

Before a Hearings Panel appointed by Manawatū District Council

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

And

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

Statement of evidence by Duncan Bruce Cheetham & Susan Jane Cheetham

Project Overview

Dated 11 May 2023

Introduction

1. Our full names are **Duncan Bruce Cheetham** and **Susan Jane Cheetham**. We are trustees of Te Kapiti Trust, the applicant for Private Plan Change 1 to the Manawatū District Plan (**PPC1**), which seeks the residential rezoning of land at 14 Banks Road, Rongotea.
2. We both grew up on farms in the Manawatu and have a lifetime of farming knowledge of the local area. Duncan lived, and subsequently farmed, the family's dairy farm at Kauwhata which has been in the Cheetham family for over 100 years. Susan lived at her family's sheep & beef farm at Rangiotu which has also been in the Griffin family 100 years.
3. We have both been involved with the Rongotea community for our whole lives.
4. Our evidence provides context and background to the request to change the Manawatu District Plan to enable residential rezoning of land at Rongotea, through PPC1.

5. In preparing this statement of evidence, we have both read the section 42A report prepared by Daniel Batley, the reporting officer for Manawatū District Council (**Council**) and all of the submissions which were made on PPC1.

Scope of Evidence

6. Our evidence addresses the following matters:
 - (a) The background to the plan change request, particularly in terms of our dealings with the Council;
 - (b) The benefits we see in PPC1, including community support;
 - (c) The difficulties associated with using the PPC1 land for land based production;

Background to the plan change request

7. In 2019, Te Kapiti Trust purchased 20ha of land in Rongotea, adjoining 14 Banks Road. We subsequently undertook a subdivision of that land, using the Nodal provisions in the Manawatu District Plan, for 18 lifestyle sections.
8. Commencement of the nodal subdivision was started in March 2020. A build Consulting Engineers, Wellington were contracted to provide the engineering design. It was an ideal product for construction with its heavy clay base. As construction occurred amidst covid lockdowns and working constraints, there was some delays but surprisingly, 17 lifestyle sections were sold off the plans prior to the 223/224 being issued on 24 November 2021. Titles were accordingly issued with settlement thereafter to a variety of purchasers including personnel in the armed forces, engineers, teachers, retired farmers and local farming employees. We had nobody exercise their sunset clauses. Construction of homes was quickly undertaken with most sections issued with building consents now either completed or will be in the next six months.
9. We then purchased 14 Banks Road in February 2020. The block consisted of heavy clay, and was not exposed to any natural risks of flooding or earthquake fault lines, and we therefore considered it ideal for further subdivision. At the time of purchase, we intended that it would be subdivided to lifestyle lots in the same way as the adjoining property had been successfully developed.

10. However, as early as February 2020, we had a number of communications and meetings with Manawatu District Council regarding the future development of 14 Banks Road. The Council was encouraging of us utilising the infrastructure in which the Council had been, and was, investing in Rongotea, by undertaking more intensive residential development. A summary of our communications with Council officers over this time is as follows – emails referred to are attached as **Appendix A:**

- (a) 24 February 2020 – We received an email from Karel Boakes & Shayne Harris for a pre-application meeting. Due to covid interruptions, this meeting was finally convened in May 2020 with Karel Boakes and Rochelle Johnston. We discussed our nodal plan proposal and the wider plans for the site being included in the rural zone plan change which was on track for notification later in 2020. It was agreed that while we could continue with a nodal proposal, it was nonsensical given it would be happening parallel to the draft plan change being notified.

We discussed with Shayne Harris the effluent upgrade (pipe to Kawakawa Road, Feilding) and the benefits of capturing the growth at Rongotea to better utilise this upgrade. It was explained to us how under the Horizons One Plan, the nodal lifestyle provisions for land size reduced from 5000sqm to 4000sqm once connected. There was also first blush conversations in regard to development contributions being forgiven for Council having ownership structure over some yet to be determined greenspace or wetland. It was clear to Council that the uptake of section sales and strong growth occurring adjacently together with the infrastructure upgrades, they wanted to be involved in a growth strategy moving forward.

- (b) 8 May 2020 – We received an email from Rachelle Johnston advising that Council was on track to notify a draft plan change affecting the site later in the year. She advised that the nodal overlay would be replaced by some type of zoning from National Planning Standards. She advised that Rongotea was being looked at carefully and that Council saw some real growth opportunities there that had not yet been realised.

