



Private Plan Change Application:
Rongotea South Development Area
July 2022



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Revision	Revision date	Details	Authorised	
			Name/Position	Signature
V 1.0	29/07/2022	Final Report	Matt Heale	
V 2.0	14/11/2022	Report updated following s92 discussions	Ryan O'Leary	

1. The Applicant and Property Details

To:	Manawatū District Council
Site Address:	14 Banks Road, Rongotea
Applicant's Name:	Te Kapiti Trust Ltd
Address for Service:	The Property Group Ltd PO Box 12066 Palmerston North 4444 Attention: Kim Anstey
Legal Description:	Refer to Certificates of Title at Appendix A
Site Area:	31.36 Hectares
Manawatū District Plan Zoning:	Rural 2 Zone
Brief Description of Proposal:	A private plan change request to rezone 21.88 ha of land from Rural 2 Zone to Village Zone, an adjacent 10.48 ha is to remain as Rural 2 Zone, with an area set aside for public open space. To guide subdivision and development, a new chapter is proposed titled <i>Rongotea South Development Area</i> which includes the <i>Rongotea South Structure Plan</i> .

2. Executive Summary

Te Kapiti Trust (the applicant) are seeking a change to the Manawatū District Plan to rezone and modify planning provisions on 31.36ha of land (the site) at Rongotea. The area is owned by the applicant and is currently zoned Rural 2 under the Manawatū District Plan. The Proposed Plan Change (PPC) is to rezone 20.88 ha to Village Zone, an adjacent 10.48ha site will retain its Rural 2 zoning and nodal overlay and both land parcels will be subject to the provisions of a new District Plan Chapter, *Rongotea South Development Area* and the Rongotea South Structure Plan.

Manawatū District Housing Plan 2021 identified the need to provide for additional greenfield growth in the district. In March 2021, Manawatu District Council (Council) consulted on a Draft District Plan that proposed an expansion of Rongotea Village to the south by rezoning the 20.88ha site at 14 Banks Road to Village Zone. The programme for progressing from a draft district plan to a proposed district plan has been delayed from what was originally scheduled. As a result, the landowners have prepared a private plan change to enable the progression of the rezoning of this site, separate from Council's wider District Plan review.

A detailed analysis was undertaken as part of this proposal that supports the release of the plan change area for development. The reasons for this can be summarised as follows:

- The proposed rezoning and lot densities are consistent with the Manawatū Draft District Plan proposal to rezone this area.
- There are no environmental constraints that will impede development at this location.
- The area is contiguous with the village of Rongotea and can be serviced by existing infrastructure and social facilities.
- The single land ownership across the two titles has enabled an area to be set aside for wetland protection and recreation.
- The soils have been assessed as Class 4 and Class 6 and therefore not regarded as highly productive or versatile soils.
- Iwi engagement has been undertaken which initially indicates no opposition to the proposed rezoning.
- The increase in people movement as a result of the development can be accommodated safely and efficiently within the existing road network.
- The Rongotea South Structure Plan includes new public pathways, cycleways and public open space.
- The area is market attractive for development with a sales and purchase agreement on the site in place with an established developer.
- The likely yield of 140 – 180 dwellings will make a meaningful contribution to housing supply in the Manawatū District.

The proposal is consistent with sound resource management practice and Part 5 of the Resource Management Act 1991 (RMA) and has not been considered by the Council in the last two years. Therefore, the Council has no grounds to reject the private plan change request and should accept or adopt the Plan Change for processing.

Following a thorough assessment, the proposed rezoning of the Plan Change area from Rural 2 to Village Zone, along with the Rongotea South Structure Plan:

- Is the most appropriate way to achieve the purpose of the RMA and the proposal would give effect to the Regional Policy Statement (s32)(1)(a)).
- Gives effect to the relevant National Policy Statements and the Regional Policy Statement (s75).
- Is appropriate given that the actual and potential effects on the environment of the rezoning and associated provisions would be acceptable and any adverse effects would be less than minor (s76(3)).
- Supports the integrated management of the use and development of land (s31).

An evaluation of the proposal has been undertaken in accordance with Section 32 of the RMA and concludes that the proposed rezoning of the site meets the objectives of the PPC, the Manawatū District Plan, the Horizons One Plan and the purpose of the Resource Management Act (1991) in an effective and efficient manner.

3. Site Location and Description

3.1 Site Description

The plan change area is made up to two parcels of land located immediately to the south and adjacent to the village of Rongotea (refer to *Figure 1*). The 21.88 ha (Parcel 1), legally described as Section 36 Block II Douglas District, is proposed to be rezoned Village Zone. An adjacent 10.48 ha parcel (Parcel 2), legally described as Lot 15 DP 565962, is available to be utilised for stormwater management and recreation, subject to receiving the necessary resource consents. The Rongotea South Structure Plan applies across both land parcels. Certificates of title are included at **Appendix A**.

Access to Parcel 1 is via Banks Road and Trent Street. Access to Parcel 2 is from Sterling Lane. A new rural residential subdivision bounds the area on the southern side. Rongotea’s community wastewater facility is located on the western boundary.

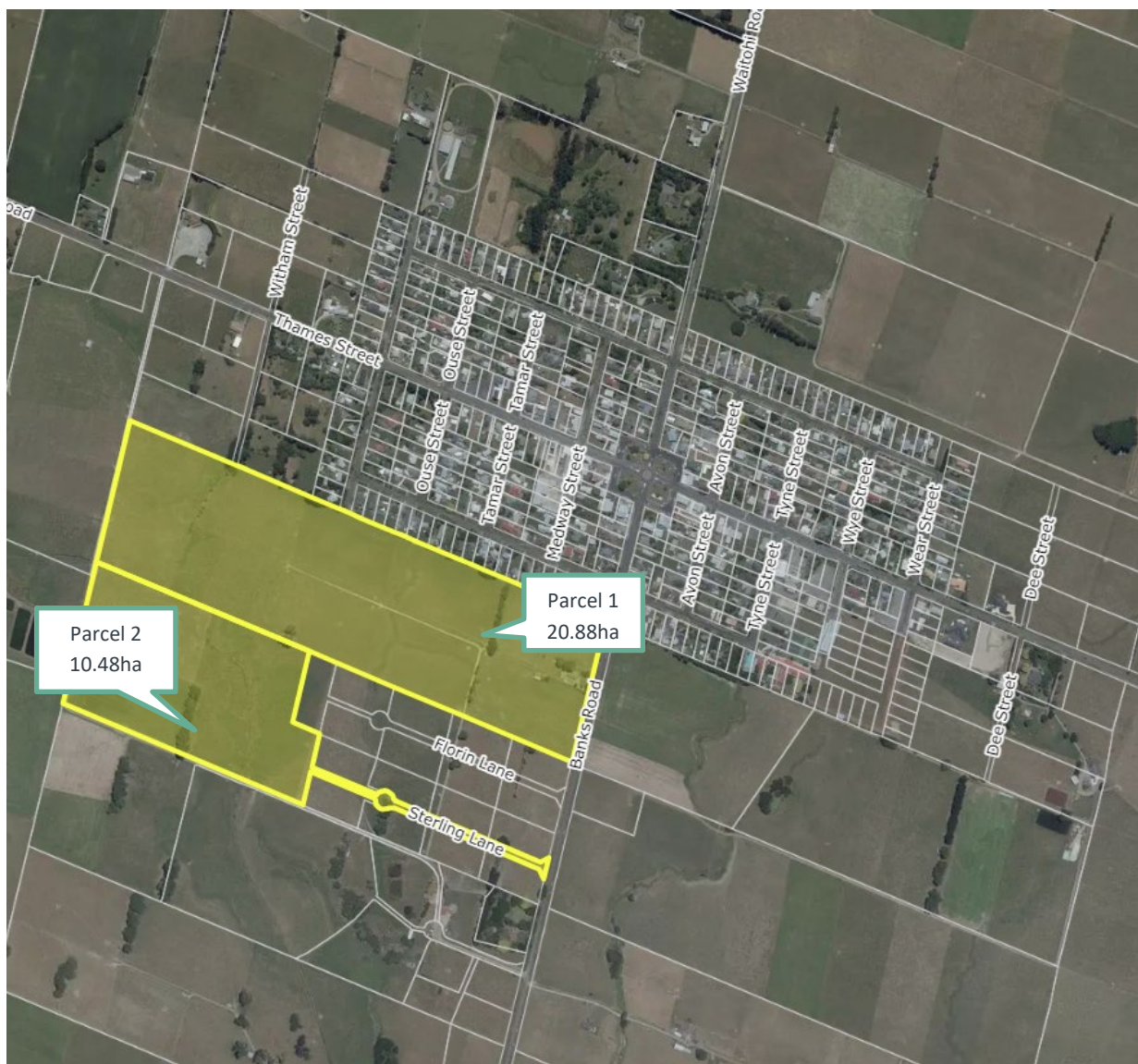


Figure 1: Map of plan change area (Source: GRIP Maps)

The site is predominantly grass covered terrain of flat topography. Although the eastern part of Parcel 1 is predominantly flat, the site slopes down to accommodate Ruivaldts Drain running north-south across the western end before it converges with Campbells Drain that exits the land in the south. These drains form part of the Te Kawau drainage scheme, as shown in *Figure 2*.

