development, intensification and expansion.

Proposed Plan Change A

Plan Change A to the Operative Tararua District Plan proposes to rezone 31 Bevan Street from Rural to Residential and include the property within the Woodville Residential Growth Development Area (RGDA).

The submitter **opposes these aspects of Plan Change A**.

The submitter acknowledges the wider purpose of Plan Change A in providing additional land for future residential growth in Woodville. However, it is concerned that the proposed rezoning of 31 Bevan Street

does not appropriately recognise the established nature of the Tararua Breeding Centre operation, the purpose for which the property has recently been acquired, or its intended long-term use.

The property was acquired specifically to enable the consolidation and development of the established breeding centre operation. The submitter intends to make significant investment in the property as this occurs.

While existing lawful activities may be able to continue, this does not adequately address the submitter's circumstances. The submitter does not simply intend to maintain the activities presently occurring at 31 Bevan Street. Rather, the intention is to progressively consolidate activities currently undertaken at other sites and to develop the property as the principal base for the breeding centre.

The future operation is likely to require further buildings and structures, animal housing and handling facilities, quarantine and isolation areas, laboratories and storage facilities, liquid nitrogen manufacture and associated infrastructure, commercial and stock truck access, servicing infrastructure and other activities associated with the specialist breeding operation. These requirements are materially different from the activities and development ordinarily anticipated within a residential environment.

The existing Rural zoning is also consistent with the nature and operational requirements of the breeding centre. The operative Rural Management Area anticipates not only conventional rural activities, but also a range of other activities that support or enhance the rural function of an area or are more appropriately located in a rural area than an urban area. The breeding centre involves livestock housing and handling, animal quarantine and isolation, stock movements, specialist collection and laboratory facilities and associated servicing and vehicle movements. These characteristics reinforce the appropriateness of retaining a Rural zoning for 31 Bevan Street as the operation is consolidated and developed.

The submitter is therefore concerned that the proposed Residential zoning could constrain the future development, intensification and expansion of the breeding centre and undermine the significant investment made in acquiring 31 Bevan Street for this purpose.

Reverse sensitivity

The submitter is also concerned about the potential for reverse sensitivity effects arising from residential subdivision and development enabled in close proximity to the breeding centre.

The nature of the operation means that livestock must be accommodated, moved and handled according to animal welfare, biosecurity and operational requirements. The operation involves animal and vehicle movements, including stock trucks and commercial vehicles, and the use of specialist animal handling, collection, laboratory, manufacturing and storage facilities.

Activities associated with the operation may result in effects ordinarily associated with livestock and rural activities, including animal noise, vehicle movements, lighting, odour and other operational effects.

The establishment of additional sensitive residential activities in close proximity to the breeding centre has the potential to introduce different amenity expectations and result in complaints or pressure to constrain legitimate activities associated with the operation. This has the potential to affect not only existing activities, but also the ability to consolidate and reasonably develop the breeding centre at 31 Bevan Street as intended.

This issue is particularly relevant given that Plan Change A is specifically intended to facilitate future residential subdivision and development within the surrounding area.

The submitter considers that the planning response should therefore recognise both the existing and intended long-term function of 31 Bevan Street and ensure that new residential development does not compromise the ongoing operation and reasonable future development of the Tararua Breeding Centre.

Retaining Rural zoning for 31 Bevan Street would recognise its livestock related function and allow it to be considered alongside adjoining rural properties when defining the extent of the residential growth area. The residential growth boundary should respond to the location and operational requirements of the breeding centre, rather than assume that all currently rural land in this locality will transition to residential use. Where adjoining land is proposed for residential development, the boundary and development provisions should provide sufficient separation and an appropriate transition between rural operations and residential activities. This could include retaining adjoining land in the Rural Zone where necessary, or requiring setbacks, buffers and subdivision layouts on the residential side of the interface. The extent and form of these measures should respond to the effects of the existing and intended breeding centre operation and the characteristics of the adjoining land.

Relief sought

The submitter seeks a planning framework that provides for the ongoing operation, progressive consolidation and reasonable development, intensification and expansion of the Tararua Breeding Centre at 31 Bevan Street, while protecting it from reverse sensitivity effects arising from surrounding residential development. The submitter's preferred means of achieving this is to retain Rural zoning for the property, supported by appropriate provisions for adjoining residential development. Alternative site-specific provisions are sought if Rural zoning is not retained.

The submitter therefore seeks that Plan Change A be amended to:

1. Exclude 31 Bevan Street, Woodville from the proposed Residential Zone and Residential Growth Development Area and retain the Rural zoning of the property.
2. Amend the adjoining Residential Zone and Residential Growth Development Area boundaries and/or provisions to avoid or appropriately manage reverse sensitivity effects on the breeding centre, including by retaining adjoining land in the Rural Zone where necessary or requiring appropriate separation distances, setbacks, buffers, subdivision layouts and building locations for new residential development.
3. In the alternative, if 31 Bevan Street is retained within the proposed Residential Zone and/or Residential Growth Development Area, include appropriate site specific or other provisions that:

a. recognise and provide for the ongoing operation of the Tararua Breeding Centre at 31 Bevan Street;
b. enable the progressive consolidation at 31 Bevan Street of activities associated with the established breeding centre that are currently undertaken at other locations;
c. provide for the reasonable development, alteration, intensification and expansion of the breeding centre, including animal housing and holding areas, quarantine and isolation facilities, yards and animal handling facilities, semen and embryo collection and processing facilities, laboratories, liquid nitrogen manufacture and associated infrastructure, semen and product storage facilities, offices and staff facilities, buildings and structures, stock truck and commercial vehicle access, servicing and infrastructure, and other activities ancillary to or associated with the operation of the breeding centre; and
d. require subdivision, residential development and other sensitive activities within the surrounding Residential Growth Development Area to be designed, located and managed to avoid or otherwise appropriately address reverse sensitivity effects on the breeding centre, including through appropriate separation distances, setbacks, buffers, subdivision design, building location, mitigation measures and/or other appropriate planning mechanisms.

4. Make any consequential amendments to the objectives, policies, rules, standards, development area provisions and planning maps necessary to give effect to the relief sought above.
5. Grant such other or alternative relief that gives effect to the substance and intent of this submission.

The submitter wishes to be heard in support of its submission.

Please contact the undersigned should you have any questions regarding the submission.

Kind regards,

Perspective Consulting



Gemma Conlon
Commissioner | Planner | Director
mobile: 021 237 4038
email: gemma@perspective.net.nz | web: perspective.net.nz

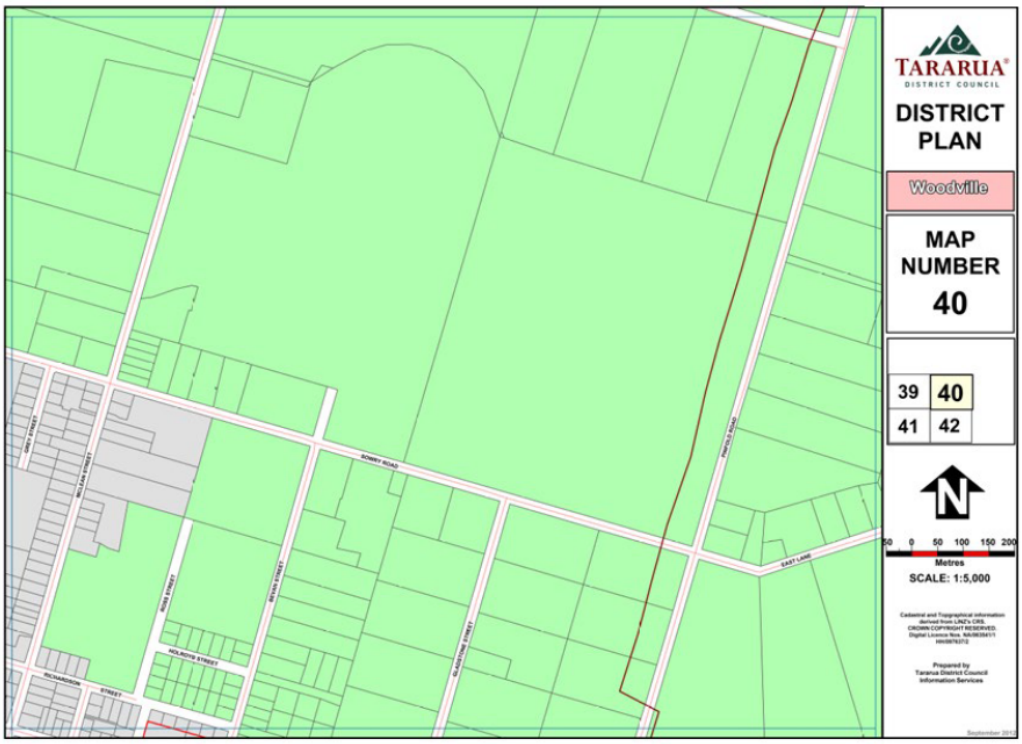
Appendix 1 Site location and planning context

31 Bevan Street, Woodville
Lot 1 Deposited Plan 517368
Record of Title 808220
Area 6.4896 hectares, more or less



Site location shown by the red pin. Source: supplied Google Maps image. The image identifies the location and does not depict the legal site boundary.

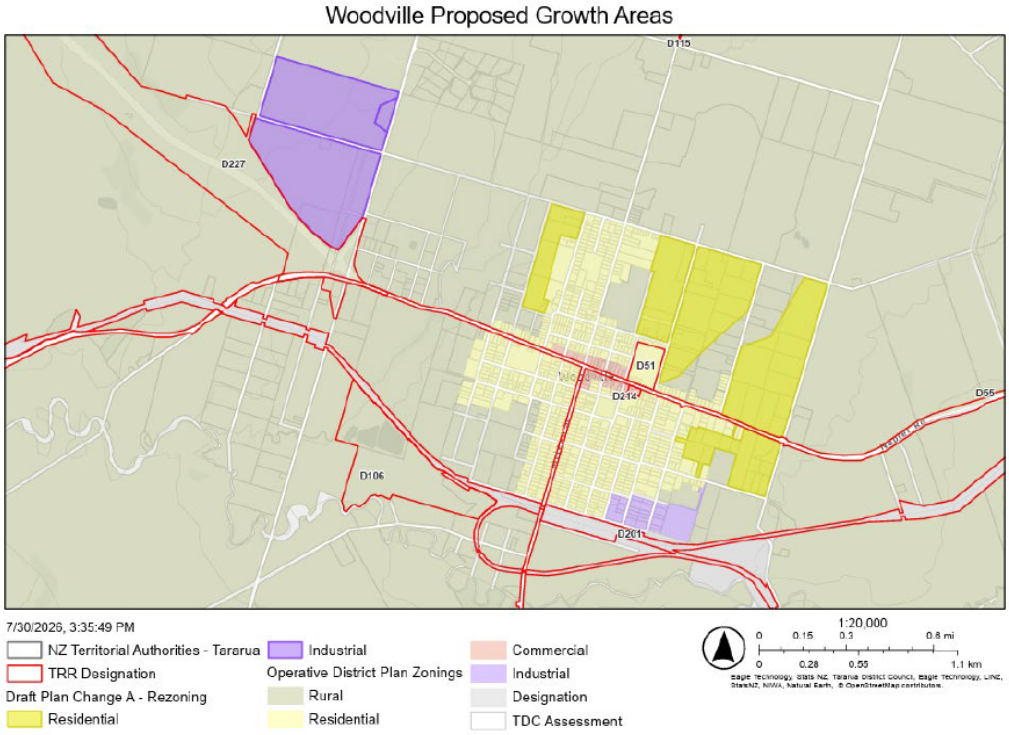
Planning context



Operative Tararua District Plan Map 40, Woodville. Source: supplied planning map.

7

Proposed growth areas



Woodville Proposed Growth Areas. Source: supplied Council map dated 30 July 2026. The map shows the broader proposed rezoning context.

8

#043

horizons
REGIONAL COUNCIL

5 October 2026

HRCID-378445411-15051
AW

Plan Change A Consultation,
FreePost 69367, PO Box 115,
Dannevirke 4942

submissions@tararuadc.govt.nz

Kia ora,

SUBMISSION: PROPOSED PLAN CHANGE A – GROWTH AREAS

Thank you for the opportunity to make a submission on Proposed Plan Change A: Growth Areas.

Horizons Regional Council (**Horizons**) is responsible for managing natural resources across our region, which includes flood control, air and water quality monitoring, pest control, facilitating economic growth, leading regional land transport planning and coordinating the region's response to natural disasters.

There are four keystone environmental issues for the region – surface water quality degradation, increasing water demand, unsustainable hill country land use, and threatened indigenous biodiversity.

Horizons has no trade competition advantage in this submission. Our interest in the proposed plan change is primarily from our role as the regional authority for the area that is subject to the plan change. This submission reviews the proposed private plan change in relation to its alignment with the National Policy Statement for Highly Productive Land (**NPS-HPL**), National Policy Statement for Natural Hazards (**NPS-NH**), National Policy Statement for Freshwater Management (**NPS-FM**), National Environmental Standards and the relevant components of the One Plan, including whether the proposed changes give effect to those higher order planning documents.

General Comment

Horizons generally supports Proposed Plan Change A – Growth Areas (**PPC**) subject to the relief sought below.

Submission Points

1. NPS-HPL

Some of the land proposed to be rezoned through the PPC is recognised as Highly Productive Land (**HPL**) under clause 3.5(7) of the NPS-HPL. While we understand that some of the proposed urban rezoning on LUC 3 land is exempted from being recognised as HPL under clause 3.5(7)(iii) of the NPS-HPL. The remaining the LUC 3 land is subject to clause 3.6(5) of the NPS-HPL, and the LUC 2 land is subject to clauses 3.6(4) and 3.6(5) of the NPS-HPL.