- (c) 1 July 2020 – Council emailed our consultants at the time, Resonant, that they wished to meet with us to discuss the possibility of us connecting any development at 14 Banks Road to town services (water & sewer).
- (d) 8 July 2020 – A meeting was held at the Council buildings with Rachelle Johnston and Karel Boakes regarding Rongotea and our proposed application for lifestyle subdivision relying on the Nodal provisions of the District Plan for 14 Banks Road. It mainly concerned the Council protecting our position while the District Plan was being progressed. The Council officers advised that once the Plan was converted to the National Planning Standards, 14 Banks Road would at a minimum be Rural Lifestyle Zone, but the district plan review was progressing well. As such, they saw no risks to our position (status quo) and advised that the village zone was imminent. They advised there was still no need to have a backup nodal consent sitting there as an insurance position. If that risk shifted, we were assured that Council would encourage us to proceed with urgency on our backup position.
- (e) 5 October 2020 – We received an email from Matt Mackay requesting a meeting with us to discuss District Plan development as it applied to Te Kapiti Trust’s land for housing (rural / lifestyle / village & residential).
- (f) 9 October 2020 – Matt Mackay came to our home to discuss the above.
- (g) 3 March 2021 – We received an email from Matt Mackay attaching the draft plan change and link to ‘Have your Say’.
- (h) 10 May 2021 – Pepa Moefili, senior planner for Council sent an email to Resonant attaching a s88 letter on the nodal subdivision application noting to that the Policy Team had prepared a draft plan changes that may need to be explored with us regarding 14 Banks Road. The email advised that, based on the draft plan change, the subject property may be rezoned Settlement Zone (attaching Draft Plan to email).
- (i) 9 June 2021 – A meeting was held at the Council with Shayne Harris and Matt Mackay on behalf of Council, ourselves and Bayleys representatives (Rodney Grieve & Karl Cameron). The Council representatives advised Council was

willing to collaborate alongside us and were open as to what they could do to help to ensure a rural settlement zone subdivision was achieved.

- (j) 16 August 2021 – Matt Mackay emailed Karl Cameron answering due diligence questions on 14 Banks Road. This email, included within **Appendix A**, contains a significant amount of information that illustrates the Council saw 14 Banks Road as an appropriate location for future residential development. Some key points from that email are as follows:
- (i) The MDC Wastewater Centralisation project would result in wastewater being pumped to Feilding and would take 18 months to complete. If the applicants conveyed wastewater to the network, it could be treated through the reticulated system, whether through the centralisation connection or at the existing treatment plant if it occurred earlier;
 - (ii) Council intended to notify a Proposed Plan Change later in 2021, with hearings in 2022. The high level proposal (which would be subject to consultation and submissions) was to rezone part of the land Settlement / Village, and part Rural Lifestyle.
 - (iii) Council was not aware of any infrastructure upgrades required to service rezoned land at Rongotea for the 3 waters. Stormwater attenuation would be required on site, potentially doubling as recreation land. Connections for water and wastewater would be available.
 - (iv) In response to a question about what “sense or data” Council had to support a rezoning and demand for sections, Mr Mackay answered *“Council is looking to rezone and provide for Village growth on the basis of growing household demand. Growth projection data from Council’s Long Term Plan is found here”*. This linked to the Appendices of the LTP which we have linked [here](#).

- (k) 21 January 2022 – We received an email from Matt Mackay advising Council was still working on the proposed plan change, with a focus on district wide matters. He advised he would update us with notification dates.
11. We found this open communication and willingness to collaborate on Council's part to be positive and reassuring. We were particularly heartened that the Council had confidence that the stormwater and wastewater upgrades necessary to service development at Rongotea were underway, and that the infrastructure could be used to full advantage in growing the settlement zone for Rongotea. This was clearly intended to be reflected in the draft District Plan with the area identified for further growth.
 12. The collaborative approach was one we reciprocated. We provided the Council with an area for storage of the stormwater pipes for the upgrade. We also provided Horizons with emergency and long-term provision of heavy loess (clay soils) from the site for stop bank (levee) repair on the lower Manawatu flood protection.
 13. We made investment decisions based on Council's assurances as to the future rezoning, such as removing the old villa to make way for the road access shown in the structure plan, to accommodation access to Banks Road.
 14. With the slowing up of the notification phase of the District Plan (email from Matt Mackay 21 January 2022), we needed to make a decision as to whether to await Council's plan change, or proceed with a Private Plan Change. The communications and encouragement we had had from Council gave us the confidence to go ahead of Council's own intended plan change, and make the request for PPC1.
 15. Consequently, we engaged The Property Group to prepare the plan change request, and all of the other expert advice that was required to support the plan change. We had concerns that the District Plan review had stalled. Rachelle Johnston had moved on and it was clear Council were short staffed. We knew to keep moving forward, a private plan change was the best option. Council were happy to assist where they could with this by encouraging us to use their trusted experts and they would ask for their agreed rate. This would, in their words, negate the need to peer review every report. As there would be mutual benefit, some reports could be met by Council but that would have to be assessed at a council meeting.

