

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Wednesday, 25 January 2023 8:15:30 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Rhonda Maurice

Physical address: [REDACTED]

Postal address:

Phone:

Email: [REDACTED]

Organisation:

This submission is made on behalf of the above organisation:

Could you gain an advantage in trade competition through this submission?: I could not

Are you directly affected by an effect of the subject matter of the submission that:: I am not

The specific provisions of the proposal that my submission relates to are as follows:: Private plan change 1

My submission is that:: Strongly oppose the rezoning from Rural 2 zone to village zone. The reasons are as follows: - infrastructure will not cope - a quiet community will have its population nearly doubled - the length of the proposed subdivision building process will cause ongoing disruption - traffic congestion concerns - the community outlook will be altered - devalue surrounding properties

I/we seek the following decision from the Manawatu District Council:: I seek that the MDC opposes the rezoning application.

Withhold my Yes

contact details:

Would you like to speak to Council in support of your submission?:

If others make a similar submission, would you consider presenting a joint case with them at the hearing?:

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Thursday, 26 January 2023 2:50:22 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Chantelle Miles
 Physical address: [REDACTED]
 Postal address:
 Phone:
 Email: [REDACTED]
 Organisation:
 This submission is made on behalf of the above organisation:
 Could you gain an advantage in trade competition through this submission?: I could not
 Are you directly affected by an effect of the subject matter of the submission that?: I am
 The specific provisions of the proposal that my submission relates to are as follows::
 When I brought my section I was told that land would never be developed , I would not have brought there if I knew I was going to be surrounded by residential housing I brought a lifestyle section, it will also affect the school numbers for my son at rongotea where he starts next year and I wanted a quiet country small ish numbers school considering the school is currently unzoned .
 My submission is that:: I oppose this development completely we do not want it!
 I/we seek the following decision from the Manawatu District Council:: Cancel the subdivision we wanted quiet lifestyle area not a busy town life area that was not the plan!
 Withhold my contact details: Yes
 Would you like to speak to Council

in support of your
submission?:

If others make a
similar
submission, would
you consider Yes
presenting a joint
case with them at
the hearing?:

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Wednesday, 25 January 2023 5:00:06 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Marti Hodgins

Physical address: [REDACTED]

Postal address:

Phone:

Email: [REDACTED]

Organisation:

This submission is made on behalf of the above organisation:

Could you gain an advantage in trade competition through this submission?: I could not

Are you directly affected by an effect of the subject matter of the submission that:: I am

The specific provisions of the proposal that my submission relates to are as follows:: Development of the site into residential land

My submission is that:: For the land to be developed into residential land a lot of pre work needs to be carried out to improve the quality of the land. As it stands there is severe flooding during wet/heavy rain periods. The land itself is higher than properties on my street therefore a huge amount of water runs off it onto mine and other properties on Severn Street. It is very important to put in place a proper drainage system such as closed drains to ensure the

flooding is prevented on Severn Street.

I/we seek the following decision from the Manawatu District Council::

Ensure proper drainage is in place on the land and between the land and Severn Street.

Withhold my contact details:

Yes

Would you like to speak to Council in support of your submission?:

If others make a similar submission, would you consider presenting a joint case with them at the hearing?:

Yes

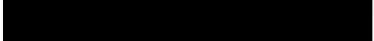
From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Wednesday, 25 January 2023 5:53:04 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Andrew Mercer

Physical address: 

Postal address: 

Phone: 

Email: 

Organisation: 4

This submission is made on behalf of the above organisation:

Could you gain an advantage in trade competition through this submission?: I could not

Are you directly affected by an effect of the subject matter of the submission that?: I am not

The specific provisions of the proposal that my submission relates to are as follows:: Potential walkway

My submission is that:: I do not oppose the proposed plan, I do however believe the developers should be compelled to create the "potential walkway" for the benefit of all Rongotea

I/we seek the following decision from the Manawatu District Council:: compell the developer to create the walkway

Withhold my contact details: Yes

Would you like to speak to Council in support of your submission?: Yes

If others make a similar submission, would you consider presenting a joint case with them at the hearing?: Yes