Horizons notes that the proposed residential rezoning extent in Woodville, Pahiatua, and Eketahuna significantly exceeds the residential demand-supply gaps identified in the Tararua District Land Assessment[1]. The Section 32 Report does not provide additional information demonstrating how the PPC meets the requirements of clause 3.6(5) of the NPS-HPL.

Additionally, neither Section 32 Report nor the Tararua District Land Assessment identifies the industrial land capacity requirements necessary to inform the NPS-HPL assessments.

While acknowledging that the Section 32 Report addresses the assessments against clauses 3.6(4)(a) and 3.6(4)(b) of the NPS-HPL, Horizons considers that the assessment against clause 3.6(4)(c) needs to be more detailed to demonstrate that the requirements of this clause are met.

Relief sought

Horizons seeks that Tararua District Council:

i. provides additional information to demonstrate that the PPC meets the requirements of the NPS-HPL; and
ii. make any necessary amendments to the proposed rezoning extents if the additional information shows that the PPC does not give effect to the NPS-HPL.

[1] https://www.tararuadc.govt.nz/__data/assets/pdf_file/0021/214428/Appendix-3-Industrial.-Residential-and-Projection-analysis-completed-by-BERL.PDF

2. Potential Ecological Areas

The Section 32 Report states (page 30) that "*There are no known biodiversity sites or locations within the PCA growth areas.*" However, Horizons has identified some potential wetland areas that may meet the requirements outlined in the NPS-FM, National Environmental Standards for Freshwater, and those outlined in Schedule 6 of the One Plan.

Horizons does not seek any amendments to the PPC on this basis but wishes to flag the potential requirement of ecological assessments at the development stage.

Relief sought

Horizons does not seek any amendments to the PPC on this basis.

3. Natural Hazards

Horizons acknowledges that the Operative District Plan and the proposed provisions for the residential and industrial growth areas under this PPC partially address the requirements of RPS HAZ-NH Policy 10(2) and RPS HAZ-NH Policy 12.

However, Horizons notes that the requirements of RPS HAZ-NH Policy 10(4)(b) are not addressed by either the proposed provisions or the Operative District Plan.

Relief sought

Horizons seeks that Tararua District Council:

i. retains DEV01-P6, DEV01-S2, DEV02-P6, and DEV02-S2 as notified;
ii. include additional provisions to fully give effect to RPS HAZ-NH Policy 10; and
iii. give effect to NPS-NH in relation to hazards, including flood and seismic hazards.

4. Infrastructure

Horizons supports DEV01-O3, DEV01-P4, DEV02-O3, and DEV02-P4 as these provisions give effect to RPS UFD Policy 1.

Relief sought

Horizons seeks that Tararua District Council retains DEV01-O3, DEV01-P4, DEV02-O3, and DEV02-P4 as notified.

5. Stormwater Management

Horizons supports DEV01-O4, DEV01-P5, DEV01-S5, DEV02-O4, DEV02-P5 and DEV02-S5 as these provisions align with RPS UFD Policy 4(1)(g) and RPS UFD Policy 8(1)(a) .

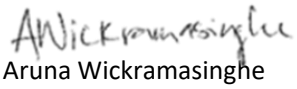
Relief sought

Horizons seeks that Tararua District Council retains DEV01-O4, DEV01-P5, DEV01-S5, DEV02-O4, DEV02-P5 and DEV02-S5 as notified.

Horizons seeks the relief set out above, or any further, alternative, or consequential relief necessary to address the matters raised and achieve the outcomes sought.

Horizons wishes to be heard in support of this submission. If others make similar submissions, Horizons would be open to presenting a joint case to the hearing panel.

Ngā mihi



Aruna Wickramasinghe
SENIOR POLICY PLANNER

Address for service:
Policy and Strategy Team
Horizons Regional Council
Private Bag 11025
Manawatu Mail Centre
PALMERSTON NORTH 4412
Email: Aruna.Wickramasinghe@horizons.govt.nz

#044

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Monday, 5 October 2026 2:10 pm
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Samantha Cameron

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 5/10/2026 2:10 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Samantha Cameron
ORGANISATION YOU ARE REPRESENTING (IF APPLICABLE)	Master Mower
PHYSICAL ADDRESS	26 Hunter St, Dannevirke 4930, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	26 Hunter St, 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:	DEV01 Residential Growth Development Area
IF APPLICABLE, PLEASE TICK:	My submission relates to the whole of Plan Change A
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	IN-CONFIDENCE

Submission on Proposed Plan Change A - Request to Exclude Property from Residential Rezoning
To: Tararua District Council
Subject: Objection in part to Proposed Rezoning of Property (11170/29100 share) from Rural to Residential
I wish to make a submission opposing the proposed rezoning of our property from Rural to Residential under Plan Change A and respectfully request that our property be excluded from the rezoning area.
The proposed zoning does not reflect the physical characteristics, limitations, and ongoing challenges associated with our land. Rezoning would result in significant financial disadvantage to our family while providing little or no practical benefit.
Flooding and Natural Hazard Risk
Our property experiences regular flooding,

occurring at least annually and often multiple times within a year. The flooding has already caused considerable losses and ongoing costs, including:

- Damage to and replacement of fencing.
- Damage to temporary farm bridges and accessways.
- Loss of productive land.
- Losses associated with stock and farming activities.

Given the frequency and severity of flooding events, we do not consider the land suitable for residential development. Rezoning the property residential does not alter the natural hazard risks that currently affect the site.

Waterway Setback Requirements

Current consenting requirements require a 20-metre setback from waterways. Due to the size, shape, and configuration of our land parcel, complying with these setback requirements would significantly restrict, or potentially eliminate, any realistic residential development opportunities.

As a result, despite being zoned residential, the practical ability to utilise the land for residential purposes would be severely limited.

Topography and Site Constraints

The topography of our property presents additional development challenges. The physical characteristics of the site make residential development difficult and potentially uneconomic. The proposed rezoning appears to overlook these significant constraints.

Financial Impact on Our Family

Rezoning our property residential would create a substantial financial burden.

We would be required to pay higher rates and contribute towards urban services and infrastructure that we are unable to meaningfully use because of the flooding risk, topographical limitations, and development constraints affecting the property.

In effect, we would be paying for the benefits of residential zoning without having any realistic ability to realise those benefits ourselves.

This would place our family in a worse financial position while providing no corresponding advantage.

Impact of Future Development Upstream and

Surrounding Areas
We are also concerned that future residential subdivision within the surrounding area will increase stormwater runoff entering local waterways.
Even where attenuation tanks and stormwater management systems are installed, increased development intensity has the potential to alter water flows and place further pressure on the stream network affecting our property.
Any increase in water volumes or flow rates would worsen existing flooding issues and increase safety risks. This is particularly concerning for our family and children, who currently enjoy and use the property.
Increased flooding and water flow would reduce our ability to safely enjoy our land and could further impact its long-term usability.

References reviewed
Reference Appendix 3: Expert Reports – Tapuata Stream Flood Assessment completed by River Edge Consulting in June 2024.
2.2 Stream flows and previous flooding only mention 3 floods 2004,2018 and 2023. Insert - During Cyclone Gabrielle (14 February 2023), the stream was reportedly relatively unaffected4. No other information on past flood events has come to hand during this study.
Page 3 foot note reference 4 – discussion with resident on Cole Street during a site visit, This leads us to believe this information has been based on a discussion with only one resident and modelling not official information and input from the residents who live on the land in question.
-How many residents have the Tapuata stream running through their property?
-How many residents were approached for comment or information?
Feb 2013 our land was extensively affected. Our land floods yearly if not multiple times a year, we can provide protos
Flood Depths and Levels (Section 6.3)
Section 6.3 of the Tapuata Stream Flood Assessment, together with Figure 6-3, further demonstrates why our property is unsuitable for residential rezoning.
As shown in Figure 6-3, our land parcel

(identified within the red square) is almost entirely located within areas shown as flooded. The mapping indicates flood depths predominantly within the blue-shaded areas, representing some of the deepest flood-affected land within the assessment area. The only area shown as green and less affected by flooding is located towards Taradale Road and consists of reclaimed or elevated ground rather than naturally flood-free land. This means that the overwhelming majority of our property is identified by the Council's own modelling as being subject to significant flooding.

It is difficult to reconcile the proposed residential zoning with the flood depth mapping presented in the report. Residential development requires land that can be safely occupied, accessed, and serviced. Figure 6-3 clearly demonstrates that our property does not share the same development potential as surrounding residential land due to the extent and depth of flooding affecting the site.

The flood mapping supports our lived experience. Our property floods regularly, typically at least once every year and often multiple times a year. Major flood events have caused substantial damage and financial loss, including damage to farm bridges and fencing, loss of productive land, and impacts on livestock. We can provide photographic evidence of numerous flooding events, including significant flooding in February 2013 and subsequent years.

Given that Council's own flood modelling identifies almost the entire property as flood-affected, we submit that residential zoning is inappropriate for this land. The flood risk, combined with waterway setbacks, topographical constraints, and the ongoing costs already incurred as a result of flooding, make the property fundamentally different from land that is genuinely suitable for residential development.

Recognition of Growth Needs, but Concern About the Chosen Boundary

We understand and support the need for growth within the Tararua District. We

recognise that the Council must plan for future housing demand and that decisions need to be made regarding where residential development should occur.
However, we question the appropriateness of using the Tapuata Stream corridor and surrounding flood-prone land as a basis for extending residential zoning boundaries.
The Tapuata Stream is a dynamic waterway that is constantly changing in response to flood events, erosion, sediment movement, and changing weather patterns. Our firsthand experience over many years has shown that flood behaviour is not static. The stream regularly affects our property and surrounding land in ways that may not be fully reflected in a single flood assessment or model.
Given the known history of flooding, the extent of flood-prone land identified within the Council's own mapping, and the ongoing changes occurring within the stream environment, we believe a more precautionary approach should be taken. It is difficult to understand why land so closely associated with a waterway that regularly floods and changes course and flow characteristics would be considered appropriate for residential rezoning.
While we appreciate the need to accommodate future growth, we submit that growth should occur on land that is demonstrably suitable for residential development, where flood risk and natural hazard constraints are minimal. In contrast, our property is significantly constrained by flooding, waterway setbacks, topography, and natural hazard risk, making it fundamentally unsuitable for residential zoning.
For these reasons, we believe retaining the current Rural zoning for our property would better reflect the realities of the land and avoid imposing unnecessary financial and practical burdens on our family.

Request
Given:
• The property's long history of frequent flooding; We can provide evidence in Photos
• Existing natural hazard risks;
• Waterway setback requirements that

severely limit development potential;
• The topographical constraints affecting the site;
• The significant financial disadvantage that rezoning would create;
• The likelihood that increased surrounding development could exacerbate flooding impacts;
• Horizons Regional Council have already had to undertake work on our land due to extensive damage from flooding and erosion
• We already have a parcel of land that Tararua District Council have an easement to run storm water from Hunter Street over our land parcel into the Tapauta Stream that has caused the bank to start eroding away, rubbish from the gutter and South School free flows all over this parcel and into the stream as no one from Tararua Council or Tararua Alliance manage this (it has been left to us, the landowners to manage) this paddock is now a swamp due to all the storm water as , so we know first-hand what can and will happen and it is us the landowners left to manage this. So to have two parcels of land both effected by Council is crippling.

We would like to respectfully invite the Mayor, Chief Executive, Councillors, Planning Team, and Infrastructure Manager to visit our property and see firs thand the challenges and constraints associated with rezoning this land for residential development. A site visit would provide an opportunity to observe the area's unique characteristics, including the impact of flooding, the proximity and ongoing movement of the stream, and the practical limitations these factors place on future development. We believe that viewing the site in person will give decision-makers a clearer understanding of why rezoning this land from rural to residential is not appropriate and why the proposed zoning does not accurately reflect the realities of the land. We welcome the opportunity to discuss our concerns on-site and answer any questions that may assist in the Council's consideration of our submission.

We respectfully request that Tararua District Council exclude our property from the

	proposed residential rezoning and retain its current rural zoning. The proposed residential zoning does not appear appropriate for the characteristics of our land and would unfairly impose additional costs and disadvantages on our family while offering little practical benefit. Thank you for considering this submission. Yours faithfully, Ngā Mihi Sam McIntosh
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	To have this plan ammended.

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

#045

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Monday, 5 October 2026 3:25 pm
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Melissa Corlett

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 3:25 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Melissa Corlett
PHYSICAL ADDRESS	15 Alfredton road, Eketahuna 4900, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	15 Alfredton road, 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 not directly affected

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	Eketahuna residential growth area.
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	I oppose the majority of the land outlined in the Eketahuna map. I do agree that Drummond St should change as it is already being heavily developed, but the rest of the proposed changes are not land that is easily able to be developed, there is ground saturation issues, the ability to connect to any water connections, the power grid is also falling short of being able to handle more loading. Much of the land on high street and surrounds can only be maintained by the grazing of stock due to the slope of the land and water drainage issues.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	That the growth areas in Eketahuna be reconsidered and more suitable land be found to change into residential for growth.

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

#046

SUBMISSION BY POWERCO LIMITED ON PROPOSED PLAN CHANGE A TO THE TARARUA DISTRICT PLAN

To: Proposed Plan Change A – Growth Areas
The Planning Team
Tararua District Council
PO Box 115
Dannevirke 4942

Via email: submissions@tararuadc.govt.nz

Name of submitter: Powerco Limited
Private Bag 2065
New Plymouth 4340
(Note that this is not the address for service.)