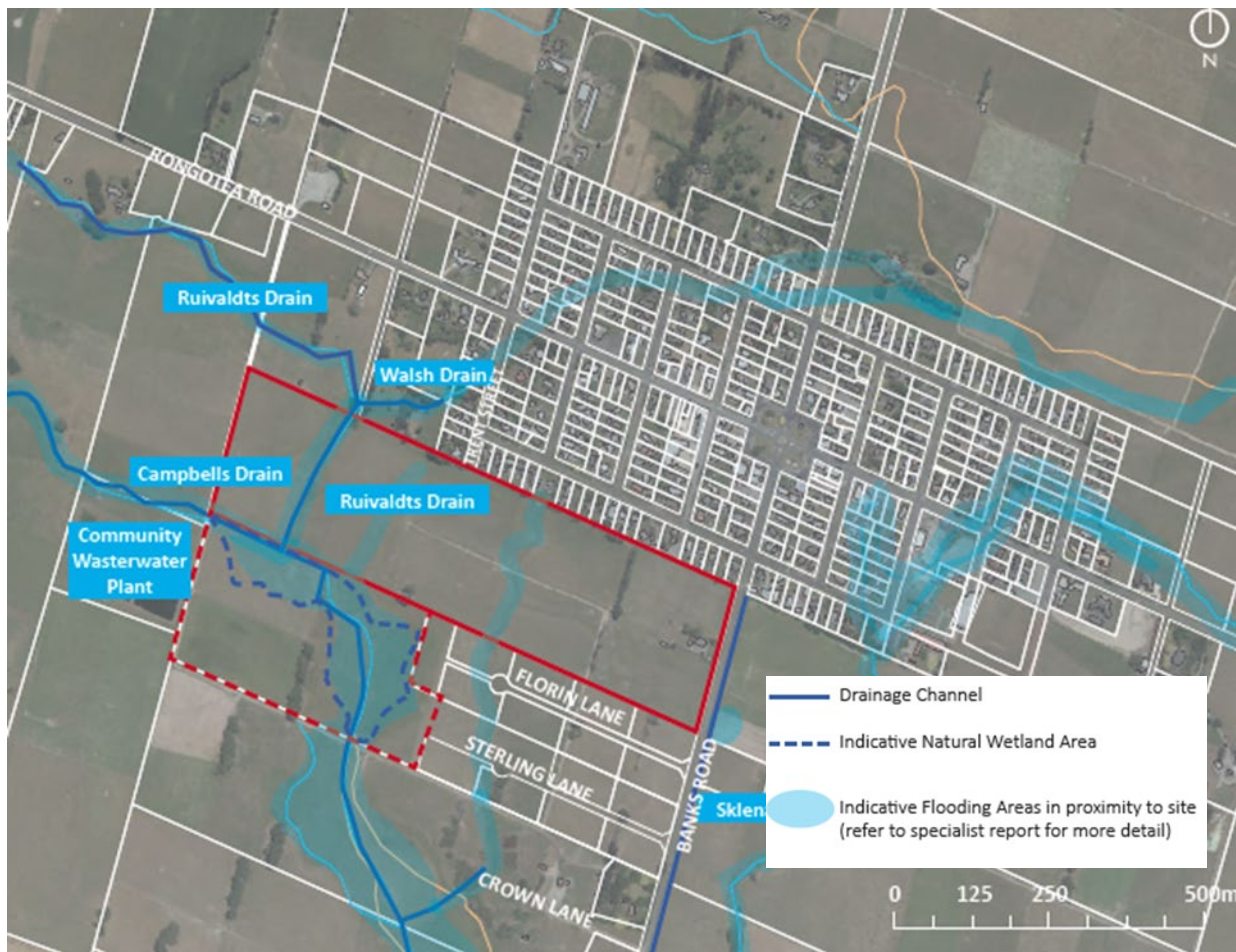


Figure 2: Location of waterways

The site is currently divided into paddocks and used for cattle grazing. A shelter belt of exotic trees exists on the eastern part of the site but otherwise the site is devoid of any significant vegetation. A number of mature trees border the northern boundary and form the interface between the existing residential dwellings of Rongotea and the subject site. These trees are located within the neighbouring properties.

The parcel of land to the south (Parcel 2) proposed for recreation purposes is of undulating nature with an additional shelter belt area to the south. This area is of lower topography and contains the Campbells Drain. A soils assessment and ecological survey undertaken as part of this plan change note the presence of peaty soils that indicates a history of wetland vegetation occupancy in this area, prior to the existing agricultural use. A small amount of wetland vegetation remains in pockets.

To provide additional context, the applicant submitted a resource consent application for subdivision of the subject site which sought to create 55 rural lifestyle Lots of approximately 5000m². Council subsequently advised the applicant of their intention to rezone this area Village Zone through a Council

led District Plan Review process. The applicant decided at that point to pause the subdivision application and wait for the area to be rezoned by Council. However, as mentioned above, the programme for progressing from a draft district plan to a proposed district plan has been delayed from what was originally scheduled, hence why this application for a private plan change is being requested.

3.2 Site Location

From Rongotea, the town of Feilding within the Manawatū District is 19 km to the north-east. The city of Palmerston North is approx. 21 km to the south-west. The wider site location is shown in *Figure 3*.

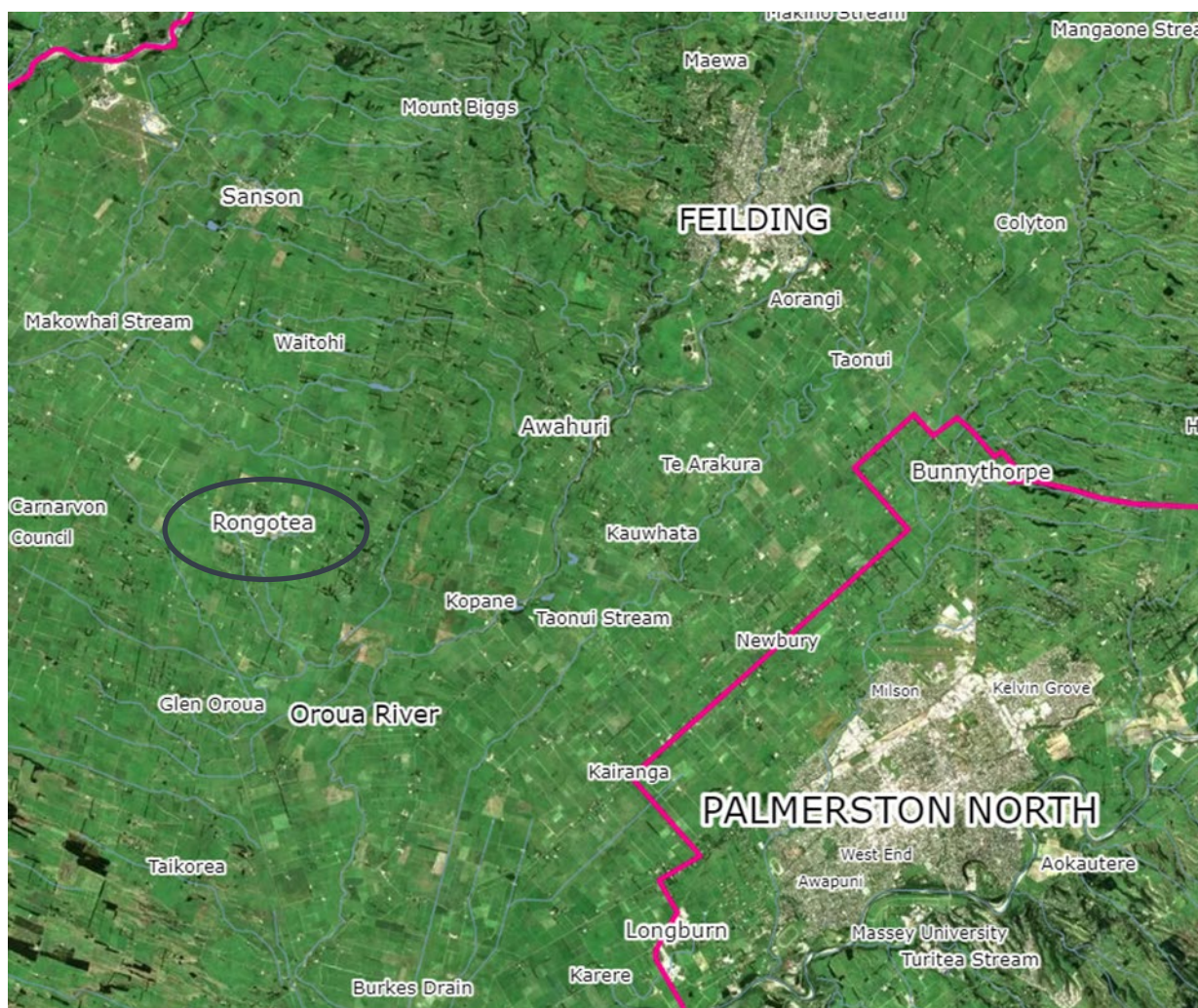


Figure 3: Location of Rongotea within the Manawatū District

Rongotea village is one of many rural villages in the Manawatū District and is part of the Te Kawau region. The population at the 2018 census was 642. The village is a long-established service centre for the surrounding rural district. The community is served by the Rongotea Primary School (years 1 – 8), Te Kawau Community and Recreation Centre, a community swimming pool, library and playcentre.

The site is accessed via Banks Road which is a minor arterial road in Council's roading hierarchy. The nearest state highway is SH1 which is located approximately 5.5km to the west. SH3 that leads to Palmerston North is located 11 km to the north-east.

4. Description of the plan change request

4.1 Description of the proposal

This Plan Change seeks to rezone 21.88 ha of land from Rural 2 Zone to Village Zone, an adjacent 10.48 ha is to remain as Rural 2 Zone and the Rongotea South Structure Plan will apply across the area as a spatial layer to guide subdivision and development.

To guide the subdivision phase and to achieve the quality built environment outcomes identified during the preparation of the plan change, this Plan Change request is proposing a new District Plan chapter. The chapter is titled *Rongotea South Development Area* to align with the National Planning Standards template. The purpose of this chapter is to spatially identify the development area and introduce specific objectives, policies and development standards to guide the development phase. Consideration has been given to the National Planning Standards and maintaining the existing drafting style of the operative Manawatū District Plan. This chapter is attached as **Appendix I** and the Structure Plan is shown in *Figure 4*.