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Monday, 30 January 2023 2:28:34 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: wayne page
Physical address: [Redacted]
Postal address: [Redacted]
Phone: [Redacted]
Email: [Redacted]
Organisation: [Redacted]

This submission is made on behalf of the above organisation:

Could you gain an advantage in trade competition through this submission?: I could not

Are you directly affected by an effect of the subject matter of the submission that:: I am

The specific provisions of the proposal that my submission relates to are as follows:: development of land rongotea west off banks road

My submission is that:: we oppose, on the basis that we purchased our lifestyle block from the developer, property brokers because we wanted quiet country living without close neighbors, and a place where it was quiet and room for animals we were told at that time no further developments would be taking place .we are worried about more foot traffic ,noise,privacy, vehicle damage to our private road etc

I/we seek the following decision from the Manawatu District Council:: we do not want several neighbors down our boundry 5 by the look of the plan as this is not what we were told when purchasing in fact we were told the land would be used for similar size lifestyle blocks as our own site we are opposed to this development of small sections down our boundry

Withhold my Yes

contact details:

Would you like to
speak to Council
in support of your
submission?:

If others make a
similar
submission, would
you consider Yes
presenting a joint
case with them at
the hearing?:

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Monday, 30 January 2023 12:25:13 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

| | |
|--|---|
| Full name: | Guy and Sue Pinckney |
| Physical address: | 19 Crown Lane |
| Postal address: | RD 3 PN 4473 |
| Phone: | |
| Email: | spinckney@xtra.co.nz |
| Organisation: | |
| This submission is made on behalf of the above organisation: | |
| Could you gain an advantage in trade competition through this submission?: | I could not |
| Are you directly affected by an effect of the subject matter of the submission that:: | I am not |
| The specific provisions of the proposal that my submission relates to are as follows:: | A great asset to Rongotea in general. |
| My submission is that:: | We support the proposal, being neighbours we only see positives for the district. |
| I/we seek the following decision from the Manawatu District Council:: | |
| Withhold my contact details: | |
| Would you like to speak to Council in support of your submission?: | |
| If others make a similar submission, would you consider presenting a joint case with them at the hearing?: | |

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Saturday, 28 January 2023 11:30:23 am

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Rongotea & District Lions Club

Physical address: PO Box 10 Rongotea

Postal address: c/o David Calow 208 Taikorea rd RD3 Palmerston nth 4473

Phone:

Email: windings2054@gmail.com

Organisation: Rongotea lions club

This submission is made on behalf of the above organisation: Yes

Could you gain an advantage in trade competition through this submission?: I could not

Are you directly affected by an effect of the subject matter of the submission that:: I am not

The specific provisions of the proposal that my submission relates to are as follows:: Wetland development Banks rd Rongotea

My submission is that:: Rongotea & District Lions fully support the wetland development on Banks Rd subdivision Rongotea. As a service club in the district for the last 53 years we support any project that will benefit the community. This development will also benefit the wider community in providing an educational environment for the 7 schools in the Te Kawau cluster.

I/we seek the following decision from the Manawatu District Council:: We seek a positive outcome for the endeavours of Duncan and Susan Cheetham.

Withhold my contact details:

Would you like to speak to Council in

support of your
submission?:

If others make a
similar submission,
would you consider
presenting a joint
case with them at
the hearing?:

Yes

RECEIVED
26 JAN 2023
Manawatu District Council



Form 5 Submission on a Publicly Notified Plan Change under Clause 6 of the First Schedule to the Resource Management Act 1991

Send or deliver your submission to: Principal Planner
Manawatu District Council
Private Bag 10 001, Feilding 4743
135 Manchester Street, Feilding 4702

For enquiries phone 06 323 0000 fax 06 323 0822 email districtplanreview@mdc.govt.nz

To Manawatu District Council
Submission on **Plan Change** of the Manawatu District Council Plan

Submitter details

Full name
Dean Arnott

Physical address
22 Courts way
Palmerston North

Postal address
(if different from above)
.....
.....

Contact numbers
Phone (day) Mobile Fax

Email address
arnott.d.r@x16.co.nz

I **could** / could not [select one] gain an advantage in trade competition through this submission.