1. This is a submission by Powerco Limited (**Powerco**) on Proposed Plan Change A to the Tararua District Plan.

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

3. The specific provisions of the proposal that the submission relates to, the submission points, reasons and decisions sought are detailed in the attached table. Powerco seeks that the decisions sought as set out in the attached table are adopted, or any other such relief and/or consequential amendments that achieves an equivalent outcome. Powerco notes that the National Policy Statement for Electricity Networks 2008 (NPS-EN) was amended from 15 January 2026 which now applies to electricity distribution networks such as those owned by Powerco.

4. In summary, this submission seeks to ensure recognition, protection and continued operation of Powerco's electricity distribution network within Tararua.

5. Powerco wishes to be heard in support of this submission.

6. If others make a similar submission, Powerco would be prepared to consider presenting a joint case at any hearing.

Signature of person authorised to sign on behalf of Powerco Limited:



Sophie Whiting
Environmental Planner
POWERCO
Dated at Tauranga this 5th day of October 2026.

Address for Service: Powerco Limited
PO Box 13 075
Tauranga 3141
Attention: Sophie Whiting

Phone: (07) 928 5659
Email: planning@powerco.co.nz

Tararua District Plan Proposed Plan Change A – multiple submission points table

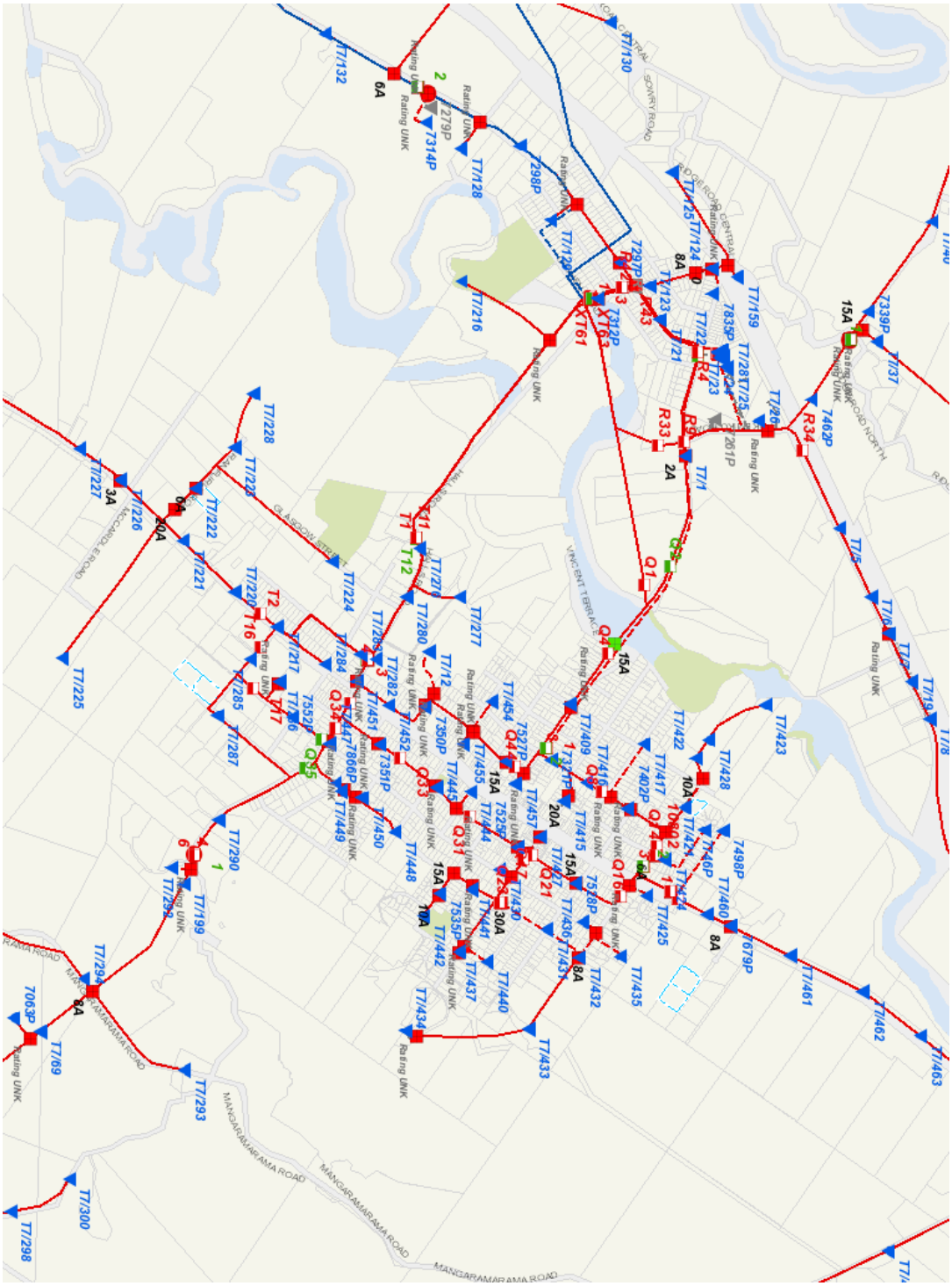
Powerco owns and operates the electricity distribution network in Tararua. These submissions made are to ensure that there is a practical and workable planning regime for electricity distribution infrastructure and associated customer connections in Tararua. The submission requests that either:

i. The specific relief as set out in the table below; or
ii. Such other relief to similar effect to address the matters outlined in the submission to the submitter's satisfaction; and
iii. In relation to i and ii above, any consequential amendments necessary as a result of the amendments to grant the relief sought.

Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
DEV01-P2 *5. Ensuring that subdivision design recognises the need to minimise future conflicts with roading and network utilities;*	Support	Powerco supports ensuring subdivision minimises future conflicts with network utilities.	**Retain** DEV01-P2 as notified
DEV01-P4 *Require infrastructure to be provided in an integrated and comprehensive manner by:* *1. Demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure;*	Support with amendment	Powerco supports the policy of ensuring subdivision is appropriately serviced and integrated with existing and planned infrastructure. However, Powerco seeks to ensure that subdivision and subsequent land use activities also maintain safe distances from electricity network assets and provide sufficient space for their ongoing operation, maintenance and access, consistent with Policy 12(1)(d) of the NPS-EN.	**Amend** Policy 4.1 as follows *1. Demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure and ensure that the subdivision and land use activities are designed and located to maintain safe distances from, and allow sufficient space for access to electricity network assets;*
DEV01-SUB-R1 *h. The extent to which there is capacity for connection to existing reticulated essential services and the provision of appropriate infrastructure and services,*	Support with amendment	Powerco supports capacity for connection to existing reticulated essential services and the provision of appropriate infrastructure and services being a matter over which discretion is restricted.	**Amend** Notification clause: *An application under this rule is precluded from being publicly notified, in accordance with section 95A, or limited notified, in accordance with section 95B of the Resource Management Act 1991, with the*

Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity. ***Notification:*** *An application under this rule is precluded from being publicly notified, in accordance with section 95A, or limited notified, in accordance with section 95B of the Resource Management Act 1991.*		**Notification:** Powerco considers that notification should be provided where the subject site contains existing overhead electricity distribution lines, to enable consideration of any potential implications for the proposed development. Any building or development works in the vicinity of existing overhead electricity distribution lines should be discussed with Powerco.	*exception of Powerco Limited, who shall be considered an affected party in instances where the subject site contains existing overhead electricity assets.*
Standards	Support with amendment	Powerco supports the inclusion of a new standard DEV01-S7 requiring all future buildings, earthworks and construction activities to maintain safe electrical clearance distances in accordance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001). This aligns with Policy 12(1)(d) of the NPS-EN. Compliance with NZECP 34:2001 will become a mandatory requirement for new buildings and structures located within 30m of an existing overhead distribution line under the Resource Management (National Environmental Standards for Electricity Network Activities) Amendment Regulations 2026, which take effect 8 October 2026.	**Amend** Standards Add a new standard: *DEV01-S7 – Compliance with NZECP 34:2001* *All future buildings, earthworks and construction activities shall maintain safe electrical clearance distances in compliance with the New Zealand Electrical Code of Practice for electrical safe distances (NZECP 34:2001).*

Appendix A – Map of Powerco Electricity Distribution Network within Pahiatua



#047

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Monday, 5 October 2026 4:03 pm
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Steen Mcghie

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 4:03 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Steen Mcghie
PHYSICAL ADDRESS	110 Mangatainoka valley road, Eketahuna 4994, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	110 Mangatainoka valley road, Eketahuna 4994, New Zealand
PHONE	[redacted]

EMAIL	[redacted]

Declarations - trade competition

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

Submission details

THE SPECIFIC PARTS OF PLAN CHANGE A THAT MY SUBMISSION RELATES TO ARE:	Eketahuna
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Oppose in part
MY SUBMISSION IS:	I am against adding residential zoning in Eketahuna, because water and sewage are not available for new connections.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Plan to upgrade infrastructure first.

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

#048

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Monday, 5 October 2026 4:35 pm
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Andrew Day

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 4:34 pm for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Andrew Day
PHYSICAL ADDRESS	21 Ballance Valley Road,, R.D.3,, Pahiatua 4983, New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	21 Ballance Valley Road,, R.D.3,, Pahiatua 4983, New Zealand
PHONE	[redacted]

EMAIL	[redacted]

Declarations - trade competition

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

Submission details

IF APPLICABLE, PLEASE TICK:	My submission relates to the whole of Plan Change A
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Support in part
MY SUBMISSION IS:	1 I generally support this plan change if it results in less loss of rural productive land (section 32 report, key development trends, unnumbered para) and less urban sprawl, while protecting highly productive land. 2 In my view urban houses shouldn't be built on LUC 1 land at all and only on LUC 2 where there isn't land of a lower LUC available to connect to council services. It's not clear from this proposal that there has been adequate consideration of the LUC mapping , as outlined in Appendix 3, in the selection or deselection of areas for urban expansion and the inherent hierarchy of the LUC system. 3 Fragmentation of land ownership shouldn't override the underlying scarce natural resource that is attempting to be protected by the National Policy Statement Highly Productive Land (NPSHPL), I note that there are many economic instruments available to and used by farmers to aggregate land outside of ownership. I would also point to Iwi owned

	land that is very highly fragmented in ownership but still able to be aggregated for use. 4 I acknowledge that this plan change is quite limited in scope and is occurring at a time of rapidly changing and uncertain higher order planning instruments, including the replacement of the RMA which sits above the NPSHPL and the untethering of previous Court decisions. 5 Some specific points a) The proposed area for industrial expansion in Woodville isn't easily connected to the rail so is unnecessarily artificially limiting the types and scale of potential industry. b) I'm doubtful the rezoning of the Fonterra site in Pahiatua allows for other industries as it is my understanding that Fonterra owns this entire zone, although the area does pass the rail connectivity test, cited for Woodville above. As a result of this process (Plan change A) a greater number of industries aught to be able to be easily established rather than conferring monopolistic power to the incumbents. c) Unfortunately it appears Eketahuna has no industrial land zoned which risks being self-fulfilling.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	Where possible and where within scope, that my submissions inform the amended final decisions

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

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

Angela McFlynn

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

Diamond Family

Physical address

300 Queen Street East, Hastings

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

c/- McFlynn Surveying & Planning, PO Box 13036, Mahora, Hastings

***** Post code

4155

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

Email:

angela@mcflynnsurveying.co.nz

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:

Proposed Residential rezoning at Pahiatua, including the southern Pahiatua growth area and associated planning maps; and DEV01 Residential Growth Development Area provisions.

(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.)

The Diamond Family supports the provision of additional land for residential growth at Pahiatua but considers that the proposed Residential zoning should be extended to include the land identified as Additional Residential 1 and Additional Residential 2 in the attached submission. The Diamond Family also opposes the proposed DEV01 Residential Growth Development Area provisions. The reasons for the submission are set out in the 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.)

Amend Plan Change A to rezone Additional Residential 1 and Additional Residential 2 as Residential Zone, as shown in the attached submission. Delete DEV01 Residential Growth Development Area and rely on the underlying Residential Zone and operative subdivision provisions. If DEV01 is retained, amend the provisions as set out in the attached submission. Grant any consequential or alternative relief necessary to give effect to the relief sought in the 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

Date: 05/10/2026

Angela McFlynn
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

Residential Rezoning – Pahiatua

1. Relief sought

This submission relates to two separate aspects of Proposed Plan Change A:

1.1 Part A – Residential rezoning

The submitter seeks that the whole of the following three titles be rezoned Residential and that the planning maps be amended accordingly:

Record of title	Area
WN209/119	0.3989 ha
WN247/289	1.4569 ha
436442	5.5024 ha
Total	**7.3582 ha**

The land is in common ownership at the southern edge of Pahiatua. The three titles comprise the area identified as **Additional Residential 1** on Figure 1.

The submitter also seeks the rezoning of the area identified as **Additional Residential 2** on Figure 1. This land lies between Additional Residential 1 and the Residential rezoning proposed by Council and its inclusion would provide a more coherent and continuous Residential zoning pattern. The primary relief sought in relation to Additional Residential 1 is not dependent on Additional Residential 2 also being rezoned.

1.2 Part B – RGDA and DEV01 provisions

The request to rezone the land Residential does not signify support for the proposed Residential Growth Development Area (RGDA) framework or the DEV01 provisions.

The submitter opposes DEV01 and seeks that it be deleted. If DEV01 is retained, a full rewrite of all DEV01 provisions is sought to ensure they align with the transitional RMA framework that will be in effect before decisions are made on Plan Change A.