As the Plan Change seeks to integrate new greenfield development into the existing village environment, the relevant Manawatū-wide and Village Zone provisions will also apply, albeit with some amendments. There are new permeable area and building coverage controls proposed to manage stormwater. It is proposed that these provisions, along with the minimum lot sizes specific to the development area, be inserted into the Village Zone chapters Rule B2 and Rule C2. Two new roading cross sections are proposed to be included in chapter 3B Transportation. Details of the proposed amendments are included in **Appendix I**.

Rongotea South Structure Plan

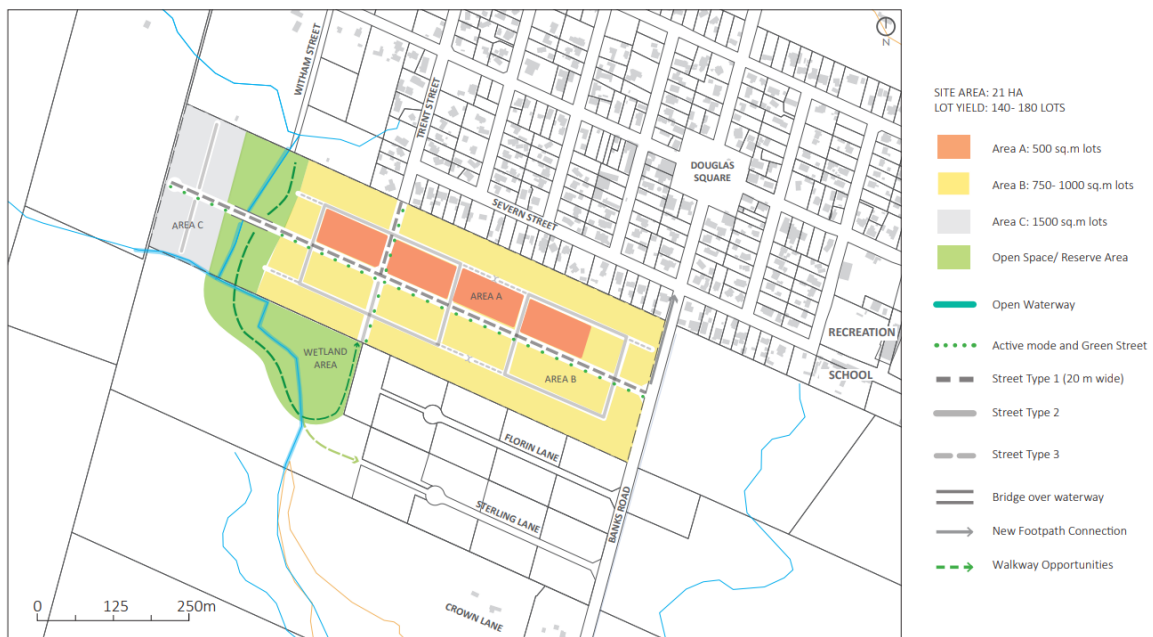


Figure 4: Proposed Structure Plan

The purpose of the Plan Change is to enable residential development by applying Village Zoning to 21.88 hectares of Rural 2 Zoned land at Rongotea, consistent with the Manawatū District Council's Draft District Plan and in accordance with the Rongotea South Structure Plan developed as part of the plan change process.

The reason for this Plan Change request is:

- to assist Council in meeting the future housing needs of the Manawatū district.
- to enable additional recreation and open space opportunities for the community of Rongotea.
- because the site is well located for commuting to local employment areas in Palmerston North and Ohakea.
- because the land is development ready with a sales and purchase agreement in place, subject to the rezoning being made operative.

This plan change application provides an assessment of effects of the proposal and an evaluation of the plan change in accordance with Section 32 of the RMA. Supporting expert assessment reports are appended to this report. The evaluation of the plan change concludes that the proposal is the most appropriate way to achieve the purpose of the RMA, as outlined in the Section 32 Report attached at **Appendix K**.

5. Statutory Planning Framework

5.1. Statutory Context

Schedule 1 of the Resource Management Act (RMA) sets out the process for changes to District and Regional Plans. Clause 21 of that schedule states that any person may request a change to a district or regional plan and Clause 22 requires that the request to change a plan must be made to the appropriate local authority in writing. A request for a plan change shall:

- Explain the purpose and reason for the plan change (see Section 4).
- Contain an evaluation report prepared in accordance with Section 32 (see Appendix K).
- Where environmental effects are anticipated, the request shall describe those effects, taking into account clause 6 and 7 of Schedule 4, in such detail that corresponds with the scale and significance of the actual or potential environmental effects associated with the implementation of the plan change (see Section 7).

5.2. Section 32 Analysis

Section 32 of the Act requires any proposed plan change to provide an assessment of the effectiveness, efficiency, costs, benefits and risks of the requested plan change including alternative options. A full Section 32 analysis is provided in **Appendix K** to this report.

5.3. Accepting the Plan Change Request (Clause 25 Evaluation)

The Council has discretion to adopt, accept or reject a Plan Change request in accordance with Clause 25 of Schedule 1 of the Resource Management Act 1991 (RMA), subject to the matters set out in Clause 25(4)(a)-(e). The Council is able to reject the Plan Change request only on the following grounds:

- a. The Plan Change request is frivolous or vexatious (clause 25(4)(a));
- b. within the last 2 years, the substance of the request or part of the request—
 - (i) has been considered and given effect to, or rejected by, the local authority or the Environment Court; or
 - (ii) has been given effect to by regulations made under section 360A; or
- c. The Plan Change request is not in accordance with sound resource management practice (clause 25(4)(c));
- d. The Plan Change request would make the plan inconsistent with Part 5 –Standards, Policy Statements and Plans (clause 25(4)(d).

In relation to (a), considerable technical analysis has been undertaken to inform the Proposed Plan Change (PPC), which is detailed throughout this report. The PPC has been prepared in accordance with best practice and is consistent with RMA Part 5. For these reasons, the proposal is not frivolous or vexatious.

In relation to (b), while the Council consulted on this re zoning as part of the Draft District Plan in March 2021, the substance of that proposal was not further developed or supported by a s32 evaluation and put forward in a Proposed District Plan. Therefore, the substance of that proposal has not previously been considered by the local authority.

With regards to c), the RMA does not define 'sound resource management practice' however case law suggests that the timing and substance of the Plan Change are relevant considerations. This requires detailed and nuanced analysis of the proposal that recognises the context of the PPC area and its specific planning issues.

In this context, the proposed Plan Change is considered to be in accordance with sound resource management practice for the following reasons:

- a. The proposed zoning is consistent with the Manawatū Draft District Plan.
- b. The detailed technical analysis undertaken as part of this proposal demonstrates that there is no planning reason that would prevent the development occurring once the land is rezoned.
- c. All necessary statutory requirements have been met, including an evaluation in accordance with S32a with supporting evidence, while consultation with affected iwi is on-going.
- d. The PPC is consistent with the sustainable management purpose of the RMA as discussed in the report below.

On this basis, the merits of the PPC should be allowed to be considered through the standard Schedule 1 process.

6. Policy Framework

6.1. National Policy Documents

Section 74(1)(ea) of the RMA states that a territorial authority must prepare and change its District Plan in accordance with a national policy statement, a national planning standard and any regulations. The following national direction documents are considered relevant.

6.1.1. National Policy Statement on Urban Development

The National Policy Statement on Urban Development 2020 (NPS UD) came into effect on 20 August 2020. It recognises the national significance of well-functioning urban environments and provides policy direction to decision-makers when making planning decisions. Within this document, the Manawatū District Council (MDC) is a Teir 3 territorial authority because all, or part of an 'urban environment' is located within MDC boundaries. The definition of urban environment needs to be considered:

Urban environment means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- a. is, or is intended to be, predominantly urban in character; and*
- b. is, or is intended to be, part of a housing and labour market of at least 10,000 people*

While the village of Rongotea contains less than 10,000 people, the Manawatū District consists of the town of Feilding and outlying villages that are predominately urban in character and that, because of their proximity to one another, are considered part of their overall housing and labour market that services a total population of 31,700. For this reason, MDC have followed the directives in the NPS UD for Tier 3 territorial authorities and can consider the relevant policy directions when making a decision on this plan change.

Of particular relevance to this Plan Change is the policy direction (NPS UD Policy 8) that directs local authorities to be responsive to plan change requests that would add significantly to the development capacity and contribute to well-functioning urban environments, even if the capacity is unanticipated or out of sequence with planned land release.

Considering Council has themselves identified this land as being suitable for urban development the proposal is not unanticipated. The PPC will contribute to well-functioning urban environments as required by Policy 1 (NPS UD), for the following reasons:

- It provides for a variety of lots sizes to enable differing housing typologies and price points.
- The location delivers good accessibility between housing and jobs, community services, and natural open spaces, including by way of public or active transport.
- Provisions have been included to enable Māori to express their cultural traditions and norms through involvement in the design of open spaces.
- The accessibility to local schooling and community facilities supports a reduction in green house gas emissions.

- Stormwater management of the area improves resilience to the effects of climate change.

For these reasons, the application is consistent with the policy direction of the NPS-UD.

6.1.2. National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 (NPSFM) sets a national policy framework for managing freshwater quality and quantity. It introduces the concept of Te Mana o te Wai that refers to the fundamental importance of water while recognising that protecting the health of freshwater, protects the health and well-being of people and the wider environment.

The site investigations undertaken to inform this PPC have considered the policy implications and requirements of the NPSFM. The ecology report included at **Appendix F** has ascertained that an area within Parcel 2 meets the definition of a natural inland wetland.