Benefits associated with PPC1 and community support

16. We are very passionate about the Rongotea area and concur with Council that it has significant potential for growth.
17. As well as being in close proximity to Manfeild and the township of Feilding, Rongotea is also in close proximity to .
18. Ohakea, a military airbase located just over 10 minutes away from Rongotea by car. The base is currently experiencing expansion, including as the home to the Poseidon aircraft fleet and also to the armed forces dog squad. We note that it is a condition on the search and rescue crew of the Poseidons that they live within 40kms of Ohakea base.
19. Given what has happened recently with the effects of the Cyclone (forestry slash), it would be remiss to not factor the status of the Bulls Bridge, which is significantly aged and partially collapsed in 1973. It sits as a risk profile for the RNZAF given it has not been upgraded. There is a real opportunity for the Council to leverage of one of its greatest assets and house these people in our region as opposed to the Rangitikei.
20. Rongotea is also a central place for the seven local cluster primary schools. As the Commissioners will have appreciated from reading the application documents, an important part of the PPC1 proposal is the protection and enhancement of the wetland area. We see a real opportunity to create a sustainable and tactile learning experience for children to learn how ecosystems are built in the wetland, through to learning from representatives of the local iwi on flax weaving, kai gathering and significant cultural history of the area. The reserve area would also lend itself perfectly as a place where Matariki celebrations and star gazing takes place as it is known that Rongotea is one of best places for night sky observations.
21. We take a lot of inspiration from the Otaki expressway plantings and pathways and the new subdivisions in Palmerston North that embrace natural plantings, rain gardens etc as this is our vision as to how this subdivision should look and feel.
22. We are heartened to have the local Lions Club willing to assist with planting of the wetland and have provided a supportive submission to this proposed plan change.

On the adjacent Crown Lane subdivision, Horizons Regional Council were actively involved in providing the plants, planting and fencing of the restoration of a wetland. This is now a thriving infant ecosystem and a real testament to regeneration of a wetland.

23. We feel we have such a great opportunity to have a standout modern yet sustainable subdivision yet to be seen in the Manawatu, linking community, culture and religion into a growth zone which benefits all.
24. The community have expressed an appreciation and support of this plan change. It is clear to everyone that there are so many positive ventures to blend community groups, the local cluster schools and Iwi with a sustainable cohesion to restore, in particular, the wetland area which after 100 years of degradation can become a feature the whole community and wider community can be proud of. We have received several letters of support outside the submission process and these are attached as **Appendix B** to our evidence.
25. The families and retiring couples who have purchased the lifestyle blocks in the past 18 months have done so because of its rural village character but with proximity to Ohakea, Manfield, Feilding, and the Coast. They all have diverse backgrounds and cultures and this adds to the functioning of a local village community. We are excited about extending this growth at Rongotea through a Settlement zone which bridges the gap between lifestyle development and the more urban style of living available at Feilding or Palmerston North.

Difficulties associated with productive use

26. Both blocks comprising 14 Banks Road are currently leased to a local farming contractor. Farming activities are heavily restricted due to the nature of the soil, some 70 direct neighbouring titles, no stock yards, and no water or power to either block.
27. An application for consent for a bore from Horizons Regional Council would be problematic due to the taking of shallow water from the aquifer which would potentially have adverse effects on the capacity of the wetland area.