The reasons for the relief sought under each part of the submission are set out below.

2. Part A – Residential rezoning

2.1 Gross rezoning overstates readily available capacity

The approximately 47 ha gross Pahiatua Residential rezoning comparison includes substantial existing development. Its contribution to additional residential capacity is therefore substantially less than its gross area suggests. The submitter identifies the following limitations.

2.1.1 Horseshoe Lane

This is a recent lifestyle subdivision, with titles issued in 2022. The subdivision layout has been deliberately designed around large lifestyle sites and would not readily lend itself to further subdivision into conventional residential-sized lots. The rezoning therefore does not represent an equivalent area of readily available additional residential capacity. [Figure 2]

2.1.2 Edward Street and Paterson Street

The land has development potential, but topography reduces the area readily usable for residential lots and affects access and layout. The supplied views illustrate the issue; they do not establish a precise developable area or yield. [Figure 3]

2.1.3 Tudor Road

The notified area includes established, extensively landscaped lifestyle properties with titles created in 2018. Redevelopment may be possible, but would likely require the removal of existing, relatively recently constructed residential buildings. These properties should not therefore be treated as vacant growth land. The undeveloped balance should be assessed separately. [Figure 4]

2.1.4 Bowen Street State Highway 2 and Jervois Street

This area is already substantially developed and fragmented, with residential and commercial or industrial uses. Vacant pockets may provide some additional capacity, but substantial further development would require the redevelopment of existing properties and, in some areas, multiple adjoining properties to be developed together. Rezoning alone does not make the whole area available for new housing. [Figure 5]

2.2 Indicative available land and the BERL requirement

An indicative assessment suggests that approximately 21 ha within the notified areas remains potentially available for additional residential development. This is a broad planning estimate, not a surveyed developable-area or dwelling-yield assessment.

Comparison	Approximate area
Gross Pahiatua rezoning comparison	47 ha
Indicative remaining land within notified areas	21 ha
Additional Residential 1 – total title area	7.3582 ha
Combined area before further deductions	28 ha
BERL aspirational additional residential lot land by 2055	27 ha

BERL expressly excludes roads and other infrastructure from its residential land requirement. The approximately 21 ha estimate is below the approximately 27 ha requirement before further deductions. Including the Additional Residential 1 land increases the indicative total to approximately 28 ha, broadly comparable with that requirement but still before roads, stormwater and other infrastructure are allowed for.

These figures support including additional land; they do not establish delivery of approximately 27 ha of residential lots. Further deductions and development likelihood must be assessed consistently. Additional Residential 2 is not included in these totals and any additional contribution from that land has not been quantified.

2.3 Grounds for including Additional Residential 1 and 2

Additional Residential 1 comprises 7.3582 ha in three titles held in common ownership. The land is predominantly undeveloped and provides a genuine greenfield development opportunity at the southern edge of Pahiatua. In contrast with significant parts of the land proposed for rezoning by Council, its development would not depend on the redevelopment of recently established lifestyle properties or multiple separately owned and already developed properties being brought together for redevelopment.

Additional Residential 2 lies between Additional Residential 1 and the Residential zoning proposed by Council. Its inclusion would provide a more coherent and continuous Residential zoning pattern and would avoid leaving an intervening area of Rural-zoned land between the existing and proposed Residential Zone and Additional Residential 1. The inclusion of both areas would therefore provide the more practical and logical zoning outcome.

Additional Residential 1 also has a long frontage to Jervois Street, providing the opportunity for development to connect directly with the existing urban area and local road network. Development would not require direct access to State Highway 2 or any extension of the State Highway access arrangements beyond those already associated with the Residential zoning proposed by Council. Importantly, while inclusion of Additional Residential 2 would provide a more logical and continuous zoning pattern, the development of Additional Residential 1 is not dependent on that land also being rezoned.

Additional Residential 1 is generally gently contoured. An existing drainage corridor crosses part of the land, but this does not prevent the balance from being developed and could be incorporated into the future stormwater and open space network as part of subdivision design. Servicing, stormwater and natural hazard matters can similarly be addressed through the subdivision process. These are the same matters that will need to be resolved for the land Council has already identified for residential growth and do not provide a reason to exclude the additional land at the rezoning stage.

The reported LUC 2 classification also does not distinguish Additional Residential 1 from the residential growth areas identified by Council, which include substantial areas of LUC 2 land. The assessment undertaken for Plan Change A was directed to the areas Council had already selected for rezoning and does not establish that the notified boundary represents the only, or most appropriate, land available for residential growth.

Most importantly, Council's approximately 47 ha of proposed Residential rezoning should not be confused with 47 ha of additional residential capacity. As set out above, a substantial proportion is already developed or otherwise unlikely to provide significant additional capacity. The indicative assessment suggests that only approximately 21 ha remains potentially available for additional development, compared with BERL's approximately 27 ha aspirational requirement before roads and other infrastructure are allowed for. Including the 7.3582 ha within Additional Residential 1 would increase that indicative area to approximately 28 ha. Additional Residential 2 is not included in these figures and any additional contribution from that land has not been quantified.

On that basis, there is no apparent planning reason to retain the Rural zoning of Additional Residential 1 and 2. Including both areas would provide a logical extension of the Residential Zone and additional genuinely available land for future growth. If Council does not accept the rezoning of Additional Residential 2, that should not prevent the rezoning of Additional Residential 1, which remains capable of connecting to and being developed from the existing local road network independently.

3. Part B - RGDA and DEV01

The request to rezone the land Residential does not signify support for the proposed Residential Growth Development Area (RGDA) framework or the DEV01 provisions. The submitter opposes DEV01 and seeks that it be deleted. If DEV01 is retained, a full rewrite of all DEV01 provisions is sought to ensure they align with the transitional RMA framework that will be in effect before decisions are made on Plan Change A.

There is also a basic issue with where DEV01 is intended to apply. Plan Change A rezones identified land Residential, but the notified planning maps do not identify or map an RGDA. It is therefore unclear what land the additional DEV01 provisions are intended to apply to.

There is also some uncertainty as to whether the Ministerial exemption from the plan stop provided scope for the introduction of the new DEV01 framework. Council's section 32 report records that Plan Change A

arose from an exemption application seeking to enable the rezoning of additional land for growth and that the exemption provided the scope for Plan Change A. The information currently available does not establish whether that exemption extended to the introduction of a new suite of objectives, policies, rules and standards. The submitter therefore reserves its position on this issue pending confirmation of the scope of the exemption.

DEV01 would introduce a much more prescriptive subdivision framework than currently applies under the Operative District Plan. This includes restricted discretionary activity status, extensive matters of discretion, minimum and average lot sizes, comprehensive development plans, geotechnical investigations and detailed stormwater management requirements. The section 32 assessment does not demonstrate why all of these additional requirements are necessary for every subdivision within the proposed growth areas.

The proposed approach also appears inconsistent with the direction of the new Planning Act and the transitional amendments to the RMA. Those amendments will be in effect before decisions are made on Plan Change A. Among other things, they require consent processes and information requirements to be proportionate to the scale and significance of a proposal, and to take account of the cost and practicality of obtaining information.

DEV01 instead imposes a range of standard requirements regardless of the scale of the subdivision, the characteristics of the site or whether the information is actually necessary. Matters such as geotechnical investigations, detailed stormwater assessment and comprehensive development planning should be required where they are relevant to a particular proposal, rather than as a blanket requirement for every subdivision.

The RMA amendments also remove specified effects from consideration for district land use consents and prevent rules from requiring consent solely because an activity relates to those matters. Some of the proposed DEV01 provisions extend to matters that will therefore be outside the scope of district land use consenting by the time Council makes its decision on Plan Change A. There is little justification for introducing new provisions now that are inconsistent with the statutory framework that will apply when the Plan Change is decided.

More generally, the direction of the reforms is towards a simpler and more proportionate planning system. Adding another layer of subdivision provisions, particularly where many of the relevant matters are already addressed through the Operative District Plan, appears contrary to that direction.

The submitter therefore seeks deletion of DEV01 and reliance on the underlying Residential Zone and operative subdivision provisions. If DEV01 is retained, a full rewrite of all DEV01 provisions is sought, including removal of unnecessary or duplicated requirements and provisions relating to matters that will no longer be within the scope of district land use consenting, and amendment of information and assessment requirements so that they are relevant and proportionate to the particular subdivision.

4. Figures

Figure 1 Overview plan

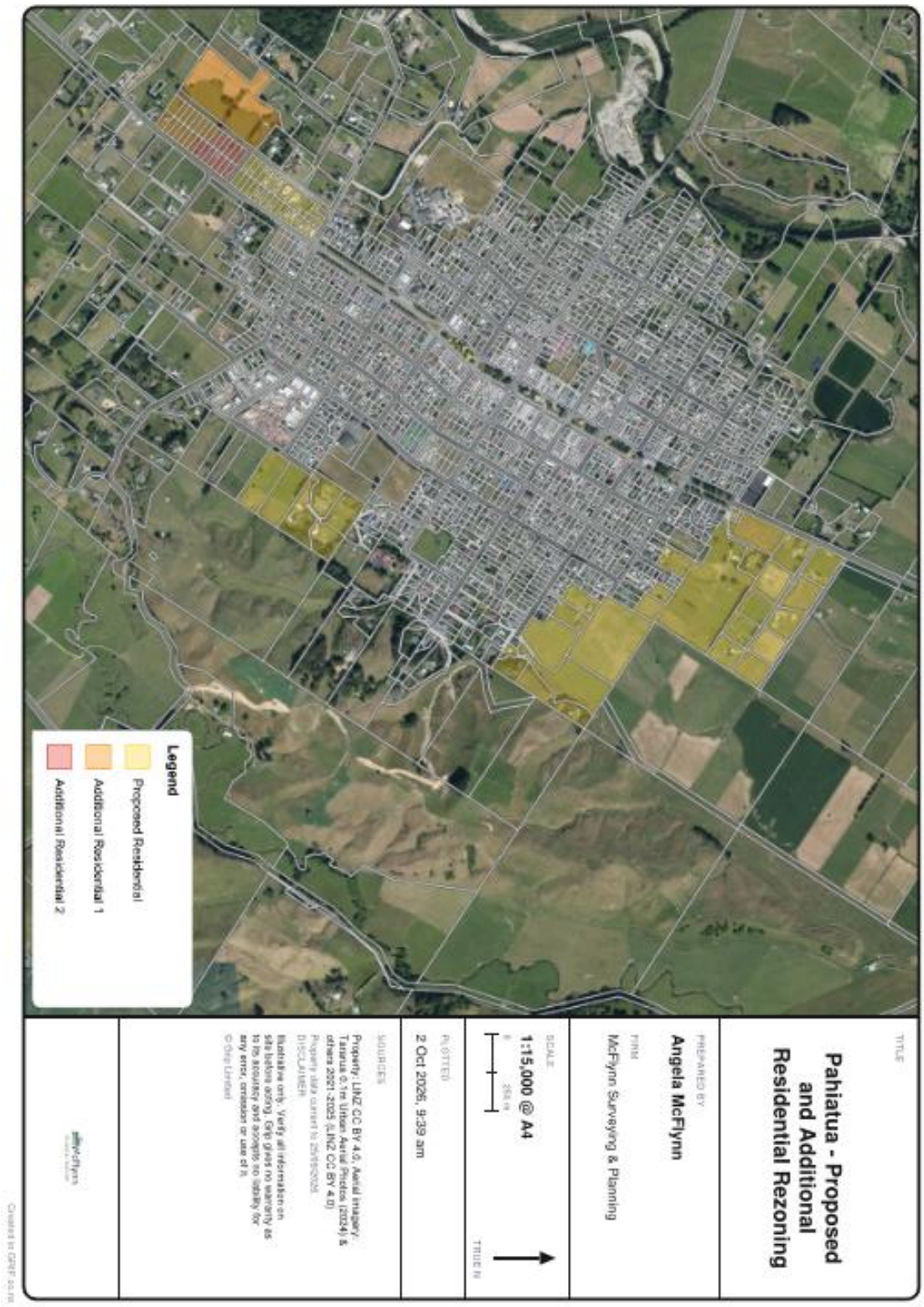
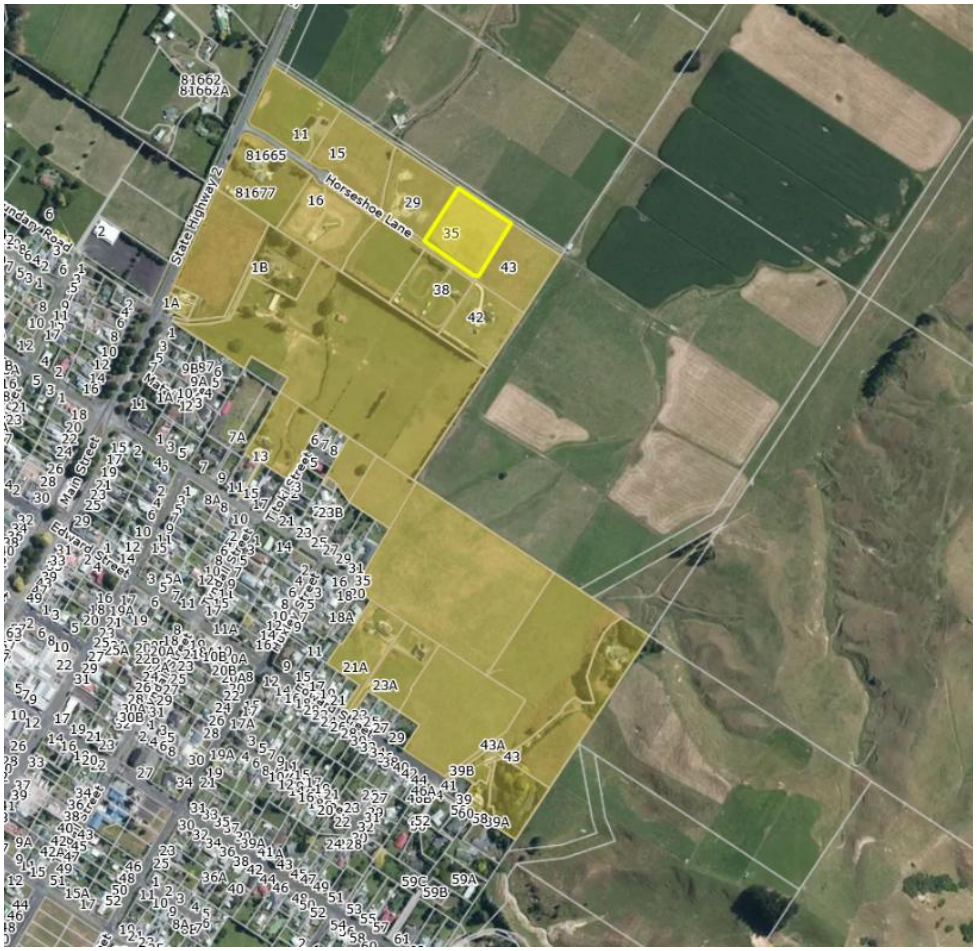


Figure 2 Horseshoe Lane



Horseshoe Lane and Edward Street aerial showing notified areas and the subdivision pattern.

