

Before a Hearings Panel appointed by Manawatū District Council

In the matter of            the Resource Management Act 1991 (RMA)

And

In the matter of            a request by Te Kapiti Trust to change the Manawatū District Plan  
under clause 21 of Schedule 1 of the RMA (Private Plan Change  
1)

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Summary Statement by Duncan & Susan Cheetham

Project Overview

Dated 30 May 2023

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1. We are trustees of Te Kapiti Trust, the applicant for Private Plan Change 1 to the Manawatū District Plan (PPC1). We prepared joint evidence in support of PPC1 dated 11 May 2023.
2. We purchased 14 Banks Road in February 2020, intending to subdivide it for lifestyle lots in the same way as we had for the adjoining property. However over the next 18 months or so, we were kept informed of the Council's intentions to provide for growth at Rongotea, including by rezoning the site. While a draft Plan Change was notified, the process stalled at that point and we decided to proceed with a private plan change.
3. We have a long-standing association with the Rongotea area and are passionate its potential for growth. Our evidence lists some of the features that make it ideal for growth and the benefits we consider would flow from that, including:
  - (a) Its proximity to Manfeild, Feilding, and Ohakea, and the Coast, and to the seven local cluster schools;
  - (b) The ability to protect and enhance the wetland, which will be an environmental, educational and community asset.

4. We are aware of significant community support for the rezoning and are pleased to have a representative of the Lions Club attending today to speak in support. We are excited about the opportunities this growth will bring to Rongotea.
5. Using the land at 14 Banks Road for farming is not feasible, for a number of reasons including:
  - (a) The nature of the soils which have poor drainage;
  - (b) The proximity of residential development, noting that there have been complaints from neighbours about farming activities on site. Dogs from domestic properties have also caused stock losses in the past;
  - (c) There is no water or power available to either block;
  - (d) The land is rated as if it is a lifestyle block, so farming is not economically viable.
6. The land was purchased for development in line with the Nodal Area plan provisions, which we delayed in order to accommodate the growth being promoted by the Council at the time. We agree with Council that the best use of this land is to extend Rongotea Village.
7. We are committed to seeing this area developed as an extension to the Rongotea Village. It will be a legacy project developed with aroha from us and our community which provides multiple benefits to all.

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Duncan & Susan Cheetham  
30 May 2023