28. It is usual farming practice for the lessee to cover the rates for lease blocks. The current Government valuation of both blocks combined is \$4.134 million for 30ha. The inflated rates reflect the fact that QV identifies the sites as having a lifestyle zoning, and they are rated by the Council accordingly. This essentially negates the ability to extract profit from the property as a farming enterprise.
29. The current financial viability of the site, in terms of gross margin, is currently returning the equivalent of \$800 per hectare per annum, or \$24,000 per year for the 30ha. This provides a return of only 0.6%. In essence, the site is rated by QV New Zealand as a lifestyle site and is not sustainable as a farming venture due to the rates having a significant burden on the farm working expenses (FWE). The only way we have been able to secure the lessee is to subsidise the lease. However, moving forward, this will be unsustainable and is not in the best interests of the Trust under the Trust legislation.
30. Given that all of the surrounding land has been developed into lifestyle blocks, or is directly adjacent to the village zone boundary, there is little opportunity to avoid reverse sensitivity. Horticulture and arable production requires considerable use of agrichemicals such as herbicides and pesticides, which can lead to spray drift when windy. Arable practices require cultivation, which can create problems for particulate matter from the dust when working the ground, as well as vibrations. Both dust and spray drift are a potential nuisance to surrounding residents and limit the ability for this type of farming. Bird scaring devices are common for horticultural activities, but would not be feasible for this site due to reverse sensitivity concerns.
31. It is noted that the lessee of 14 Banks Road has had a complaint from an adjacent neighbour from Florin Lane that the spray drift had killed his hedging plants along the farm boundary.
32. The wind zone has been defined by the Manawatu District Council as High to Severely High for the building consents on the adjacent lifestyle blocks. As such, the potential for spray drift is essentially unavoidable.
33. As part of the ongoing heaviness of the loess base, and poor drainage of the block, the harvesting of the maize currently planted on the site has been problematic and

significant compaction has occurred and will impact any further cropping options in future.

34. Livestock farming is not an option given the number of neighbouring properties, lack of water and power. We note that in the past, wandering dogs from the village properties have caused stock losses and unnecessary stock stress which from an animal welfare perspective is to be avoided as is stock thefts.
35. Finally we note a common practice for farming leases is to ensure quiet enjoyment. Given the issues above, this would be a very difficult requirement to meet.

Conclusion

36. In summary, as experienced farmers, we do not consider 14 Banks Road to be a viable productive site. It was purchased solely with a view to development, initially as lifestyle subdivision, and later, with the encouragement of the Council, for an extension of the Village Settlement Zone.
37. We are committed to seeing this area developed as an extension to the Rongotea Village. It will be a legacy project developed with aroha from us and our community which provides multiple benefits to all.

Duncan & Susan Cheetham
11 May 2023

Appendix A – Email Communications with Council

From: Susie <susiejanecheetham@gmail.com>
Date: 24 February 2020 at 2:43:00 PM AEDT
To: Karel Boakes <Karel.Boakes@mdc.govt.nz>
Cc: Rachelle Johnston <Rachelle.Johnston@mdc.govt.nz>
Subject: Re: 14 Banks Road, Rongotea

Hi Karel,

We totally understand! 2nd March at 11am would be great.

Thanks Karel, we look forward to meeting you & Rachelle then.

On 24/02/2020, at 4:31 PM, Karel Boakes
<Karel.Boakes@mdc.govt.nz> wrote:

Hello Duncan & Susan,

Thank you for your email.

I suggest that you come and meet with the Principal Planner and I to discuss your proposal.

Unfortunately due to extremely high workloads and fully booked calendars we are not available this week.

However, the following dates and times are free in our calendars:

11am - 2 Mar

8.30am - 3 March

11.30am & 1.30pm - 9 March

9.30am - 10 March

Please let us know which date and time works for you and we will book it in.

It would also be helpful to know in advance what specific questions you have to help us prepare for the meeting.

Kind regards,

| KAREL BOAKES | Regulatory Manager |

| Manawatu District Council | Private Bag 10001 | Feilding 4743 |

| P: 06 323 0000 | F: 06 323 0822 | M: +64 (27) 5559049 |
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-----Original Message-----

From: Susie [mailto:susiejanecheetham@gmail.com]

Sent: Monday, 24 February 2020 8:28 am

To: Karel Boakes <Karel.Boakes@mdc.govt.nz>; Shayne Harris <Shayne.Harris@mdc.govt.nz>

Subject: 14 Banks Road, Rongotea

Good morning Karel & Shayne.