I **am** / am not [select one] directly affected by an effect of the subject matter of the submission that:

- a) Adversely affects the environment; and
- b) Does not relate to trade competition or the effect of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

Submission details

The specific provisions of the proposal that my submission relates to are as follows *(please give details)*

See attached

My submission is that

(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons)

See attached

(please include additional pages as necessary)

I/we have included [insert number] additional pages

I/we seek the following decision from the Manawatu District Council *(give precise details, use additional pages if required.)*

See attached

Submission at the Hearing

- I/we **wish to** speak in support of my/our submission [select one]
- I/we **do not wish** to speak in support of my/our submission
- If others make a similar further submission I/we will consider presenting a joint case with them at the hearing

Signature(s)

Of submitter(s) or person authorised to sign on behalf of submitter(s)



Signature

25 January 2023

Date

Signature

Date

Important Information

1. The Council must receive this submission before the closing date and time for submissions on this Plan Change or Variation.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the Plan Change or Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report.

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Received at the Council on

date

time

Private Plan Change 1 – Rongotea South

The specific provisions of the proposal that my submission relates to are as follows:

I support this private plan change application.

My submission is that:

The Arnott family has had a generational association with Rongotea since the early 1900's. I currently own and operate Arnott Agriculture from our Rongotea base.

The block which is the subject of this private plan change has been leased by me since May 2020. It has been challenging to farm given the heavy nature of the soil and inability to drain away excess moisture. Together with the fact it has no power, stock water and proximity to near 50 direct neighbours, it has significantly reduced my options as a leasee.

The township of Rongotea is well suited to expansion and the developments which have occurred alongside have created opportunities for local businesses and the community alike. It has been a positive addition to what is known locally as Real Blokes Country.

I/we seek the following decision from Manawatu District Council

To accept this private plan change.



RECEIVED
26 JAN 2023
Manawatu District Council

Form 5 Submission on a Publicly Notified Plan Change under Clause 6 of the First Schedule to the Resource Management Act 1991

Send or deliver your submission to: Principal Planner
Manawatu District Council
Private Bag 10 001, Feilding 4743
135 Manchester Street, Feilding 4702

For enquiries phone 06 323 0000 fax 06 323 0822 email districtplanreview@mdc.govt.nz

To Manawatu District Council
Submission on **Plan Change** of the Manawatu District Council Plan

Submitter details

Full name Rob + Jan Griffin

Physical address 1040 B. Rangiotu Road
Rangiotu
Palmerston North

Postal address (if different from above)

Contact numbers Phone (day) Mobile Fax

Email address griffin@xna.co.nz

I could / could not [select one] gain an advantage in trade competition through this submission.

I am / am not [select one] directly affected by an effect of the subject matter of the submission that:

- a) Adversely affects the environment; and
- b) Does not relate to trade competition or the effect of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

Submission details

The specific provisions of the proposal that my submission relates to are as follows *(please give details)*

See attached

My submission is that

(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons)

See attached

(please include additional pages as necessary)

I/we have included [insert number] additional pages

I/we seek the following decision from the Manawatu District Council *(give precise details, use additional pages if required.)*

See attached

Submission at the Hearing

- I/we **wish to** speak in support of my/our submission [select one]
- I/we **do not wish** to speak in support of my/our submission
- If others make a similar further submission I/we will consider presenting a joint case with them at the hearing

Signature(s)

Of submitter(s) or person authorised to sign on behalf of submitter(s)


.....
Signature

25-01-2023
.....

Date


.....
Signature

25.01.2023
.....

Date

Important Information

1. The Council must receive this submission before the closing date and time for submissions on this Plan Change or Variation.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the Plan Change or Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report.

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Received at the Council on
date time

Private Plan Change 1 – Rongotea South

The specific provisions of the proposal that my submission relates to are as follows:

I support this private plan change application.

My submission is that:

We are residents in the rural settlement of Rangiotu which is south of Rongotea.

Our children and now grandchildren enjoy the ability to participate in the local sportsground at Rongotea and local sports club, Te Kawau. The approach for us coming into Rongotea is along Banks Road and it is worth mentioning that the recent developments have made a significantly more appealing entry into Rongotea Village.