Figure 3 Paterson Street



View from the end of Paterson Street towards the proposed Residential land, showing topography at the urban edge.

Figure 4 Tudor Road



Tudor Road aerial showing existing properties, vegetation and the undeveloped balance within the notified area.

Figure 5 Bowen Street State Highway 2 and Jervois Street



Bowen Street / State Highway 2 / Jervois Street aerial and Jervois Street view showing existing development.

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

Angela McFlynn

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

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

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***** Post code

4155

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

Email:

angela@mcflynnsurveying.co.nz

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:

DEV01 Residential Growth Development Area and DEV02 Industrial Growth Development Area, including all associated objectives, policies, rules, standards and matters of discretion.

(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.)

McFlynn Surveying & Planning opposes DEV01 and DEV02 in their entirety. The proposed provisions introduce unnecessary and overly prescriptive additional regulation for subdivision and development, duplicate matters already addressed through the Operative District Plan, and are not adequately justified by the section 32 assessment. There are also fundamental issues with the spatial application of the proposed RGDA and IGDA provisions, their consistency with the transitional RMA framework, and the scope of the Ministerial exemption under which Plan Change A was progressed. The reasons for the submission are set out in the 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.)

Delete DEV01 and DEV02 in their entirety and manage subdivision and development through the underlying zone and operative subdivision provisions. If either DEV01 or DEV02 is retained, undertake a full rewrite of all relevant objectives, policies, rules, standards and matters of discretion in accordance with the relief sought in the attached submission. Grant any consequential amendments necessary to give effect to the relief sought.

■ 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: 05/10/2026

Angela McFlynn
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

#051

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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Fields marked with * are mandatory.

Submitter details

***** Full name

Suzanne O'Rourke

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

Fonterra Limited

Physical address

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

c/- Nick Grala - Harrison Grierson Limited - PO Box 5760, Victoria Street West, Auckland

***** Post code

1142

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

Email:

n.grala@harrisongrierson.com

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.

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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.)

Fonterra supports the overall approach taken through PCA. The remaining matters raised in this submission focus on ensuring the provisions support the established operations and provide for future development opportunities at the Pahiatua Site. Please refer to the attached submission document for a detailed description of the requested amendments.

*** 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.)

Detailed relief sought is included as Appendix 1 of the attached submission document.

■ I have attached additional pages

Presenting at the hearing

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

If others make a similar submission:

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

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Signature

05/10/2026
Date

Suzanne O'Rourke
Full name

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5 October 2026

Tararua District Council
PO Box 115,
Dannevirke 4942

By email only: PlanChangeA@tararuadc.govt.nz

Dear Tararua District Council

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

1. This is a submission, on behalf of Fonterra Limited ("**Fonterra**"), on Proposed Plan Change A ("**PCA**") to the Tararua District Plan ("**TDP**"), as notified on 7 September 2026.

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

3. Fonterra **wishes** to be heard in support of its submission.

Fonterra's operations

4. Fonterra is a global leader in dairy nutrition and is the preferred supplier of dairy ingredients to many of the world's leading food companies. It is New Zealand's largest company, and a significant employer, with more than 11,500 New Zealand-based staff and 4,100 overseas-based staff. Fonterra owns 24 manufacturing sites and four logistic and distribution sites in New Zealand.

5. Fonterra has significant assets and operational interests in the Tararua District including the Pahiatua Dairy Manufacturing Site ("**Pahiatua Site**").

6. The Pahiatua Site was established in 1976 and currently employs over 240 individuals. The Pahiatua Site collects and processes more than 600 million litres of milk over a season with up to four million litres of milk being processed per day (during peak milking season). There are three powder plants in operation producing whole milk powder which is exported to markets around the world. The Pahiatua Site can also store over 33,000 metric tonnes of whole milk powder on site, until it is taken to the port for export by rail.

7. The Pahiatua Site is a critical asset for Fonterra. It is important to Fonterra, and those who work at Pahiatua, to ensure that Fonterra's ability to continue to operate and develop is protected through the TDP.

8. **Figure 1** denotes the extent of the Pahiatua Site (in green outline) and the adjoining property at 60 Pahiatua-Mangahao Road that Fonterra also owns (in blue outline) ("**Buckley Block**"). The Buckley Block was purchased in 2022 to protect the existing Pahiatua Site from both further subdivision and incompatible land uses establishing in the vicinity that could give rise to reverse sensitivity effects and adversely impact operations at the Pahiatua Site.



Figure 1: The Pahiatua Site (green outline) and the Buckley Block (blue outline) extent

9. Fonterra previously provided feedback on the Draft Tararua District Plan in February 2025. At that time, Fonterra sought Industrial zoning for both the Pahiatua Site and the Buckley Block, together with a planning framework that recognised the operational requirements of dairy manufacturing activities.

10. PCA has addressed a significant part of that earlier feedback. The Pahiatua Site and Buckley Block are proposed to be zoned Industrial, with the Industrial Growth Development Area ("**IGDA**") provisions applying in addition to the underlying Industrial Management Area provisions. The IGDA also specifically recognises the existing Pahiatua Site and its future operation and development.

Reasons for submission

11. Fonterra supports the overall approach taken through PCA. The remaining matters raised in this submission focus on ensuring the provisions support the established operations and provide for future development opportunities at the Pahiatua Site. The relief also distinguishes between development of the Pahiatua Dairy Manufacturing Activity onto the Buckley Block and other industrial activities that may establish on the Buckley Block in the future.

12. The specific amendments sought are set out in **Appendix 1** to this submission.

Theme 1 – Zoning

13. Fonterra supports the Industrial zoning proposed for the existing Pahiatua Site. The zoning reflects the established industrial use of the land and achieves the main zoning outcome sought through Fonterra's earlier feedback.

14. Fonterra also supports the Industrial zoning of the Buckley Block. The Buckley Block provides an important buffer between the Pahiatua Site and surrounding rural land minimising the potential for future land use incompatibility. The rezoning also provides flexibility for future development of the Pahiatua Dairy Manufacturing Activity or the establishment of other compatible industrial activities.

Theme 2 - Site specific standards and definitions

15. The Operative Tararua District Plan ("**Operative District Plan**") contains a specific planning framework under the Rural Management Area for dairy manufacturing and processing activities at the existing Pahiatua Site. This includes site-specific provisions for noise emissions in 4.1.2.2(a)(vi) and maximum building heights in 4.1.2.2(a)(vii) to enable the established activity to continue its operation within defined parameters.

16. PCA rezones the existing Pahiatua Site and the Buckley Block to Industrial and provides a permitted activity pathway through DEV02-GIZ-R1. Fonterra supports this approach.

17. As a result of the rezoning, the existing site-specific provisions relating to noise and building height would no longer apply to the Industrial-zoned land. The provisions need to be carried through into the new IGDA framework, otherwise the general Industrial Management Area standards would apply instead.

18. Fonterra therefore seeks targeted consequential amendments to DEV02 so that the rezoning does not unintentionally alter the planning framework applying to the Pahiatua Dairy Manufacturing Activity, or if it were to develop the Buckley Block. In particular, the IGDA provisions should retain a permitted activity pathway for both the existing operation and future development opportunities. The site-specific provisions for noise and building height should continue to apply to the Pahiatua Site and where that activity develops onto the Buckley Block.

19. The notified provisions also refer to the "Pahiatua Fonterra Milk Factory site" without defining its extent. Clear terminology is needed so the site-specific provisions only apply to the Pahiatua Dairy Manufacturing Activity and its future development, rather than automatically applying to other industrial activities that may establish on the Buckley Block.

20. Fonterra considers that the IGDA provisions should clearly distinguish between:

    - the Existing Pahiatua Dairy Manufacturing Site (Pahiatua Site);
    - the Buckley Block and the combined Pahiatua Dairy Manufacturing Area;
    - the Pahiatua Dairy Manufacturing Activity; and
    - other industrial activities on the Buckley Block.

21. This distinction is necessary to ensure the existing Pahiatua Site operations and future development opportunities benefit from the intended permitted activity pathway and associated site-specific standards. This approach provides a clear geographic framework while allowing the site-specific standards to follow the Pahiatua Dairy Manufacturing Activity where it develops. To achieve this, Fonterra seeks:

    - a new permitted activity standard DEV02-GIZ-S4 carrying forward the existing site-specific maximum building height standards;
    - a new permitted activity standard DEV02-GIZ-S5 carrying forward the existing site-specific noise emission standards and their requirement to comply with the Dairy Factory Noise Control Boundary;
    - consequential amendments to DEV02-GIZ-R1 to recognise the site-specific standards; and
    - definitions and Figure DEV02-1 to identify the Pahiatua Site, the Buckley Block, and the Pahiatua Dairy Manufacturing Activity.

Theme 3 – Servicing

22. The existing Pahiatua Site is a heavy-industrial operation with established on-site servicing networks that support its operations. The IGDA objectives and policies recognise the self-serviced nature of the Pahiatua Site and provide for the continued operation of the on-site servicing.

23. However, the water supply and wastewater disposal standards require all new development to be provided with a connection to Council's reticulated systems where capacity and a connection are available. This does not fully align with the objectives and policies, which recognise the self-serviced nature of the Pahiatua Site and provide for the continued operation of the on-site servicing.

24. It is acknowledged that the Council does not have any plans to extend its water or wastewater reticulated systems to the Pahiatua Site, as outlined in Appendix 3 to the PCA. However, this could become an issue should reticulation become available in the future.

25. Fonterra's dairy manufacturing operations have specific operational and process requirements, including the need to meet water quality standards for food production. As a result, Fonterra may need to retain its own water supply, treatment, and wastewater systems to meet those standards and retain the flexibility necessary to respond to operational and production requirements. A mandatory connection requirement could therefore unnecessarily trigger resource consent requirements for development associated with the normal operation or development of the Pahiatua Dairy Manufacturing Activity.

26. Fonterra seeks amendments to objectives and policies DEV02-O6 and DEV02-P4 to recognise the continued use, maintenance, and development of on-site services, while retaining the option to connect to Council services where this is appropriate to meet its operational requirements.

27. Corresponding amendments are sought to provisions in the subdivision and IGDA sections being DEV02-SUB-S3, DEV02-SUB-S4, DEV02-GIZ-S1 and DEV02-GIZ-S2 to provide the same approach within the rule framework. This approach is intended to apply to the Pahiatua Dairy Manufacturing Activity, including where that activity develops onto the Buckley Block. It is not intended to apply to other industrial development on the Buckley Block.

28. In terms of stormwater, Fonterra supports the appropriate management of stormwater associated with subdivision and development. However, DEV02-SUB-S5 and DEV02-GIZ-S3 require a Stormwater Management Plan for all subdivision and new development. These requirements are inappropriate and will create an unreasonable regulatory burden for an established heavy industrial site that manages its own stormwater.

29. Fonterra seeks an exception from the Stormwater Management Plan requirement for the Pahiatua Dairy Manufacturing Site. Fonterra also seeks an exception from the Stormwater Management Plan requirement for the Pahiatua Dairy Manufacturing Activity if it were to develop the Buckley Block, provided that a suitably qualified and experienced person confirms that the proposal can be accommodated by the existing on-site stormwater management system and will not materially change stormwater effects. Where those criteria are not met, a Stormwater Management Plan would still be required, but would only need to address those matters relevant to the scale, nature and effects of the proposal.

Theme 4 - Subdivision requirements

30. Fonterra supports DEV02-SUB-S1, which does not prescribe a minimum allotment area within the IGDA. This provides flexibility for future subdivision, boundary adjustments, and reconfiguration of existing landholdings. Fonterra seeks targeted changes to the building platform, geotechnical, and Comprehensive Development Plan requirements so these provisions are only applied where they are relevant to the subdivision proposed.

31. In relation to DEV02-SUB-S2 building platforms, all allotments are required to contain a suitable building platform and provide a geotechnical investigation for each stage of subdivision.