The identification of the area as a wetland is not obvious. The ecology report notes that this area has a long history of pastoral grazing and cultivation and therefore a very limited amount of wetland vegetation exists. The hydrology is mostly controlled by constructed drainage channels with some surface pooling in low areas. However, the soils investigation also completed as part of this plan change and attached at **Appendix H**, discovered the presence of hydric soils. These peaty, organic soils indicate a long history of wetland vegetation colonising the site in pre-human times. The combination of this factor and that surface ponding exists resulted in the site meeting both the hydric soils test and the wetland hydrology test. Further discussion on this finding is included in Section 7.

The following NPS-FM policy is relevant to this proposal:

Policy 6: *There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted*

The proposal will not result in any further loss of the extent of the area identified as natural inland wetland. There is no housing development and subsequent drainage proposed within the area identified as natural inland wetland. A portion of the area was initially identified as suitable for a constructed wetland for stormwater treatment and attenuation. However, further discussion post the application being lodged with MDC has resulted in an alternative location being identified.

Concerns were raised on whether locating a stormwater attenuation pond adjacent to a natural inland wetland would in fact protect its values or be deemed 'restoration'. As a result, the GHD 3 Waters report now provides for two feasible options for the location of the stormwater treatment and attenuation pond. Option A would require consent from Horizons as a non-complying activity under the NES-Freshwater. Option B is 100m from the wetland and therefore would only need consent from Horizons for the discharge of stormwater as a controlled activity.

While the final location of the stormwater management area can be established through the detailed design phase at subdivision, it could be considered that careful design of a constructed wetland for stormwater management adjacent to a highly degraded natural inland wetland could provide positive benefits. It could work to restore a more natural hydrology and reintroduce wetland vegetation. Restoration is defined in the NPS-FM as:

Restoration in relation to a natural inland wetland, means active intervention and management, appropriate to the type and location of the wetland, aimed at restoring its ecosystem health, indigenous biodiversity, or hydrological functioning.

Nevertheless, the direction of the NPS is for the *promotion* of restoration so not something a plan can require. Mr Forbes concludes in the Ecology Report that “Restoration of the natural inland wetland is encouraged. Restoration should involve active interventions and management to restore the natural hydrology and reinstate swamp vegetation across the site”.

For these reasons, I consider the application is not inconsistent with the policy direction of the NPS-FM.

6.1.3. National Policy Statement for Highly Productive Land

In between this application being submitted to MDC and being accepted for processing, the National Policy Statement for Highly Productive Land (NPS-HPL) was released. The NPS-HPL provides direction to Councils to identify and map Highly Productive Land in Regional Policy Statements and to introduce provisions that avoid subdivision and development on this land. There is also direction on how to manage subdivision, use and development, prior to the land being identified in planning documents.

The applicant engaged a Land Use Capability expert to determine the nature of the soil classes within the plan change area. This assessment is included as Appendix H and discussed further in Section 7 below. In summary, the assessment was completed at a scale of 1:15,000 and concluded that the plan change area contains a combination of LUC Class 4w or 6w soils.

An assessment against the provisions of NPS-HPL determines that the NPS-HPL is not a relevant policy statement in this instance, for the following reasons:

1. The definition of highly productive land refers to clause 3.5(7) for situations before land has been mapped and included in a regional policy statement.
2. Clause 3.5(7) requires territorial authorities to apply the NPS-HPL to references of land that are zoned general rural and considered LUC 1, 2 or 3 land.
3. The definition of LUC 1, 2 or 3 land means land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification
4. The assessment completed by Sharn Hainsworth and included as Appendix H was undertaken in accordance with the Land Use Capability Survey Handbook (Lynn et al. 2009) and at a more detailed scale (1:15,000) than that mapped by the New Zealand Land Resource Inventory (1:50,000 scale).
5. This assessment determined that the land is LUC Class 4w and 6w and does not contain Highly Productive Land (LUC 1, 2 or 3 land).

6.1.4. National Planning Standards

The National Planning Standards came into effect on 5 April 2019. These codify the structure, mapping, definitions and noise/vibration metrics of District, Regional and Unitary Plans. Councils have 10 years to implement these changes. In consultation with Council's policy team, this proposal follows the National Planning Standard template as it relates to Development Areas.

6.1.5. National Environmental Standards

The National Environmental Standards (NES) relevant to this Plan Change include:

- NES for Air Quality
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health
- NES for Freshwater.

In regard to the NES for Air Quality, the PPC area is not within a Horizon's Regional Council Airshed and urbanisation of the area is not likely to trigger the requirements of these regulations.

The NES for Soil Contamination requires a soils risk assessment to protect human health. Considering the long history of productive land uses on this site, the applicant engaged HAIL Environmental to undertake a preliminary site investigation. This report concluded that, in the authors expert opinion and based on the information presented, the site has not been subject to land uses identified on the Ministry for the Environment's Hazardous Activities and Industries List. Therefore, we can be comfortable that consent under the NES - CS will not be required. A copy of this report can be found in **Appendix G**.

6.1.6. National Environmental Standard for Freshwater

The NES for Freshwater introduces standards and consenting requirements for activities that relate to freshwater, including natural inland wetlands. The Ecology Report (Appendix F) assessed an area within Parcel 2 as containing a 'natural inland wetland'. Parcel 2 was initially identified as being suitable for stormwater management because of its location at a natural low point.

Part 3, clause 54 of the NES-F states that the taking, use, damming, diversion, or discharge of water within, or within a 100m setback from a natural wetland is a non-complying activity. A non-complying activity under the Resource Management Act requires a more stringent test to be passed. Council would need to be satisfied that the adverse effects of the activity on the environment would be minor, and that the activity will not be contrary to the objectives and policies of the Horizon's One Plan.

As part of the further information stage, Council requested further consultation with Horizon's Regional Council over the stormwater aspects of the plan change application. Concern was raised on the proposed location of the constructed wetland for stormwater treatment and attenuation that is adjacent to the area assessed as a 'natural inland wetland' by Forbes Ecology. Council sought to understand how Horizon's Regional Council would view an application to discharge stormwater at this location, considering the implications under the NES-F.

The results of this discussion led to an alternative location being explored. The GHD report (Appendix C) was revised to include an Option B which locates the stormwater attenuation pond 100m from the natural inland wetland. While this would involve additional earthworks, it would avoid the discharge associated with stormwater treatment being a non-complying activity under the NES-F.

6.2. Management Plans and Strategies

Section 74(2)(b)(i)5 states that a Territorial Authority must have regard to any management plans and strategies prepared under other Acts. These are considered below.

6.2.1. Manawatū District Housing Strategy

The preparation of this plan change has had regard to the Manawatū District Housing Strategy which is made up of three key documents. A Housing Programme Establishment Report was released in 2020. This was followed by a Housing Stocktake and then the release of a Housing Strategic Action Plan in 2021.

To meet identified growth needs the Manawatū District Housing Strategic Action Plan identifies the need to increase access to affordable housing in the district. This includes both affordable rental and home ownership options.

The Urban Design Framework (**Appendix B**) that underpins this proposal has been developed to give effect to the outcomes and actions of the Manawatū District Housing Strategic Action Plan, by:

- Providing a plan for housing development on areas of land identified as suitable for residential development and ensuring the safeguarding of highly productive soils.
- Facilitating housing affordability and choice by requiring a range of different lot sizes and encouraging increases in density in appropriate locations. Whilst a review of current market conditions suggests there is demand for rural lifestyle residential lots above 700m², the framework also supports the delivery of smaller 500m² lots to encourage housing diversity and affordability.
- Supporting wellbeing outcomes for residents through the provision of good connections for walking and cycling, encouraging green connections and provision of high-quality open space integrated with stormwater infrastructure.
- Ensuring infrastructure provision and development controls support increases of density and infill housing into the future.

6.2.2. Walking and Cycling Strategy 2020

The Walking and Cycling Strategy establishes a set of visions and goals to encourage and provide for walking and cycling within the Manawatū District. The strategy has the following vision:

Walking and cycling in the Manawatū District is attractive, safe and fun for our community and its visitors.

In having regard to this strategy, the Rongotea Community Plan 2015, and in response to engagement with the Rongotea community committee, the plan change prioritises walking and cycling opportunities through the provision of open space and reserve areas that provide walking and cycling connections with Rongotea.

6.3. Regional Policy Statements and Plans

The RMA at section 75(3)(c) states that a District Plan must give effect to any Regional Policy Statement and Section 75(4)(b) states that a District Plan must not be inconsistent with a Regional Plan for any matter specified in Section 30(1).

An assessment of whether the plan change gives effect to the relevant objectives and policies of the Horizon's One Plan is included as **Appendix J**. This assessment has confirmed that the proposed changes to the District Plan will be giving effect to the policy direction in the Regional Policy Statement. The PPC area is not subject to natural hazards, not located on versatile soils and infrastructure is available at Rongotea to provide for the integrated provision of infrastructure and urban development. The proposal also gives effect to the RPS provisions in relation to Te Ao Māori.

6.4. District Plan

As this is a request to change the District Plan, it needs to have regard to the broader strategic direction and outcomes that the District Plan seeks to achieve. An assessment against the relevant objectives and policies is included as **Appendix J**. This assessment concludes that the Manawatū versatile soils will be protected by development at this location and the Plan Change aligns with the decision-making criteria for requests to extend Village Zoning.

6.5. Iwi Planning Documents

The applicant received advice from Council in relation to which iwi groups to consult with. All iwi groups who have an interest in the Plan Change area were contacted regarding the plan change proposal to see if they wished to engage. There are no relevant iwi planning documents have been lodged with Council. The following iwi were contacted:

- Rāngitane o Manawatū
- Ngāti Kauwhata
- Ngāti Ruakawa
- Ngā Wairiki Ngāti Apa.