The private plan change to rezone will be energizing to the village and provide, in particular to our grandchildren, recreational opportunities to enjoy in a rural village environment.

The village is infrastructure ready with the community water scheme, newly installed waste water to Kawakawa Road, Community Recreational Centre, Community swimming pool adjacent to the Rongotea Primary School, Four Square, Garage & NZ Post Agency, Approved centre for Prescription pickup, Farm and Merchandising stores, Takeaway shop, Rongotea Stock Sale Yards, Tavern, and the like. No other Village Settlement within the Manawatu District would enable such support to their local community. It is perfectly poised for sustainable growth.

To that end, it can't be forgotten that during covid, Rongotea was one of the District's only villages who could care and cater for their residents without a need to leave the community bubble.

The concept of a new recreational space within the development will provide a safe and welcoming environment for all of the residents such as ourselves in the outlying vicinity.

I/we seek the following decision from Manawatu District Council

To accept this private plan change.



Form 5 Submission on a Publicly Notified Plan Change under Clause 6 of the First Schedule to the Resource Management Act 1991

Send or deliver your submission to: Principal Planner
Manawatu District Council
Private Bag 10 001, Feilding 4743
135 Manchester Street, Feilding 4702

For enquiries phone 06 323 0000 fax 06 323 0822 email districtplanreview@mdc.govt.nz

To Manawatu District Council
Submission on **Plan Change** of the Manawatu District Council Plan

Submitter details

Full name WALTER JAMES LOCKYER

Physical address 31 TRENT STREET
PONGOTEA 4865

Postal address (if different from above) PO Box 131, Pongotea 4865

Contact numbers
Phone (day) Mobile Fax

Email address

I ~~could~~ / **could not** [select one] gain an advantage in trade competition through this submission.
I **am** / ~~am not~~ [select one] directly affected by an effect of the subject matter of the submission that:
a) Adversely affects the environment; and
b) Does not relate to trade competition or the effect of trade competition.
* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

Submission details

The specific provisions of the proposal that my submission relates to are as follows (please give details)

My Proposal Relates to Draft Structure Plan

My submission is that

(State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons)

I wish that the DRAFT Structure Plan includes a Linking Road to Join Wilton Street to. This will mean the new Area is more in Keeping with the Village Structure;

see attached

(please include additional pages as necessary)

I/we have included [insert number] additional pages

I/we seek the following decision from the Manawatu District Council (give precise details, use additional pages if required.)

That the Structure Plan is Amended as above.

Submission at the Hearing

- I/we wish to speak in support of my/our submission [select one]
 I/we do not wish to speak in support of my/our submission
 If others make a similar further submission I/we will consider presenting a joint case with them at the hearing

Signature(s)

Of submitter(s) or person authorised to sign on behalf of submitter(s)

W J Tooby
.....
Signature

24-1-2023
.....
Date

.....
Signature

.....
Date

Important Information

1. The Council must receive this submission before the closing date and time for submissions on this Plan Change or Variation.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the Plan Change or Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report.

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Received at the Council on

date

time

From: [Kelly Standish](#)
To: [districtplanreview](#)
Cc: [Kim Anstey](#)
Subject: APP 2022-0513 Private Plan Change 1 Rongotea South Development
Date: Tuesday, 31 January 2023 1:19:50 pm
Attachments: [image001.png](#)
[image002.jpg](#)
[APP 2022-0513 Private Plan Change 1 Rongotea South Development 31-01-2023.pdf](#)

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Dear Daniel,
Please find attached our submission regarding Private Plan Change 1 in Rongotea. Waka Kotahi do not specifically wish to be heard in support of the submission however we are available if you or the applicant would like to discuss any of the contents of the submission further.
Kind regards,
Kelly.