32. Fonterra seeks an exception from DEV02-SUB-S2 for boundary adjustments or boundary relocations associated with the existing Pahiatua Site where no new building platform is created and there is no material change in geotechnical or natural hazard risk.

33. DEV02-SUB-S6 requires a Comprehensive Development Plan ("**CDP**") addressing staging, design, servicing, and connectivity with adjoining IGDA land. A CDP is appropriate for coordinated greenfield subdivision, including future subdivision of the Buckley Block where staging, servicing, or connectivity with adjoining IGDA land needs to be addressed. It is less relevant to operational subdivision within the Pahiatua Site where those matters do not arise.

34. Fonterra seeks an exception from the CDP requirement for subdivision within the Pahiatua Site where the subdivision is associated with the continued operation or development of the Pahiatua Dairy Manufacturing Activity and does not require coordinated staging, new external infrastructure, or connectivity with adjoining IGDA land.

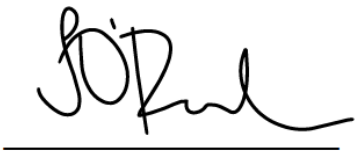
Conclusion

35. Fonterra supports the overall direction of PCA. The proposed Industrial zoning of the Pahiatua Site and Buckley Block addresses Fonterra's earlier feedback and reflects the established industrial operations at the Pahiatua Site and the role of the Buckley Block in providing for future development.

36. Fonterra's remaining relief is focused on the consequences of the rezoning and the new IGDA provisions. In particular, Fonterra seeks to retain the site-specific planning framework where this would not carry over through the change in zoning, and to ensure the new servicing, stormwater and subdivision provisions work appropriately for the established Pahiatua Site.

37. Fonterra seeks the specific relief to PCA as set out in **Appendix 1** to this submission and any consequential, alternative, or further relief necessary to give effect to the matters raised in this submission.

Yours sincerely,



Suzanne O'Rourke

On behalf of **FONTERRA LIMITED**

Address for Service: c/- Nick Grala

Harrison Grierson Limited

PO Box 5760, Victoria Street West

Auckland 1142

Email: n.grala@harrisongrierson.com

Phone: [redacted]

APPENDIX 1: Table of Relief Sought

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
1	Planning maps – Industrial zoning of the existing Pahiatua Dairy Manufacturing Site	Support	The Industrial zoning appropriately reflects the established manufacturing use of the Pahiatua Site and delivers the appropriate zoning framework for an industrial site.	Support the Industrial zoning as notified.
2	Planning maps – Industrial zoning of Buckley Block	Support	The Industrial zoning provides flexibility for potential future industrial use and maintains an appropriate land use buffer around the Pahiatua Site.	Support the Industrial zoning as notified.
3	IGDA – Pahiatua Dairy Manufacturing Site-specific terminology	Support in part	The notified provisions refer to the Pahiatua Fonterra Milk Factory Site but do not clearly define the extent of the Pahiatua Site, clearly reflect the existing activity, or distinguish it from the adjoining Buckley Block. To reflect the existing activity more accurately, it is sought that the Pahiatua Site is referred to as the 'Pahiatua Dairy Manufacturing Site' and the activity be referred to as the 'Pahiatua Dairy Manufacturing Activity'. The provisions should also clearly distinguish between the existing Pahiatua Site, the Pahiatua Dairy Manufacturing Activity, and the Buckley Block. This will ensure that provisions specific to the dairy manufacturing activity do not automatically apply to other industrial activities that may establish on the Buckley Block.	Insert definitions and/or a figure at the beginning of the IGDA provisions identifying the relevant land and activity. Suggested wording: Existing Pahiatua Dairy Manufacturing Site means the area as identified on Figure DEV02-1. Pahiatua Dairy Manufacturing Activity means the dairy manufacturing and processing activity established on the Existing Pahiatua Dairy Manufacturing Site, including activities and facilities ancillary to the receipt, processing, handling, storage and dispatch of dairy products, by-products, and waste. Pahiatua Dairy Manufacturing Site means the Existing Pahiatua Dairy Manufacturing Site together with any part of the Buckley Block used, o

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				proposed to be used, for the Pahiatua Dairy Manufacturing Activity. Buckley Block means the adjoining land identified on Figure DEV02-1, excluding any part that forms part of the Pahiatua Dairy Manufacturing Site for the purposes of these provisions. Make consequential amendments throughout DEV02 to use these terms consistently.
4	Industrial Growth Development Area framework – existing operation and future expansion of the Pahiatua Dairy Manufacturing Activity DEV02-GIZ-R1	Support in part	The IGDA recognises the Pahiatua Dairy Manufacturing Site and provides for future development opportunities. However, the Operative District Plan currently provides a framework for the dairy manufacturing operation, including site-specific height and noise standards. Under Plan Change A, DEV02-GIZ-R1 provides a permitted activity pathway but requires compliance with Part 5 and the new IGDA standards. Targeted amendments are therefore needed so that the new framework does not reduce the existing operating envelope or unnecessarily constrain future development of the Pahiatua Dairy Manufacturing Activity.	Amend DEV02-GIZ-R1 as follows: DEV02-GIZ-R1 Expansion of Existing Industries and New Industrial Activities (on the Oringi Business Park site and the Pahiatua ~~Fonterra Milk Factory~~ Dairy Manufacturing Site) Activity Status: Permitted Where compliance with the following standards is achieved: Part 5 of this Plan except where modified by the following standards. And i. DEV02-GIZ-S1, DEV02-GIZ-S2 and DEV02-GIZ-S3 ii. DEV02-GIZ-S4 and DEV02-GIZ-S5, where the activity is the Pahiatua Dairy Manufacturing Activity;

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				iii. Any ancillary activity is secondary to the primary industrial activities on the site; and iv. The gross floor area of any ancillary activity does not exceed 30% of all buildings on the site. Activity status where compliance is not achieved: Discretionary.
5	Building height DEV02-GIZ-S4	Support in part	The Operative District Plan Rule 4.1.2.2(a)(vii) provides for buildings and structures up to 40 metres in height, subject to no more than 4,500 m² or 3% of the site, whichever is the lesser, being occupied by buildings and/or structures over 15 metres. The Industrial Management Area maximum height standard in 5.4.4.2(b) is 15 metres. Applying the Industrial Management Area height limit would reduce the development envelope and has the potential to constrain development of the Pahiatua Dairy Manufacturing Activity. The existing height framework should therefore be carried into the IGDA and applied to the Pahiatua Dairy Manufacturing Activity as a consequential amendment arising from the rezoning.	Insert: DEV02-GIZ-S4 – Building Height For buildings and structures associated with the Pahiatua Dairy Manufacturing Activity: a) No building or structure shall exceed 40 metres in height. b) No more than 4,500 m² or 3% of the area of the Pahiatua Dairy Manufacturing Site, whichever is the lesser, shall be covered by buildings and/or structures which exceed 15 metres in height.
6	Noise – Pahiatua Dairy Manufacturing Activity DEV02-GIZ-S5	Support in part	The Operative District Plan contains a site-specific noise framework to establish the noise levels Fonterra may emit and the noise levels for dwellings within the Dairy Factory Noise Control Boundary ("DFNCB"). The applicable Pahiatua Site noise standards sit within the Rural Management Area provisions. Plan Change A rezones the existing Pahiatua Site and Buckley Block	Insert: DEV02-GIZ-S5 – Noise – Pahiatua Dairy Manufacturing Activity Noise generated by the Pahiatua Dairy Manufacturing Activity shall not exceed:

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
			to Industrial and introduces DEV02-GIZ-R1 as the permitted activity pathway for the Pahiatua Dairy Manufacturing Activity. As a consequence of the rezoning, the existing site-specific noise standards would not apply to the Industrial-zoned land. The existing noise standards should therefore be carried into DEV02 so that the rezoning does not unintentionally alter the established noise framework applying to the Pahiatua Dairy Manufacturing Activity. No change is sought to the existing DFNCB itself.	From 7.00 am to 7.00 pm daily: • 55 dB $L_{Aeq(15\ min)}$ when measured at the notional boundary of any dwelling outside the Dairy Factory Noise Control Boundary shown on the planning maps; and • 60 dB $L_{Aeq(15\ min)}$ when measured at the notional boundary of any dwelling that existed at 6 November 2009 and is located within the Dairy Factory Noise Control Boundary. From 7.00 pm to 7.00 am daily: • 45 dB $L_{Aeq(15\ min)}$ and 75 dB L_{AFmax} when measured at any point outside the Dairy Factory Noise Control Boundary; and • 60 dB $L_{Aeq(15\ min)}$ and 80 dB L_{AFmax} when measured at the notional boundary of any dwelling that existed at 6 November 2009 and is located within the Dairy Factory Noise Control Boundary. At all times: • 70 dB $L_{Aeq(15\ min)}$ when measured at the notional boundary of any dwelling or visitor accommodation established after 6 November 2009 and located within the Dairy Factory Noise Control Boundary. Noise shall be measured in accordance with NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				with NZS 6802:2008 *Acoustics – Environmental noise*.
7	Water and wastewater servicing – Pahiatua Dairy Manufacturing Site • DEV02-O6 • DEV02-P4 • DEV02-SUB-S3 – Water Supply • DEV02-SUB-S4 – Wastewater Disposal • DEV02-GIZ-S1 – Water Supply • DEV02-GIZ-S2 – Wastewater Disposal	Support in part	The IGDA objectives and policies recognise the existing self-serviced nature of the Pahiatua Site and provide for its continued operation and development. DEV02-O6 refers to maintaining the self-serviced nature of the existing industries, while DEV02-P4 confirms that the sites can continue to operate without reticulated three waters networks. However, DEV02-GIZ-S1 and DEV02-GIZ-S2 require new development to connect to Council water and wastewater reticulation where capacity and connection are available. The equivalent subdivision standards take the same approach. This approach creates an inconsistency within the IGDA framework. Fonterra requires flexibility to retain private servicing arrangements because manufacturing activities require water and wastewater systems that meet specific operational and process requirements. Manufacturing water may also need to be treated to standards specific to the relevant product mix. Public infrastructure may still be appropriate for some activities or uses and so the provisions should therefore allow Fonterra to determine the servicing option that best meets the requirements of the manufacturing operation, rather than requiring connection simply because reticulation becomes available.	DEV02-O6 The existing industries and activities at the Oringi Business Park site and the Pahiatua ~~Fonterra Milk Factory s~~Dairy Manufacturing Site, are protected for industrial purposes, including future ~~expansion~~ development.~~, while maintaining the self-serviced nature of these industries.~~ The existing self-serviced nature of these industries is recognised. In relation to the Pahiatua Dairy Manufacturing Site, this does not preclude connection to Council reticulated infrastructure if deemed to be suitable for the operational requirements of the activity. DEV02-P4 Require infrastructure to be provided in an integrated and comprehensive manner by: … 4. Ensuring that the existing industries on the Oringi Business Park site and the Pahiatua ~~Fonterra Milk Factory~~ Dairy Manufacturing Site can continue to operate without reticulated three waters networks being available, and ~~that these sites are to be managed via on-site means.~~: **a)** the Oringi Business Park site is managed via on-site means; and **b)** for the Pahiatua Dairy Manufacturing Site, existing on-

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				site infrastructure may continue to be used, maintained, and upgraded, with flexibility to connect to Council's reticulated systems if deemed to be suitable for the operational requirements of the activity. DEV02-SUB-S3 – Water Supply … Where capacity and connection are not available, all new allotments must be provided with an on-site water supply arrangement. Except that, for subdivision associated with the Pahiatua Dairy Manufacturing Activity, new allotments within the Pahiatua Dairy Manufacturing Site may be provided with either: a) an on-site water supply arrangement; or b) a connection to Council's reticulated water supply system where capacity and connection are available. DEV02-SUB-S4 – Wastewater Disposal … Where capacity and connection are not available, all new allotments must be provided with an on-site wastewater disposal arrangement.

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				Except that, for subdivision associated with the Pahiatua Dairy Manufacturing Activity, new allotments within the Pahiatua Dairy Manufacturing Site may be provided with either: a) an on-site wastewater disposal arrangement; or b) a connection to Council's reticulated wastewater system where capacity and connection are available. DEV02-GIZ-S1 – Water Supply … Where capacity and connection are not available, all new development must demonstrate that it is to be provided with an appropriate on-site water supply arrangement. Except that, for development associated with the Pahiatua Dairy Manufacturing Activity, new development may be provided with either: a) an on-site water supply arrangement; or b) a connection to Council's reticulated water supply system where capacity and connection are available. DEV02-GIZ-S2 – Wastewater Disposal … Where capacity and connection are not available, all new development must demonstrate that it is to

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				be provided with an appropriate on-site wastewater disposal arrangement. Except that, for development associated with the Pahiatua Dairy Manufacturing Activity, new development may be provided with either: a) an on-site wastewater disposal arrangement; or b) a connection to Council's reticulated wastewater system where capacity and connection are available.
8	Stormwater management DEV02-SUB-S5 DEV02-GIZ-S3	Support in part	Fonterra supports appropriate stormwater management associated with subdivision and development. However, the notified standards require a Stormwater Management Plan for all subdivision and new development, regardless of the scale of the proposal or whether the existing on-site system can accommodate it. For an established manufacturing site such as Pahiatua, a reassessment is not necessary for development where the existing system has capacity and stormwater effects do not materially change.	DEV02-SUB-S5 – Stormwater Management A Stormwater Management Plan must be prepared by a suitably qualified and experienced person which must address the following: … Except that, for subdivision of the existing Pahiatua Dairy Manufacturing Site a Stormwater Management Plan is not required. AND That for subdivision of the Buckley Block associated with the Pahiatua Dairy Manufacturing Activity, a Stormwater Management Plan is not required where a suitably qualified and experienced person confirms that:

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				i. the subdivision can be adequately serviced by the existing on-site stormwater management system; ii. the existing stormwater management system has sufficient capacity to accommodate the development; iii. the subdivision will not result in a material increase in stormwater discharge volumes or peak discharge rates, or require a material change to the existing means or location of stormwater disposal; and iv. the subdivision will not result in increased flooding, erosion, instability or adverse stormwater quality effects on adjoining land or receiving environments. Where these requirements are not met, a Stormwater Management Plan must be prepared addressing those matters a)-i) in DEV02-SUB-S5 that are relevant to the scale, nature and effects of the subdivision and associated development. DEV02-GIZ-S3 – Stormwater Management A Stormwater Management Plan must be prepared by a suitably qualified ~~stormwater engineer~~ and experienced person which must address the following … Except that, for development associated with the existing Pahiatua Dairy Manufacturing Site, a Stormwater Management Plan is not required.