Consultation with these iwi groups is ongoing. Rāngitane o Manawatū have prepared a Cultural Values Report which is included in **Appendix E** and discussed in the AEE section at 7.10. No initial objections to the proposed plan change have been raised.

7. Assessment of Effects on the Environment

Clause 22(2) Schedule 1 of the Act requires an assessment of the anticipated environmental effects of any private plan change in accordance with Schedule 4 of the Act. The following assessment has been informed by the technical analysis undertaken to determine the suitability of the site for residential development. It summarises the sites constraints and opportunities, how any development issues may be addressed through mitigation and the positive and adverse effects arising from the proposal.

7.1. Flooding and Stormwater Management

To understand the potential impact of flooding both within the development area and on properties downstream, a detailed flood model was created to understand the risks of a 0.5% AEP (1 in 200 year) rain event. This work seeks to satisfy the natural hazard objectives and policies of the Regional Plan that requires decision makers to carefully consider development activities in areas prone to flooding and sets a 0.5% AEP rain event as the benchmark. Details of how the flood model was developed, a discussion of the risks associated with the modelling results and recommendations for stormwater management can be found in the Three Waters Assessment Report attached as **Appendix C**.

Risks of flooding within the development area

The flood model included quantifying 2D surface flows from the catchment to the north and draining into the plan change area and extended to 1km south of the area. The flood modelling results are shown in *Figure 7* below:

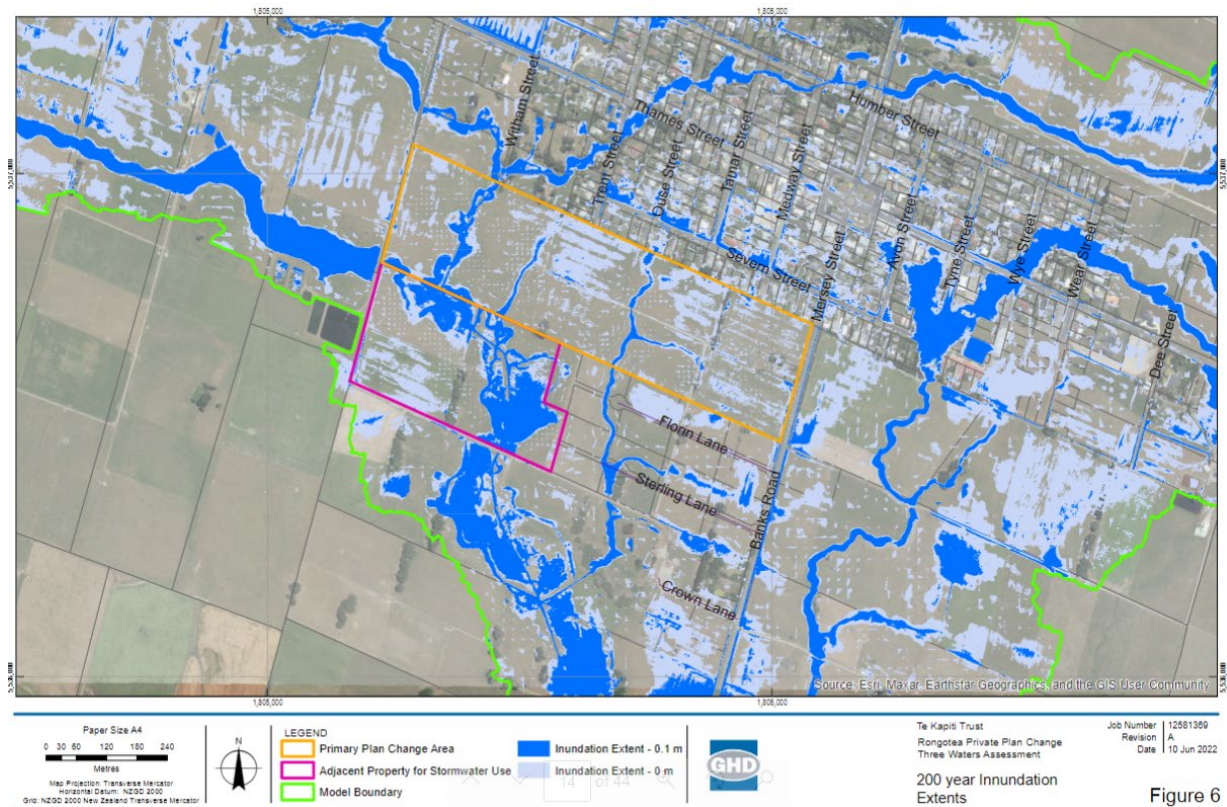


Figure 7: Flood modelling results from a 1 in 200 year rain event (Source GHD 3 Waters Assessment Report).

In general, this modelling demonstrates that flooding is confined to the open drains that traverse the PPC. The largest impacted area being in the location of the Ruivaldts and Campbells drain. Having identified this area as flood prone, the PPC response is to avoid development in this area by delineating this area as open space reserve. This will also ensure ongoing access is maintained for scheme drain maintenance.

Impact on properties downstream

The PPC area is located within the upstream reaches of Horizon's Te Kawau drainage scheme. This scheme covers a total area of 14,024 ha. The proposed development area of 20.7ha therefore represents approximately 0.15% of the total scheme area. The scheme ultimately discharges to the Oroua River, approximately 15km downstream of the PPC area.

The proposed stormwater management of the site is based on the following objectives:

- Manage overland flow paths onto the site from the catchment upstream.
- Collect and convey all run-off generated on the site to centralised treatment and attenuation facilities.
- Discharge treated and attenuated flow to the Campbells drain.

To inform the stormwater solution and required attenuation area needed to service the development, a stormwater model was developed. This model considered indicative planning controls based on proposed lot sizes, permeable area controls and areas of open space and road reserves to determine post development flow rates. Because of the topography and the location of the scheme drains it was not feasible to collect all stormwater run-off into a single offline location. Therefore, the area was divided into two sub catchments. The west sub catchment includes an area of approximately 5 ha, with the remaining area making up an East sub catchment of approximately 15.6 ha.

The result of this work has led to a recommendation for a piped stormwater reticulation network. Engagement with MDC engineers indicated a preference for a piped network over swales due to a concern that the soils present are not particularly suited to an open swale solution. However, the use of swales on some of the minor roads may be explored during the detailed design stage.

The report recommends a combined treatment and attenuation approach for the east sub catchment via a constructed wetland and to achieve hydraulic naturality. To determine the required land area to be set aside for an attenuation wetland, five 100-year storm profiles were assessed to determine potential volumes. It is noted that the conceptual sizing in this assessment is likely to be conservative since it satisfies all five-year storm profiles. The report concludes that the final conceptual footprint of the treatment and attenuation facility is 1.25ha which can be accommodated in the north-east corner of Lot 15 DP 565962. A 10m offset from adjacent property boundaries has been assumed. This footprint overlaps approximately 0.46ha of existing floodplain which can be offset by excavating to create additional floodplain storage on the west side of the Campbell drain. This footprint can be viewed in *Figure 8*:

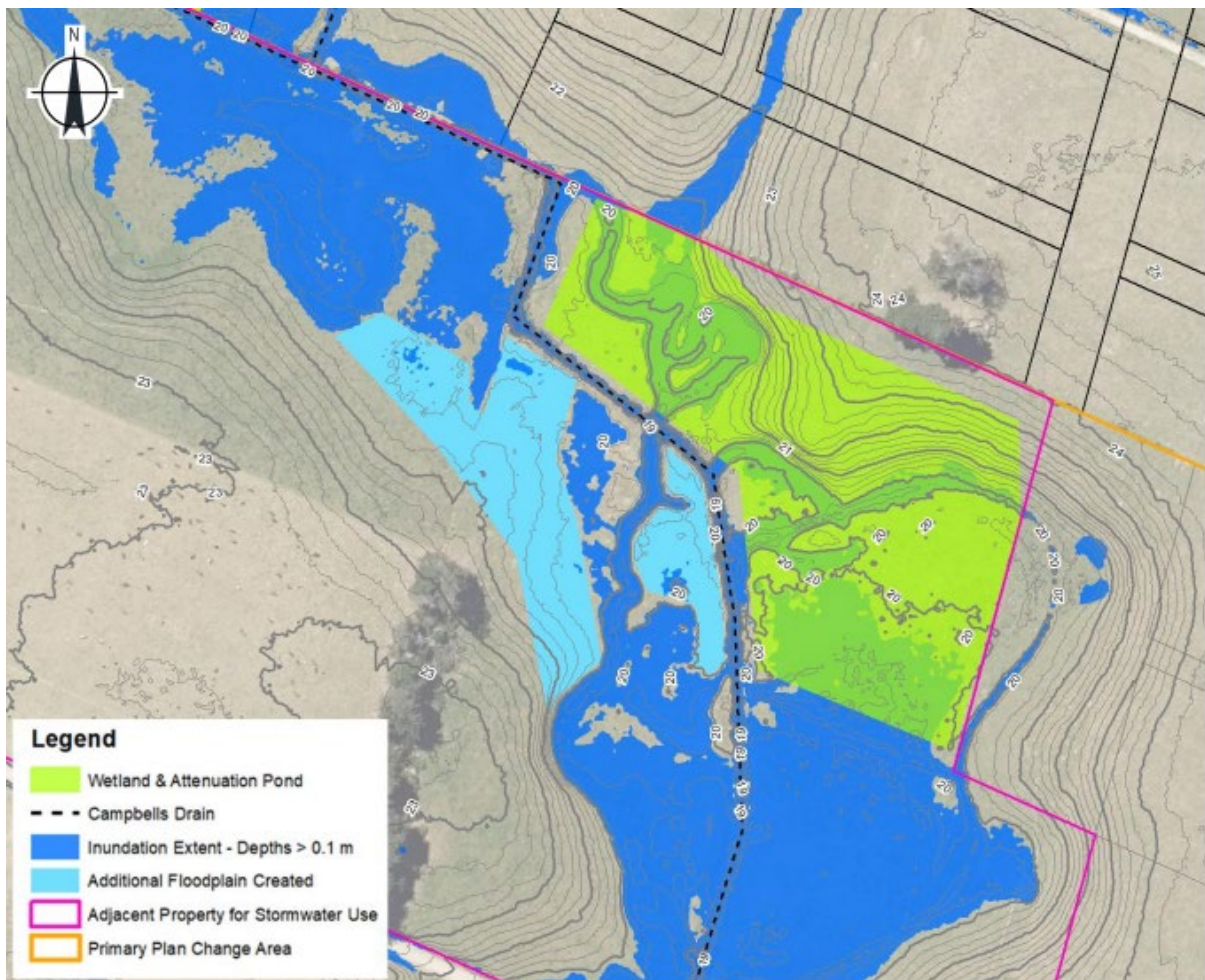


Figure 8: Conceptual footprint of wetland and attenuation pond (Source: GHD 3 Waters Assessment)

During the further information stage post the application being submitted, both Horizon's and MDC raised concerns on the proposed location for stormwater treatment and attenuation which is adjacent and slightly overlaps with the area assessed as a natural inland wetland. As a result, GHD engineers explored an alternative location 100m from the natural inland wetland that could provide an easier consenting pathway at subdivision stage. Details of both options are explored in detail at Section 2.4 of the 3 Waters Report.