Kelly Standish (she/her)
Senior Planner / Environmental Planning
System Design, Transport Services

Email: kelly.standish@nzta.govt.nz
Phone: 021 240 8724

Waka Kotahi NZ Transport Agency
Palmerston North
Private Bag 11777, Palmerston North 4442, New Zealand [Facebook](#) | [Twitter](#) | [LinkedIn](#)



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From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Wednesday, 21 December 2022 8:16:02 am

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Grahame Edwards

Physical address:

Postal address:

Phone:

Email:

Organisation:

This submission is made on behalf of the above organisation:

Could you gain an advantage in trade competition through this submission?:

I could not

Are you directly affected by an effect of the subject matter of the submission that::

I am

The specific provisions of the proposal that my submission relates to are as follows::

I support the development of the land, and think it's great for the town, but am concerned that when the sections are built on directly behind my property, if the sections are built up any higher than the current land height,

My submission is that:: storm water will flood my property, I think there needs to be some kind of shallow swale drain along the rear boundarys to link into the culvert down towards Trent Street. The land in winter is extremely boggy and has poor drainage, I cannot raise my section at all to prevent run off from the subdivision, I would appreciate this being taken into consideration.

I/we seek the following decision from the Manawatu District Council:: I just want to be reassured that drainage for these new sections along the Severn street boundaries has been thought about and has somewhere it can go. From the plans I can only see drainage improvements at the Trent street end.

Withhold my contact details: Yes

Would you like to speak to Council in support of your submission?:

If others make a similar submission, would you consider presenting a joint case with them at the hearing?:

From: no-reply@dxp.squiz.cloud
To: [districtplanreview](#)
Subject: Website: Private Plan Change 1 Submission
Date: Tuesday, 31 January 2023 4:29:17 pm

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A Private Plan Change 1: Rongotea South Residential Area submission form has been submitted on the Manawatu District Council website with the following details...

Full name: Helen Brown
 Physical address: Horizons Regional Council Regional House 11-15 Victoria Avenue Palmerston North
 Postal address:
 Phone:
 Email: helen.brown@horizons.govt.nz
 Organisation: Horizons

This submission is made on behalf of the above organisation: Yes

Could you gain an advantage in trade competition through this submission?: I could not

Are you directly affected by an effect of the subject matter of the submission that:: I am not

The specific provisions of the proposal that my submission relates to are as follows::

7.1 Flooding and Stormwater Management - discussion with Horizons Regional Council (Horizons) staff re-iterated concern regarding the location of the proposed Stormwater treatment and attenuation pond within 100m

My submission is that::

proximity of identified natural inland wetlands. Regulation 54 of the national Environmental Standard for Freshwater (2020) determines that the diversion or discharge of water within, or within a 100m setback from, a natural wetland is a non-complying activity. Horizons considers that the applicant Horizons considers that the applicant has not indicated how the Option A location of the Stormwater treatment and attenuation pond will meet the requirements for the protection of the existing natural inland wetland. The applicant has not outlined how the requirements of regulation 55 will be met, particularly where activities must not result in the discharge of a contaminant if the receiving environment includes a natural wetland (55(3)(a)) or alter the natural movement of water...into any natural wetland waters (55(3)(c) or or could ensure that the activity will not promote the discharge of water to any natural wetland (55(3)(d)). The application discusses 'restoration of a wetland' as the manner in which storm water treatment and attenuation systems will be undertaken.

I/we seek the following decision from the Manawatu District Council::

Require the applicant to confirm how the conditions of regulation 55 of the NES-F 2020 will be met. Require the applicant to provide the geotechnical assessment requested during discussions with Horizons of the alternate storm water treatment and attenuation system proposed under Option B. The application states that Option b is the most sensible location for the storm water treatment and attenuation pond, given the distance of 100m from the existing identified natural inland wetlands, yet the application recommends Option A. Please require the applicant to confirm that Option A provides the same level or better protection from potential contaminant discharge into the existing natural wetland than Option B and the grounds on which this determination is based. Please have the applicant confirm how the proposed storm water treatment and attenuation system in Option A meets the wetland restoration requirements, when apart from the identified natural inland wetland area outlined, no other wetland is available to be 'restored'. As well, the applicant to confirm how the 'restoration' will be undertaken on the existing natural inland wetland, which by its definition has no requirement for restoration.

Withhold my contact details:

Would you like to speak to Council in support of your submission?:

Yes

If others make a similar submission, would you consider presenting a joint case with them at the hearing?:

Yes