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				AND That for the Pahiatua Dairy Manufacturing Activity located on the Buckley Block, a Stormwater Management Plan is not required where a suitably qualified and experienced person confirms that: i. the development can be adequately serviced by the existing on-site stormwater management system; ii. the existing stormwater management system has sufficient capacity to accommodate the development; iii. the development will not result in a materia increase in stormwater discharge volumes or peak discharge rates, or require a material change to the existing means or location of stormwater disposal; and iv. the development will not result in increased flooding, erosion, instability or adverse stormwater quality effects on adjoining land or receiving environments. Where these requirements are not met, a Stormwater Management Plan must be prepared addressing those matters a)-i) in DEV02-GIZ-S3 that are relevant to the scale, nature, and effects of the development.
9	Subdivision – no minimum allotment area	Support	The absence of a minimum allotment area provides useful flexibility for future subdivision, boundary	Support as notified.

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
	DEV02-SUB-S1 – Allotment Area		adjustment, and reconfiguration of Fonterra's landholdings.	
10	Subdivision – building platforms and geotechnical investigation DEV02-SUB-S2	Support in part	The requirement for a suitable building platform and geotechnical investigation is relevant where subdivision creates a new industrial development opportunity. It is less relevant to a boundary adjustment or relocation associated with the dairy manufacturing activity where no new building platform is created and the existing geotechnical or natural hazard risk does not materially change. As notified, DEV02-SUB-S2 applies the building platform and geotechnical investigation requirements to all allotments and each stage.	DEV02-SUB-S2 – Building Platforms 1. All allotments created shall contain a building platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant standards of the underlying zone. 2. Each allotment must provide a stable, flood-free building platform suitable for building foundations. 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. 4. Clauses 1-3 do not apply to subdivision of the existing Pahiatua Dairy Manufacturing Site associated with the Pahiatua Dairy Manufacturing Activity where the subdivision: **a)** is a boundary adjustment or boundary relocation of existing allotments; and **b)** does not create a new building platform or facilitate new development that would materially

Submission number	Provision	Support / Oppose	Comment	Requested Relief Deletions shown with ~~strikethrough~~ and additions shown with **underline**
				change the existing geotechnical or natural hazard risk.
11	Comprehensive Development Plan DEV02-SUB-S6	Support in part	A Comprehensive Development Plan is useful where subdivision involves coordinated greenfield development and staging, servicing, or connectivity with adjoining IGDA land needs to be addressed. That is less relevant to subdivision associated with the existing dairy manufacturing where those matters do not arise. The notified standard already requires the level of detail to be commensurate with the scale and intensity of the proposal. An exception for the Pahiatua Dairy Manufacturing Activity would avoid requiring a CDP for operational or landholding changes that do not need wider coordination.	DEV02-SUB-S6 Provision of a Comprehensive Development Plan (CDP) 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. Except that, a CDP is not required for subdivision of the existing Pahiatua Dairy Manufacturing Site where the subdivision is associated with the continued operation or development of the Pahiatua Dairy Manufacturing Activity and does not require coordinated staging, new external infrastructure, or connectivity with adjoining IGDA land. The level of detail within the CDP must be of a commensurate level of detail to the scale and intensity of the proposal.

#052

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

Privacy

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Fields marked with * are mandatory.

Submitter details

* Full name

Kristin Doering and Mark Freeman

* Organisation you are representing (if applicable)

Physical address

1 Jackson Street, Eketahuna ref: 32495/17770/26205

* 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 proposed growth area from Rural to Eketahuna Residential

(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.)

to oppose the proposed Plan Change A pertaining to Eketahuna specifically changing the area bordered by High Street, Simpson St and Bright Street from current Rural to Residential zoning. The specific reasons for my opposition are (but not limited to): Council's own research does not support population pressure sufficient to warrant to alteration of the special nature of Eket. rural environs. BERL states no population growth betw. 2023 + 2025. Despite there being considerable uninhabited houses in the residential area. Eket. rural land is classed as highly productive. Council's own Section 32 report requires Council to establish: the urban zoning is required; there are no other reasonably practicable and feasible options and the benefits outweigh the cost of losing HPL. Council has not assessed the Eket. rezoning area against it's own criteria.

*** 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 the rezoning provision for Eketahuna be deleted as Council has appeared to have shown no evidence that it is necessary nor desirable and the above stated negative impacts have not been mitigated.

☐ 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

05/10/2026
Date

Kristin Doering
Full name

How to lodge this submission

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

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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Submitter details

* Full name

Kristin Doering and Mark Freeman

* Organisation you are representing (if applicable)

Physical address

1 Jackson Street, Eketahuna ref: 29680/17770/2620

* 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:

Eketahuna proposed growth area from Rural to Eketahuna Residential

(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.)

about the proposed growth area change from Rural Eket. to Residential Eketahuna, which I oppose.
Council evidence identifies significant existing wastewater constrains, yet the infrastructure report says that alternative options for accommodating growth in Eket. have not been explored.
Stormwater will be an issue due to very limited piped stormwatersystems. So, connecting new „growth" to existing stormwater network will exacerbate surface flooding risk for existing areas. Also, the proposed growth area has saturated soils, which I experience on my own property too.
Also, the road (Simpson Street) which I use regularly is ~~a~~ narrow, it's width not suitable for any ~~any~~ additional traffic.

*** 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 the rezoning provision for Eketahuna be deleted as Council has appeared to have shown no evidence that it is necessary ~~for~~ nor desirable and the above stated negative impacts have not been mitigated.

☐ I have attached additional pages

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

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[redacted]
Signature

05/10/2026
Date

Kristin Doering
Full name

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#053

Consultation: Plan Change A

SUBMISSION FORM

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Fields marked with * are mandatory.

Submitter details

* Full name IAN ROBERT BARSDELL & MARYANNE BARSDELL (JOINT OWNERS.

* Organisation you are representing (if applicable)

Physical address 37 CADMAN ROAD DANNEVIRKE

* Address for service (if different from above)

* 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

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

☐ I am directly affected ☑ I am not directly affected

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Submission details

The specific parts of Plan Change A that my submission relates to are: (UNDER PLAN CHANGE 'A' PROPOSED RURAL TO DANNEVIRKE RESIDENTIAL) RESIDENTIAL GROWTH DEVELOPMENT AREA (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.) WE WISH TO OPPOSE THE REZONING ON CADMAN ROAD. OUR PRIMARY REASONS AND CONCERNS ARE THE SIGNIFICANT FLOODING RISK ASSOCIATED WITH THIS PROPERTY AND THE TAPUATA STREAM. WHICH FLOWS THROUGH THIS PROPERTY, THIS IS A EXISTING AND RECURRING ISSUE AND IS NOT SIMPLY A THEORETICAL RISK ASSOCIATED WITH FUTURE DEVELOPMENT. WE ARE PARTICULARLY CONCERNED THAT LAND AFFECTED BY THE TAPUATA STREAM FLOODING IS BEING CONSIDERED FOR RESIDENTIAL DEVELOPMENT.

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

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

1) THE ACTUAL EXTENT REGULARITY AND SPEED OF FLOODING EXPERIENCED ON OUR PROPERTY FROM THE TAPUATA STREAM AND TRIBUTARY.
2) WHETHER THE PROPOSED RESIDENTIAL ZONING BOUNDARY TAKES SUFFICIENT ACCOUNT OF THE FLOOD PRONE AREAS ON OUR PROPERTY.
3) THE FINDINGS OF COUNCIL'S TAPUATA STREAM FLOOD ASSESSMENT AND WHETHER THOSE FINDINGS DEMONSTRATE THAT THIS PARTICULAR LAND IS SUITABLE FOR RESIDENTIAL DEVELOPMENT.
4) THE EFFECTS OF MORE FREQUENT OR INTENSE RAINFALL EVENTS ON THE TAPUATA STREAM AND SURROUNDING LAND.
5) WHETHER FUTURE RESIDENTS WOULD HAVE SAFE ACCESS AND EGRESS DURING A SIGNIFICANT FLOOD.
6) WHETHER HOUSES, ROADS, DRIVEWAYS AND OTHER DEVELOPMENT COULD INCREASE STORM WATER RUNOFF OR ALTER EXISTING FLOOD FLOWS.

☑ I have attached additional pages

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.)

(ADDITIONAL PAGE.) (1) FROM ORIGINAL.

*** 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.) WHETHER DEVELOPMENT OF THIS LAND COULD INCREASE

7) FLOODING IMPACTS ON NEIGHBOURING PROPERTIES.

8) WHETHER COUNCIL INFRASTRUCTURE, INCLUDING STORM WATER, WATER AND SEWERAGE WOULD BE CAPABLE OF SAFELY SERVICING RESIDENTIAL DEVELOPMENT IN THIS LOCATION

9) THE VIABILITY OF INFRASTRUCTURE REQUIRED TO MAKE LAND HABITABLE, WE UNDERSTAND THAT COUNCIL IS SEEKING ADDITIONAL LAND FOR FUTURE RESIDENTIAL GROWTH. HOWEVER THE SUITABILITY OF INDIVIDUAL AREAS FOR RESIDENTIAL DEVELOPMENT NEEDS TO BE CONSIDERED CAREFULLY. WHERE THERE IS AN EXISTING NATURAL HAZARD IN THIS CASE, THE PRESENCE OF THE TAPUATA STREAM AND THE FLOODING THAT ALREADY OCCURS ON OUR PROPERTY SHOULD BE GIVEN SIGNIFICANT WEIGHT WHEN CONSIDERING WHETHER THIS LAND SHOULD BE REZONED RESIDENTIAL.

☑ I have attached additional pages

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.)

(ADDITIONAL PAGE (2) FROM ADDITIONAL PAGE (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.)

WE THEREFORE REQUEST THAT OUR PROPERTY BE EXCLUDED FROM THE PROPOSED RESIDENTIAL GROWTH AREA PLAN AND REMAIN RURAL. IF COUNCIL IS NOT PREPARED TO EXCLUDE THE PROPERTY, WE REQUEST THAT A DETAILED, SITE SPECIFIC ASSESSMENT OF THE FLOOD RISK BE UNDERTAKEN BEFORE THE PROPOSED REZONING IS CONFIRMED INCLUDING CONSIDERATION OF ACTUAL FLOODING HISTORY OF OUR PROPERTY. WE HAVE DATES, PHOTO EVIDENCE OF PREVIOUS FLOODING ON THE PROPERTY AND WOULD ASK COUNCIL TO TAKE THIS INTO ACCOUNT. WE WISH TO BE HEARD IN SUPPORT OF THIS SUBMISSION AT THE HEARING.

☐ 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

IAN ROBERT BARSDELL. Mary Anne Barsdell
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

#054

Consultation: Plan Change A

SUBMISSION FORM

RECEIVED
05 OCT 2026
Dvke. Service Centre

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
June Vermeer & Rob Hullah

* Organisation you are representing (if applicable)
Ourselves

Physical address
239 Adelaide Road Dannevirke

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

* 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:

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

☑ My submission relates to the whole of Plan Change A

My position on the provisions identified above is:

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

*** My submission is:**

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

We Oppose:
We do not consider our property to be an appropriate greenfield residential development site. Our property is already a lifestyle/rural property - it is not vacant development land. It is an established lifestyle property with an existing dwelling & established rural/lifestyle use. Rezoning to Residential would unnecessarily change the character & potential use of an existing property in order to provide residential development capacity.

*** 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.)

Reject the proposed rezoning of my property at 239 Adelaide Road Dannevirke, from Rural to Residential & retain the existing Rural Zoning of my propert.
If Council is not prepared to retain the existing Rural Zoning, I seek that the proposed rezoning of my property be declined unless & until Council can demonstrate that the proposed Residential Zoning is appropriate having regard to the effects on the rural character of the area, traffic, road safety, stormwater, wastewater, infrastructure capacity & the existing use & character of the property.

☐ 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]

05/10/2026
Date

June Vermeer
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

#055

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
SUZANNE ELIZABETH BYERS

* Organisation you are representing (if applicable)

Physical address
521 COOPER RD, DANNEVIRKE

* Address for service (if different from above)
68 CADMAN RD, 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:

LOT 1 DP 8692 BLK II TAHORAITI SD

(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.)

Increase in rates
I would not benefit if this proposal went ahead
No town sewerage system.
No extra land for subdividing.