For the west sub-catchment and as previously discussed, the Ruivaldts drain that transects the property makes it impossible to convey stormwater from this western catchment to a treatment and attenuation facility that is required to be off set from the scheme drain network. The proposal for this catchment is to convey run-off via kerb and channel to rain gardens to treat and attenuate, prior to discharge to the Ruivaldts Drain. As with the East catchment solution, the report notes that the preferred design storm needs to be confirmed with Manawatū District Council at detailed design stage.

In summary, the Three Waters Technical Assessment (Appendix D) has determined a feasible stormwater solution for the plan change area. The report concludes:

- With the exception of the Ruivaldts / Walsh / Campbells drain area, the plan change area is not subject to inundation.

- The Ruivaldts / Walsh / Campbells drain should be identified as a flood prone area.
- Due to the flooding further downstream of the Te Kawau drainage scheme, hydraulic neutrality must be achieved with respect to peak flows.
- Overland flow paths through the plan change area will need to be accommodated.
- The Ruivaldts / Walsh drain cuts the plan change area into two catchments, requiring separate treatment and attenuation for the east and west sub-catchments.
- The sizing of the attenuation required is heavily dependent on the storm profile used, which will need to be confirmed with MDC as part of detailed design.
- For option A, earthworks in the floodplain will be required to offset the loss of floodplain area taken by the wetland and attenuation pond, while also taking into consideration the sensitivity of the existing inland wetland.

Based on this analysis, the GHD Report demonstrates that the potential adverse effects of the rezoning in terms of flooding on downstream properties, impact on the performance of the Te Kawau drainage scheme and on water quality can be managed within the PPC provisions. The structure plan layout and associated policies requires stormwater management that delivers on best practice as identified by GHD as a viable solution to development in this area. Importantly, this exercise has identified the opportunity for stormwater management to return wetland values to an area identified as a natural inland wetland, despite it's currently highly modified and degraded state.

7.2. Water Supply

Investigations into the existing capacity of the water supply network was undertaken by GHD and attached in the Three Waters Assessment Report at **Appendix D**. This investigation used hydraulic modelling to determine if the existing supply was going to be sufficient, and of an appropriate performance standard, to meet the projected demand in population as a result of the PPC.

Six scenarios were tested. The first three tested the existing Rongotea peak flow and firefighting flow requirements under MDC's Engineering Standards for Land Development (ESLD) and SNZ PAS 4509 requirements for fire flows. The report concludes that based on the high-level modelling undertaken and assumptions around the operation of the duty pumps and fire pump, the required residual pressure during commercial fire flow is not met and the pumps would have to produce an additional pressure of at least 280 kPa at the start of the reticulation system to be compliant.

It is important to note that these scenarios assume that all of Rongotea is connected to town water supply but currently only two thirds of households are connected. Council indicated at the pre application meeting on June 30, that this is expected to change as a result of the upcoming three waters reforms. As such, this assessment assumes that all properties within Rongotea are connected to the water network.

Considering the existing system is not currently compliant for fire flows for the existing population, Council upgrades will be required. From the investigations carried out as part of this report, and based on the assumptions made around the operation of the duty and fire pumps, it has been concluded that:

- The existing storage tank has sufficient storage capacity as required by WSA 03 and SNZ PAS 4509.

- No immediate upgrades to the existing reticulation network are required for peak day demand.
- The *existing* reticulation network is not able to meet commercial fire flow requirements and an upgrade to the existing system would be required.
- Additional demand from the PPC area will further reduce the level of service of the existing reticulation during commercial fire flow events.
- In order to meet residential fire flow requirements within the PPC area itself, an upgrade to the water pump station will be required assuming the whole town is connected. However, this will likely be met with the upgrade to meet existing commercial fire flow requirements.

The report goes on to recommend a water reticulation layout within the plan change area that minimises pipe size while maintaining a sufficient level of service as required by MDC and SNZ PAS 4509. This layout informs the three waters structure plan requirements.

Based on the above assessment, development within the PPC area can connect efficiently to the existing water supply network without adverse environmental effects. In regard to fire flows, any required upgrades due to existing non-compliances can either be addressed by the Council as part of routine upgrades or be subject to an arrangement made with the future developer in accordance with Council's Development Contributions Policy. Additionally, the PPC provides the mechanism for further control over essential services being in place as subdivision is a restricted discretionary activity, with the availability of infrastructure a matter of discretion.

7.3. Wastewater

Investigations into the existing capacity of the wastewater drainage network was undertaken by GHD and is detailed in the Three Waters Assessment Report attached as **Appendix D**. The existing system was examined, and modelling undertaken to evaluate the capacity of the existing system and to identify any possible upgrades required to accommodate the projected growth from the PPC.

Currently, Rongotea's wastewater is directed to facultative ponds that have exceeded their design capacity for the existing Rongotea population. MDC are currently undertaking a Wastewater Centralisation Project that involves conveying wastewater from various rural villages to Feilding's wastewater treatment plant. This work involves various pumpstation upgrades within Rongotea. MDC engineers have indicated that the centralisation project will accommodate projected growth, including from the PPC area.

The key findings from the wastewater investigations are as follows:

- The existing wastewater treatment facility does not have sufficient capacity for the existing population. However, MDC is planning to pump Rongotea's wastewater to Feilding, therefore eliminating the need to upgrade the existing wastewater treatment facility.
- The provided storage of 15 m³ at the Trent Street pump station is not compliant with MDC's Engineering Standards for Land Development which requires an emergency storage of 95 m³. However, MDC is already planning to supplement the existing storage with an additional 80 m³ as part of the centralisation project.

- The receiving wastewater gravity network has sufficient capacity for the additional demand from the PPC area.
- Due to the topography of the area generally being lower than the existing residential area, a new pump station and rising main will be required to service the PPC area in addition to a conventional gravity system.
- The PPC area can be serviced via the following two options:
 - **Option 1** A gravity system on either side of the Ruivaldts / Walsh drain. The bottom of the drain is the catchment low point which makes servicing of the properties on the western side of the drain via gravity expensive due to deep trenches. This option will also require a deep pump station (approximately 8-9 m deep).
 - **Option 2** A gravity system on the east of the drain and a Low Pressure System (LPS) on the west of the drain. A LPS system is an alternative to conventional gravity system and will allow for a shallower network but requires the property owner to take ownership of some of the components of the system.

The report provides details of the required wastewater network layout in the PPC area which now forms part of the 3 waters structure plan.

Based on the above assessment, development within the PPC area will be able to connect efficiently to existing wastewater networks without causing any adverse environmental effects. The Wastewater Centralisation Project is underway, with pipes for the project currently being stored on the subject site. The PPC provisions provide the mechanism to ensure wastewater capacity is made available, prior to subdivision. The activity of subdivision is a restricted discretionary activity, with the availability of infrastructure a matter of discretion to ensure that appropriate infrastructure is in place to service the development.

7.4. Transport

An assessment of the transportation effects from the PPC were assessed by East Cape Consulting Ltd. A copy of this report can be found at **Appendix E**. This evaluation considered the existing roading environment including road form, traffic volumes, local road safety history and existing walking and cycling opportunities. It then went on to inform a suitable transportation network for the PPC area, in collaboration with the urban design experts on the project team.

Notably, this assessment calculates that on the State Highway network, the rezoning would add:

- 38-44 vehicles per day to SH1 (a change of less than 1%)
- 124 vehicles per day to SH3 (a change of 1.2%)
- 170 vehicles per day to SH56 (a change of 7%).

The authors conclude that the addition of this level of traffic is not expected to generate any noticeable effects on these State Highways. Similarly, the changes on the Minor Arterial routes of Rongotea Road (4-7%), Green Road (7%) and Longburn Rongotea Road (7%) are not expected to generate adverse

effects. The cumulative daily volume on these roads remains below 2,600 vehicles per day which is well within their capacity.

The report recommends the following transportation infrastructure requirements and notes the following:

“The indicative transport network within the Structure Plan has been designed to include three cross-section typologies to support the movement of vehicles, pedestrians, cyclists, and servicing vehicles. This network is designed to integrate with the existing network in Rongotea and provide a low-speed and active mode friendly environment within the Plan Change area”.

The assessment identified the need for the following infrastructure improvements:

- Widening of Trent Street (between the site and Thames Street) to 6m to provide for two way traffic movement.
- A priority-controlled T-intersection on Banks Road.
- A footpath on the western side of Banks Road from the southern boundary of the site to Severn Street.
- A footpath on the eastern side of Trent Street from the subject site to Severn Street.