The Cheetham family have recently purchased 14 Banks Road, Rongotea (50 acres) which runs directly adjacent to the township boundary towards the MDC effluent pond site.

Prior to submitting a consent proposal, we understand from a recent meeting with Helen Worboys, that a meeting with you both would be prudent so that we can chat about our plans.

We would be grateful to a meeting at your convenience this week if possible before we engage Paul Cole of Resonant to prepare the proposal.

Regards,

Duncan & Susan Cheetham

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From: Rachelle Johnston <Rachelle.Johnston@mdc.govt.nz>

Date: 8 May 2020 at 6:29:14 AM AEST

To: Duncan & Susie <duncanandsusan@gmail.com>

Subject: RE: Banks road Rongotea

Hi Duncan and Susie

Covid-19 sure has mixed up our 'normal'. I have been fortunate that MDC run a very smooth ship and had a pandemic plan which we effectively rolled out a fortnight prior to lockdown.

As a consequence planning has had a smooth transition and we have just kept on processing consents from home. We had seen it as an opportunity to clear our books and backlog - but I think fate saw things differently as we this week peaked at 104 resource consents active.

With regards to your Rongotea Proposal. The Rural Zone plan change is still on track for a draft proposal later this year. The Nodal overlay will be gone and replaced with some type of zoning from the National Planning Standards.

Rongotea I believe is being looked at carefully - there are some real growth opportunities there that I think have not yet been realised.

You are welcome to lodge a consent as previously discussed. I don't see it as necessarily hindering your chances to later do a subdivision under the new plan once realised.

Kind Regards

Rachelle

RACHELLE JOHNSTON | Principal Planner

| Manawatu District Council | Private Bag 10001 | Feilding 4743 |

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-----Original Message-----

From: Duncan & Susie <duncanandsusan@gmail.com>

Sent: Thursday, 7 May 2020 10:53 am

To: Rachelle Johnston <Rachelle.Johnston@mdc.govt.nz>
Subject: Banks road Rongotea

Hi Rachelle

Hopefully the covid- 19 has not had you trapped inside too much.

Just a quick touch base in regards to the conversation that Karel, Susan, yourself and I had in regards to the rezoning of the property adjacent to Rongotea.

Are we still okay to not put in a Nodal residential subdivision application and stick with the status quo that you suggested during our meeting ?

Thanks for your assistance stay well talk soon cheers.

Yours Sincerely,
Duncan and Susan Cheetham

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From: Dunc & Susie <duncanandsusan@gmail.com>

Date: 1 July 2020 at 11:13:39 AM AEST

To: Paul Cole <paulc@resonant.co.nz>

Subject: Re: Subdivision of Trust property - 14 Banks Road, Rongotea

Yes we would definitely make it thanks Paul.

Will diary next Wednesday, 9.30am at Manawatu District Council.

On 1/07/2020, at 1:04 PM, Paul Cole <PaulC@resonant.co.nz>
wrote:

Duncan,

As discussed Council want to meet to discuss the Trust subdivision at 14 Banks Road. I have arranged a meeting time of 9.30 on Wednesday 7th July. Will you and Susie be able to make it. I believe that they want to discuss the possibility of connecting to some of the existing town services, such as water and sewer.

Regards,

Paul Cole

Surveyor

p 06 356 7000 **d** 06 353 1790 **m** 027 461 2612

e PaulC@resonant.co.nz **w** resonant.co.nz

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From: Matthew Mackay <Matthew.Mackay@mdc.govt.nz>
Date: 1 July 2020 at 12:24:23 PM AEST
To: districtplanreview <districtplanreview@mdc.govt.nz>
Subject: MDC Developers Forum - 2020 District Plan Review Links
Reply-To: districtplanreview <districtplanreview@mdc.govt.nz>

Good afternoon MDC Developers Forum members,

At Monday's Forum we gave an update on the District Plan Review: Residential, Village & Rural.

Right now we're seeking feedback on draft zoning proposals and the general direction of the review. As a start point for discussion we've created draft zone maps for your feedback. These are based on the new National Planning Standards.

We're also wanting feedback on the big questions - what does development in the Manawatū look like in the next 10-15 years, and how do we develop a District Plan that recognises:

- A growing, diversifying population with different housing needs
- The versatile soils which underpin the Manawatū primary production economy
- The need for resilience in the face of a changing environment

All information can be accessed here: <https://arcg.is/14nXmi> (*this link needs to be opened with Google Chrome, Firefox, Safari or Microsoft Edge*), or via the MDC Have Your Say page: <https://www.mdc.govt.nz/Contact-Us/Have-Your-Say>.