*** 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 explain - unsure of what you are asking?

☐ 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]

02/10/2026
Date

SUZANNE ELIZABETH BYRES
Full name

How to lodge this submission

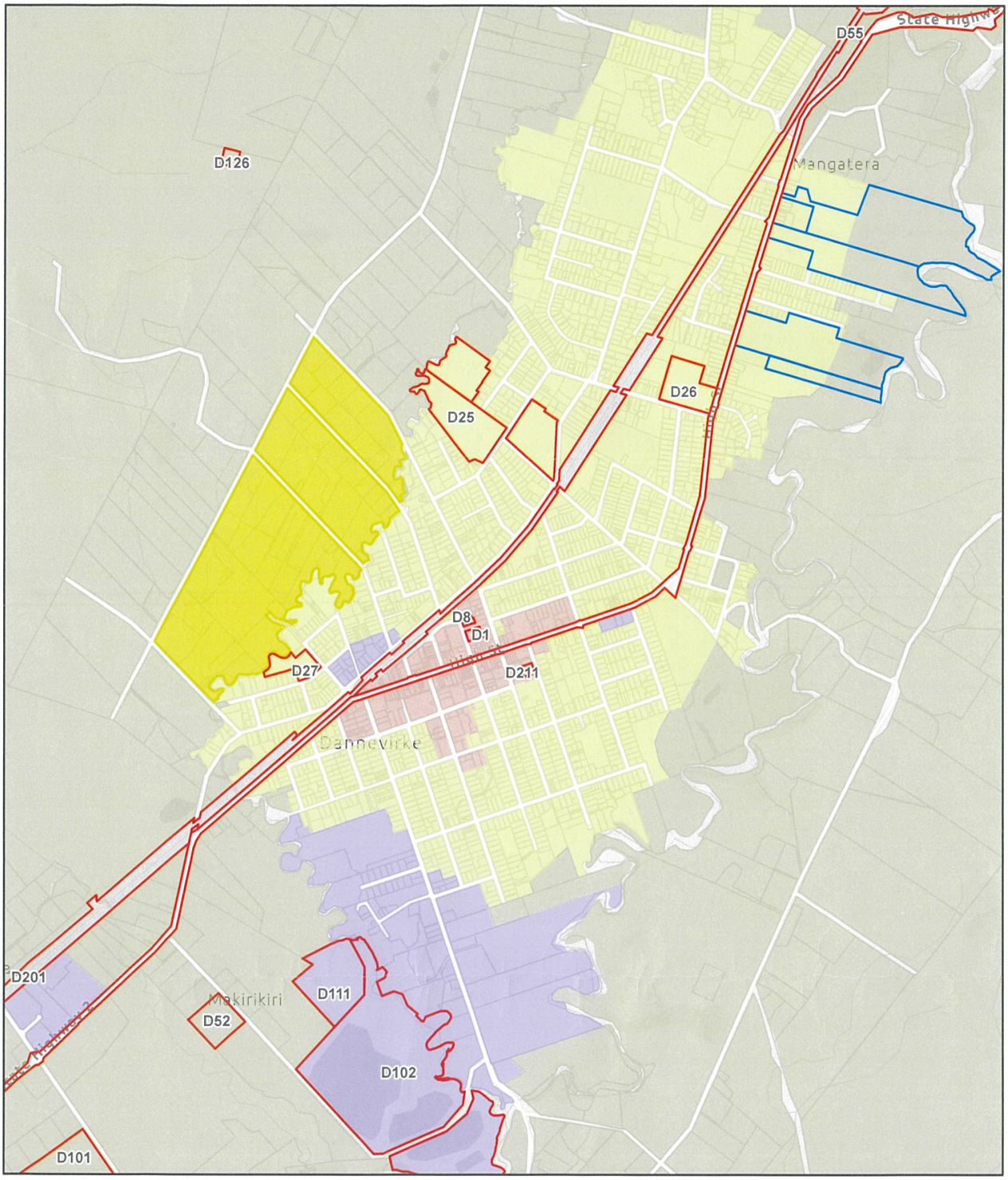
Your submission must be received by Council no later than 5:00pm on Monday 5 October 2026.

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- 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

Dannevirke Proposed Growth Areas



7/30/2026, 3:54:42 PM

1:20,000

0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

NZ Territorial Authorities - Tararua
TRR Designation
TRR Split Zoning
Draft Plan Change A - Rezoning
Residential
Operative District Plan Zonings
Rural
Residential
Commercial
Industrial
Designation
TDC Assessment

Eagle Technology, Stats NZ, Tararua District Council, Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors.

#056

Simone Anthony

From: Tararua District Council <notifications@cognitoforms.com>
Sent: Wednesday, 7 October 2026 11:43 am
To: Submissions; PlanChangeA
Subject: Submission Form: Plan Change A (Form 5) - Georgina Morrison

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 7/10/2026 11:42 am for the public consultation regarding Plan Change A

View full entry at CognitoForms.com.

Entry Details

Submitter Details

FULL NAME	Georgina Morrison
PHYSICAL ADDRESS	New Zealand
POSTAL ADDRESS (IF DIFFERENT FROM ABOVE)	117 Bridge Road, Pahiatua 4987, New Zealand
PHONE	[redacted]

EMAIL	[redacted]

Declarations - trade competition

I COULD / COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION:	I could 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:	Pahiatua Residential Growth Development Area
MY POSITION ON THE PROVISIONS IDENTIFIED ABOVE IS:	Support in part
MY SUBMISSION IS:	We support the residential zone being extended to the West Side of the Main Road at the North end of town in addition to the East Side new zone.
I SEEK THE FOLLOWING DECISION FROM TARARUA DISTRICT COUNCIL:	That the provision for the Pahiatua residential zone be amended to include the West Side of the Main Road.

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

#057

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
Peter Campbell Raikes

* Organisation you are representing (if applicable)
Westfield Developments Ltd

Physical address
303 Frimley Ave Hastings 4120

* Address for service (if different from above)

* Post code
4120

* 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:

Pahiatua growth 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.)

I Support the plan change which affects our property at the end of Titoki St. New Zealand needs growth and housing in provincial areas. The Government is promoting this. Rezoning of this land will/may allow up to 12 houses to be built which will be a boost to the Tararua District economy.

Our property details are as follows:
Titoki St Pahiatua, 4910/ PT Lots 78 DP907 PT Lot 1 DP20451

*** 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 decision from the Tararua District Council that the Plan Change A to Residential will be granted, for our property at the end of Titoki St.

☐ 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

8 / 10 / 2026
Date

Peter Campbell Raikes
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

Consultation: Plan Change A

SUBMISSION FORM

TARARUA DISTRICT COUNCIL

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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: Ian Robert Mollison

* Organisation you are representing (if applicable): n/a

Physical address: 21 Cadman Street Dannevirke

* Address for service (if different from above): n/a

* Post code: 4930

[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:

Land subject to Flooding

(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.)

There are areas of Land adjacent to the stream forming one of the boundrys for Tararua District Councils Proposed Plan Change A that are subject to flooding during heavy rain. These areas should be identified & surveyed out of Plan Change A & remain Rural Zoned.

*** 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.)

n/a

☐ 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

28/09/2026
Date

Ian Robert Mollison
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

RECEIVED
2 OCT 2026
Wdv. Service Centre

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

Fields marked with * are mandatory.

Submitter details

* Full name
Kirsty Jane Silvester

RECEIVED
12 OCT 2026
TARARUA DISTRICT COUNCIL

* Organisation you are representing (if applicable)
—

Physical address
46 Fergusson Street, Woodville

* Address for service (if different from above)
PO Box 100, Woodville, 4920

* 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

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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:

Woodville Proposed residential growth 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.)

I support the change of zoning from rural to residential of parts of my property at Fergusson Street, Woodville.

I would like to propose that the area to the west of that is also rezoned as residential (see attached marking on map). Sections are marked where there are paper roads already in existence.

*** 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.)

as above.

☐ 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

02/10/2026
Date

Kirsty Jane Silvester
Full name

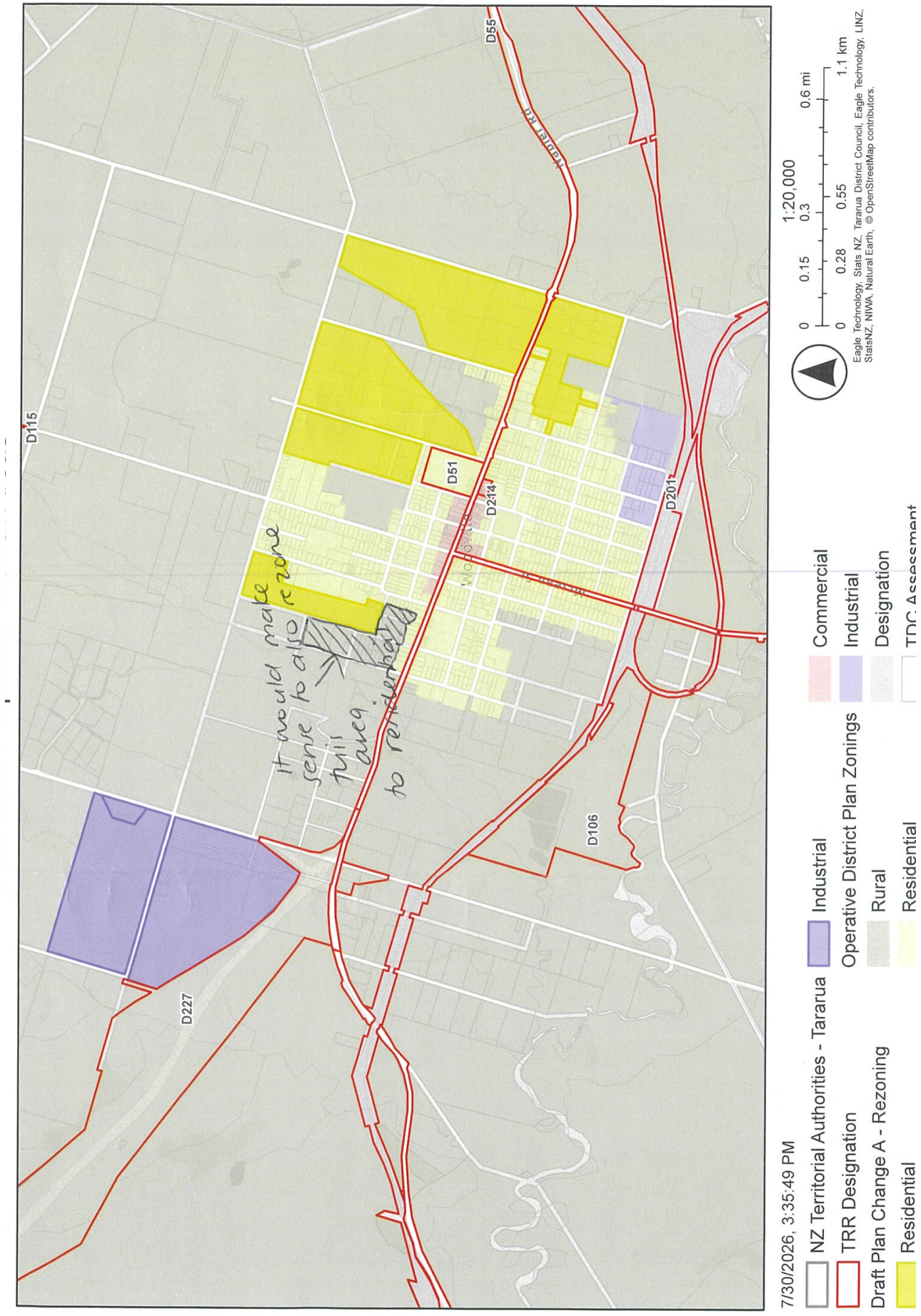
How to lodge this submission

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


D115
D55
D51
D214
D201
D106
D227
Tauhei Rd
Moore St
it would make sense to also rezone this area. to residential
1:20,000
0 0.15 0.3 0.6 mi
0 0.28 0.55 1.1 km
Eagle Technology, Stats NZ, Tararua District Council, Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors.
7/30/2026, 3:35:49 PM
NZ Territorial Authorities - Tararua
TRR Designation
Draft Plan Change A - Rezoning
Residential
Industrial
Operative District Plan Zonings
Rural
Residential
Commercial
Industrial
Designation
TDC Assessment

#060

Consultation: Plan Change A

SUBMISSION FORM

RECEIVED
-8 OCT 2026
TARARUA DISTRICT COUNCIL

TARARUA DISTRICT COUNCIL

Privacy

The content of your submission will be public.

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

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

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

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

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

Fields marked with * are mandatory.

Submitter details

* Full name
PETER + WENDY JASPERS

* Organisation you are representing (if applicable)

Physical address
241 PEKA PEKA ROAD, RD1 WAIKANAE

* Address for service (if different from above)

* Post code
5391

* 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.)

WE SUPPORT THIS SUBMISSION WOULD INCREASE AVAILABITY FOR MORE PROPERTIES TO BE DEVELOPED IN WOODVILLE

*** 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.

PE[redacted] JASPERS / WENDY JASPERS — 29 / 09 / 2026

Signature [redacted] Date

Full name

How to lodge this submission

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#061

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
Kylee Jean Jope

RECEIVED
- 6 OCT 2026
TARARUA DISTRICT COUNCIL

* Organisation you are representing (if applicable)

Physical address
63 High street, EKetahuna (29717 Property id)

* 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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Submission details

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

Residential Growth Development Area, 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.)

I am absolutely opposed to being changed from rural to residential as the land is not suitable on the north western side our infrastructure will not handle any more houses until it has been fixed.

Actually give people (THE RATE PAYERS) a choice at wheather they want to be moved from rural to residential, would be alot more pleasing.

This is peoples livelihoods and future!!!

*** 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.)

Refer to above!!

☐ 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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Signature

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[redacted] KJ

Signature

05 / 10 / 2026

Date

Kylee Jean Jope

Full name

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