The report also recommends (although not essential to enable the rezoning) that Council considers moving the start of the 50km/h zone further south on Banks Road.

Based on the above conclusions and recommendations from the transportation assessment, the PPC will not result in an increase in transportation effects that cannot be easily accommodated within the existing roading environment, and by the PPC provisions. The plan change will require infrastructure upgrades to widen Trent Street which can be managed at subdivision stage via mechanisms in Council’s Development Contributions Policy. Overall, the design of the new street network within the Rongotea South Development Area enables safe and connected transportation options that will encourage walking and cycling to access the existing social and community facilities at Rongotea.

7.5. Ecology

An ecological assessment of the area has been undertaken and reported on by Adam Forbes of Forbes Ecology, attached as **Appendix F**. This assessment considered whether conditions existed for a wetland to be present. The assessment utilised the Ministry for the Environment’s latest wetland delineation tools to determine wetland status in accordance with the definition in the National Policy Statement for Freshwater Management (NPS-FM).

The survey found very little wetland vegetation exists as a result of a long history of pastoral grazing and cultivation. Therefore, the existing vegetation present was not considered a reliable indicator of wetland status. The survey considered the recent soils’ investigation undertaken as part of this plan change by Sharn Hainsworth. This report is attached at Appendix F and discussed at 7.7 below. This investigation noted an area of peaty soils that indicates a long history of wetland vegetation that likely existed in pre-human times. These soils are referred to as Hydric soils, one of four wetland indicators using MfE’s

delineation tool. The report also notes that four secondary indicators of wetland hydrology apply to the valley floor.

The application of the wetland delineation tools has resulted in the delineation of 3.96ha of natural inland wetland as indicated in *Figure 9* below:



Figure 9: Extent of natural inland wetland, as described by Forbes Ecology

Assessing any adverse effects that the PPC may have on this area considered a ‘natural inland wetland’ requires consideration of the existing values. As noted in the Ecology Report, the area defined as wetland has a long history of cultivation and grazing. The wetland is bisected by Horizon’s scheme drains that exist to enable Horizons to perform their duties under various Acts that require the control water for the purpose of land drainage and flood protection. Horizons One Plan, in Schedule B, records all scheme drains as having Flood and Drainage Control values.

Evidence exists that managing stormwater from residential developments through the use of constructed wetlands can provide for multiple values, including landscape, cultural and ecology values¹. The PPC has considered a water sensitive design approach to assess the appropriateness of residential development in this location. The Section 32 Report considers the status quo that would allow un-serviced residential development of approximately 55 Lots of 5000m² with limited provisions in the District Plan to centrally manage and treat stormwater or set aside the area defined as wetland as public open space. Instead, the PPC provides for a cluster of development in the one location which will contain and minimise land disturbance and earthworks. High level servicing assessments have determined that stormwater is able to be treated and discharged at predevelopment flow rates, within the plan change area. The earthworks required to construct the stormwater wetland and discharge treated water into the scheme drains will be subject to a further consenting process under the NES Freshwater.

The NPS-FM requires Councils to map all existing wetlands and encourage their restoration. In response to this finding in the Ecology report, the structure plan was revised to ensure that the area delineated as wetland was contained as much as possible within the area recommended for vesting to council as open space reserve. This area encompasses the regional council scheme drains and so ongoing access is maintained.

In summary, the PPC provides a balance of protecting and enhancing existing natural environments while also providing for new ecosystem services to support future development. Water sensitive design has been incorporated into the Structure Plan via the proposed stormwater solution and via clear policies to guide the subdivision and development phase. The protection and restoration of the area defined as wetland that can be realised by the PPC, provides the opportunity for positive effects on landscape, cultural and ecosystem values.

7.6. Geotechnical

The site is relatively flat, with limited change in the topography over the site area. There are no fault lines within the vicinity. On that basis, future development within the PPC area is not likely to worsen or result in material damage to the land provided that proper engineering practices are followed.

Prior to any intensive land development on the site, the Building Act generally requires a detailed geotechnical investigation to confirm the stability of the site and to recommend any site-specific engineering requirements for development. The PPC will not alter the need for an investigation to be undertaken and as such, there are no reasons why the plan change should not proceed, from a geotechnical perspective.

¹ <http://www.aucklandcity.govt.nz/council/documents/technicalpublications/tr2009083.pdf>

7.7. Versatile Land

Regional level soil information at a scale of 1:50,000 indicates that the PPC area contains Class II and III soils. To provide a more accurate assessment at a finer scale, a soil and Land Use Capability assessment was undertaken at a scale of 1:15,000. This work was completed by Sharn Hainsworth of LUC Assessments Ltd and a copy of the report is included as **Appendix H**.

This work determined the properties and distribution of versatile land on the site and concluded that the site contains no Versatile Land, or Highly Productive Land. All mapped units have a class of either LUC Class 4w or 6w as shown in *Figure 10* below:



Figure 10: Map of Land Use Capability at 1:15,000 scale (Source: Versatile Land Assessment by LUC Assessments Ltd)

The report notes the characteristics of the 4w soils as being Perch Gley Pallic soils with a silty clay texture and the presence of abundant 10mm iron/manganese nodules, just below the topsoil. The report notes that it was evident that these soils have drainage closer to the very poor end of the poor drainage class which would have significant adverse impact on the capability and productivity of these soils during wet seasons.

The area mapped as Class 6w has been described as containing peaty topsoil with a rising water table causing very poor drainage. The report notes that artificial drainage has not taken away the wetness limitation to raise the LUC Class of this land because of the natural landscape position in a swale in a narrow valley floor.

The report concludes the following:

When considering which land in the Manawatū District is the least Versatile or Highly Productive, and on that basis, is the most suitable for housing developments, this land is well suited in my opinion. The land on 14 Banks Road Rongotea, and the adjacent site being considered for stormwater management are not Versatile Land. Neither should they be mapped as Highly Productive Land if site specific mapping is allowed to inform that mapping process in the future. Compared with other soils and land types in the Manawatū such as the Manawatū and Kairanga soils, the soils on the 14 Banks Road site will not unduly detract from the productive capacity of the Manawatū Plains.

Based on the expert opinion of Mr Hainsworth, we can be comfortable that the PPC will not have any adverse effects on the soils regarded as highly productive in the Manawatū District and that the soils present will not preclude the use of the land for residential purposes.

7.8. Open Space, Amenities and Social Facilities

In establishing the potential effects on the amenity of future residents resulting from the rezoning, it is relevant to consider whether the future residents will have access to existing or planned open space and amenities, including local shops, clubs and schools.

Rongotea is a quiet rural town well served by community facilities, clubs and organisations. There is a public swimming pool, recreation centre, community centre and library. Rongotea school caters for years 1 – 8. The school, swimming pool and sports fields are within 500m walking distance from the PPC area. While the Council has no policy guidance for the provision of open space, the Rongotea Community Plan identified a community desire for walkways to be established. This has been considered in the development of the Rongotea South Structure Plan which provides new open space areas with connected walkways.

In relation to social facilities, the local day to day needs of residents could be met within walking distance by the local shops at Rongotea. Larger commercial and community facilities are available in Awapuni, Palmerston North, which is a distance of 17.7km away. While this route is not currently serviced by public transport, a growth in population at Rongotea could provide the rationale for a bus service to be provided. A bus service was also identified as a community need through the community plan process.

In summary, the existing social and community facilities of Rongotea are conveniently located within walking distance of the PPC area to enable future residents to meet their social and cultural needs. The PPC provides for much needed additional open space to support the well-being of existing and future residents of Rongotea.

7.9. Quality Built Environment

The PPC provisions have been informed by a design analysis prepared by Nina Patal and Ruth Allen at The Property Group, included as **Appendix B**. This report includes a detailed site context analysis as well as consideration of the existing housing supply needs of the Manawatū District. The opportunities and constraints analysis considered the sites overall location, connectivity opportunities with Rongotea and the sites specific hydrology, landscape and topographical features. Community values and aspirations were considered with reference to the Rongotea Community Plan 2015 and mana whenua values. A sketch of the design response to these matters can be seen in *Figure 11* below:

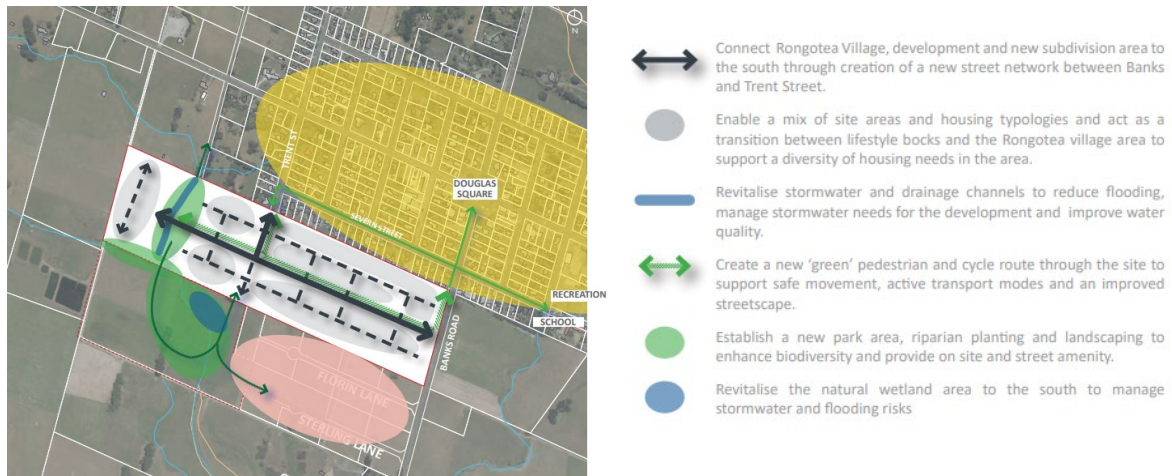


Figure 11: Design Response to the sites constraints and opportunities (Source: Rongotea South Urban Design Framework Report)

The design response to these matters led to a clear vision and set of objectives for the development area, including a spatial layout in the form of a structure plan. The vision is to create a natural extension to the Rongotea Village that supports a diversity of housing options, complements the mixed rural and village character, improves recreational opportunities and leads to environmental improvements. These outcomes are consistent with the Manawatū District Plan at Objective S8 that seeks to guide decisions on requests for extending Village Zoning and the General Objectives in Chapter 4.

The PPC considers the importance of the subdivision stage for setting the long term development pattern of the site. As a result, the proposed changes to the Manawatū District plan have been designed with a focus on the subdivision stage with limited changes sought to the village zone development standards that guide matters such as building setbacks from roads and boundaries or building heights to manage bulk and form. This is to ensure that effects of the built environment are of an acceptable scale in terms of the existing village environment while also meeting the planned outcomes of the Manawatū District Plan.

In assessing the actual and potential effects of the proposed rezoning on the quality of the built environment the following points, which have been informed by the urban design framework, are relevant:

- The urban design assessment sets out the environmental conditions of the plan change area and the structure plan demonstrates how future development is able to respond to these conditions. This includes revitalising existing stormwater and drainage channels, transitioning the density from existing residential boundaries and optimising the location of reserves and active and green streets to achieve an integrated development pattern.
- In regards to the amenity effects on neighbours, the density provisions provide for larger lots on the permitter providing a suitable transition between the existing residential lots on the northern boundary, and the lifestyle sites to the south. The proposed density seeks to balance market demand, stormwater capacity of the site and the local character and context of Rongotea village.
- The Structure plan clearly indicates that future development can deliver a safe and legible street layout, that can successfully integrate with the existing roading network.

For the reasons outlined above, the proposed rezoning and spatial layer structure plan is likely to have positive effects on the quality of the built environment. The PPC responds effectively to an identified need for new home ownership options, with opportunities to improve community and social well-being.

7.10. Mana Whenua Values

The site is located in an area of overlapping iwi interests. The applicant is aware of the following iwi interests in the area:

- Rāngitane o Manawatū o Manawatū
- Ngāti Kauwhata
- Ngāti Ruakawa
- Ngā Wairiki Ngāti Apa.

All iwi were contacted in an effort to understand all cultural values of the area. Rāngitane o Manawatū expressed an interest in documenting their cultural values associated with the area. A report was commissioned and is attached at **Appendix E**.

While there are no known archaeological sites or sites of significance to Rāngitane o Manawatū located on the site, there exists values relating to the historic use of the area as a mahinga kai site and kainga kōraha. *Ara* are the traditional pathways that ancestors took through swamp lands which were in abundance in this area. The PPC responds to the presence of cultural values recorded in this area through the objectives and policies. The protection and enhancement of the wetland area and the proposed stormwater management approach provides of Māori values. Policy DEV1 – P4 provides for further consultation with mana whenua at the detailed design stage on the development and design of the recreation and open space areas. This policy approach is supported by Rāngitane o Manawatū and gives effect to the values of kaitiakitanga, mātauranga Māori and whanau ora principles.

7.11. Summary of effects

In summary, the actual and potential effects of the proposed rezoning on the environment arising from the proposed new subdivision provisions and the existing provisions of the Manawatū district plan that would apply, are appropriate for the following reasons:

- Flood modelling and the high-level stormwater servicing assessment has demonstrated that achieving hydraulic neutrality is feasible within the PPC area. The adverse effects of rezoning and developing the PPC area on flooding downstream would be less than minor.
- There is capacity in the water supply and wastewater networks available at Rongotea to service the PPC area, providing planned upgrades underway are continued. The PPC provisions ensure that this infrastructure will need to be in place, prior to development commencing. The proposed rezoning will not adversely affect the ability of the Council to provide infrastructure servicing to existing areas.

- The adverse effects of future development on the safety and efficiency of the existing transport network would be less than minor, with opportunities to improve local connectivity and provide an improved level of service for new active transport modes and recreation.
- The PPC proposes a wetland treatment and attenuation approach for stormwater that provides the opportunity to return wetland values to the area while working within the constraints of the adjacent flood control and drainage scheme. Consequently, the effects of the future development on ecological, cultural and landscape values would be positive.
- There are no adverse effects on soils, as no versatile or highly productive land exists at this location and there is no evidence of soil contamination from past land uses.
- The existing community and social facilities would provide for the recreational, social and day to day needs of future residents, and are all accessible within walking distance.
- The PPC provisions (at policy DEV-P4), provide the opportunity to enhance Māori cultural values through further engagement on the design of open space and natural areas.

8. Consultation

Consultation with interested and affected parties occurred concurrently with the PPC preparation. The Manawatū District Council have previously consulted with the community on rezoning the area through their draft district plan in March 2021 and the consultation material is still on their website. Considering this, consultation with the community and affected residents took an informative approach with the objective of providing information on the proposal and the reason for the PPC application. Consultation with local authorities sought to ensure an acceptable PPC application was developed that covered off all areas of interest and addressed any potential issues. The details of all consultation is provided below:

Date (2022)	Group Consulted with	Comments
29 March	Manawatū District Council	An initial start-up meeting was held to establish common objectives for the plan change, discuss projected timeframes, where Council had got to on the draft district plan engagement and to establish expectations around the processes of determining the serviceability of the site, in coordination with Council engineers.
3 May	Horizons Regional Council	This meeting was attended by Horizons staff from Policy, River Management and Biodiversity. An MDC representative and GHD Engineer were also in attendance. The Property Group presented initial information and outlined key reports being commissioned. Horizons staff requested an ecology report and 1 in 200-year flood model be undertaken. Discussions were held around managing further development on the Manawatū flats and the importance of Te Kawau drainage scheme.

25 October		<p>Opportunities for public pathways along scheme drains was put forward by Horizons.</p> <p>An additional meeting was held with Horizons staff, an MDC representative and GHD Engineers where a second option for the location of a stormwater treatment and attenuation pond was presented. Horizons staff expressed support for Option B which locates this 100m from the area assessed as natural inland wetland. It was considered that this would result in an easier consenting pathway.</p>
3 May	Te Rangimarie Marae	<p>A coffee meeting was had with local kaumatua, Wiremu Te Awe Awe who was interested in development but deferred to Rāngitane o Manawatū for comment.</p>
4 May	Ngāti Raukawa and Ngāti Kauwhata	<p>Advice from Manawatū Māori liaison officer is that the plan change area has overlapping iwi interests and that contact with Ngāti Raukawa and Ngāti Kauwhata should be made via RMA contact Rārite Mātaki. Follow up emails were sent on 9 June and 11 July. A response is yet to be received and consultation is ongoing.</p>
13 May	Rongotea Community Committee Chair Lance Berry, Liaison Councillor Alison Short	<p>An email was sent to the committee chair outlining the proposal at a high level and the work underway to develop a structure plan. This information was passed on at the following monthly Community meeting on June 6. After the meeting, Lance followed up with a phone call requesting that the development area consider pathways back into the village and that space be provided for public recreation areas. A phone call was made to local Councillor Alison Short to advise plan change preparation was underway.</p>
30 June	Pre application meeting with Manawatū District Council	<p>Once a draft structure plan was available, a formal pre application meeting was held with MDC staff to present the structure plan, summarise work done to date and to address any outstanding issues or concerns. Minutes from that meeting are attached as Appendix L</p>
8 July	Letters sent to adjacent property owners	<p>The draft structure plan and a covering introduction and explanation letter was sent to all adjoining property owners and contact details were made</p>

		available for any questions. A few emails were received that indicated ongoing interest as the plan change progresses.
12 July	Waka Kotahi	A meeting was held with Waka Kotahi planner Connie Mills to discuss Waka Kotahi interests in the plan change. While the plan change is not on a state highway, Waka Kotahi are deferring their feedback until the formal submission phase. A copy of the transportation report and draft urban design framework were provided.
19 July	Ngā Wairiki Ngāti Apa	The plan change area is within the iwi boundaries of Ngā Wairiki Ngāti Apa. Contact was made with RMA contact Chris Stenton. Chris expressed no initial concerns with the proposal and requested to be kept informed as the process continues.
28 July	Rongotea School	Phone discussion with Troy Anderson who advised there is currently capacity at the school for approximately 50 new students.

9. Conclusion

This report has been prepared in support of Te Kapiti Trusts request for a Plan Change to the Mānawatu District Plan to rezone 21 ha of land at 14 Banks Road, retain an adjacent 10ha as Rural 2 Zone and to apply the Rongotea South Structure Plan as a spatial layer across both sites to guide future development.

The request has been made in accordance with the provisions of Schedule 1 and Section 32 of the Resource Management Act 1991. Based on an assessment of environmental affects informed by a wide range of specialist assessments, it is concluded that the proposed Plan Change would have positive effects on the environment in terms of the social, cultural and economic wellbeing of the Rongotea community. Other potential effects are able to be managed through application of the new Rongotea South Development Area chapter and the existing Village Zone and district wide rules of the Manawatū District Plan, as well as further consenting processes required under the Horizons One Plan.

An assessment against the provisions of s32 of the RMA is provided in **Appendix K**. This includes an analysis with respect to the extent to which the objectives of the plan change are the most appropriate to achieve the purpose of the RMA and an examination that concludes that the provisions of the plan change are the most appropriate way to achieve the objectives, with respect to other viable options available.

For the above reasons, it is considered that the Proposed Plan Change aligns with the sustainable management principles outlined in part 2 of the RMA and should be accepted or adopted and approved.

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