As well as asking questions we're also keen to hear your feedback on the current District Plan – what's working/not for Residential, Village & Rural Zones. Fill in a feedback form and/or email districtplanreview@mdc.govt.nz.

Kind Regards

Matthew

MATTHEW MACKAY | Principal Policy Planner

| Manawatu District Council | Private Bag 10001 | Feilding 4743 |

| P: (06) 323 0000 | www.mdc.govt.nz |



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From: Matthew Mackay <Matthew.Mackay@mdc.govt.nz>

Date: 5 October 2020 at 8:42:25 AM AEDT

To: duncanandsusan@gmail.com

Subject: Manawatu District Plan Review: Rural, Lifestyle and Feilding housing

Good morning Duncan and Suzi

Matt Mackay here from MDC - I've taken over the review of the Manawatū District Plan.

Right now we are reviewing the District Plan development model for housing (Rural / Lifestyle and Village and Residential). We're still at concept stage and interested in feedback from members of the development community.

Let me know if you've free to discuss. I can come to your office if that's easier.

Cheers

Matt

MATTHEW MACKAY | Principal Policy Planner

| Manawatu District Council | Private Bag 10001 | Feilding 4743 |

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From: Matthew Mackay <Matthew.Mackay@mdc.govt.nz>

Date: 3 March 2021 at 11:14:08 AM AEDT

Cc: districtplanreview <districtplanreview@mdc.govt.nz>

Subject: MDC Draft Plan Change A&B: Residential, Rural and Village Review

Reply-To: districtplanreview <districtplanreview@mdc.govt.nz>

Tēnā koutou katoa,

The Manawatū District Council is now seeking feedback on Draft Plan Changes A&B: Residential, Rural and Village Zone Review.

We have released a series of draft District Plan chapters and an online zoning map which take into account:

- feedback and a review of the current Rural, Residential and Village Zone provisions,
- the National Planning Standards and updated national and regional policy direction,
- rethinking the local approach to protecting productive farmland and providing housing choice.

All information is now available via the Council website:

<https://www.mdc.govt.nz/Contact-Us/Have-Your-Say/Residential-Rural-and-Village-Draft-Plan-Changes-A-B>. The website includes:

- Draft District Plan Chapters
- Draft online zoning map
- Summary Factsheets - Rural, Residential and Taonui Aerodrome zones
- Information on how to provide feedback

Feedback on the Draft needs to be received by **4pm Friday 16 April 2021**.

The review of Residential, Rural and Village zones is a significant part of our District Plan Review Project and we know there will be widespread interest. The purpose of releasing a draft Plan Change is to gather feedback on the general direction, and to test draft objectives, policies, rules and zoning. On that note we are expecting changes to be made in light of feedback received, any new government direction, decisions on Councils Long Term Plan, etc.

Consultation on the draft Plan Change A&B forms part of our RMA Schedule 1 Clause 3 requirements. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

If you have any queries please contact us at Council on (06) 323-0000 or email districtplanreview@mdc.govt.nz.

Matthew

MATTHEW MACKAY | Principal Policy Planner

| Manawatu District Council | Private Bag 10001 | Feilding 4743 |

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MATTHEW MACKAY | Principal Policy Planner

| Manawatu District Council | Private Bag 10001 | Feilding 4743 |

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<image001.png>

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Begin forwarded message:

From: Bruce Cheetham <bjnacheetham@gmail.com>
Date: 11 May 2021 at 5:51:14 AM AEST
To: Duncan Cheetham <duncanandsusan@gmail.com>
Subject: Fwd: Subdivision Application: SB10479 - 14 Banks Road, Rongotea

Sent from my iPad

Begin forwarded message:

From: Pepa Moefili <Pepa.Moefili@mdc.govt.nz>
Date: 10 May 2021 at 3:45:11 PM NZST
To: Rhys Christian <RhysC@resonant.co.nz>
Cc: bjnacheetham@gmail.com
Subject: Subdivision Application: SB10479 - 14 Banks Road, Rongotea

Hi Rhys,

Please find attached the s88 letter for your subdivision application at the subject property, 14 Banks Road, Rongotea.

Please be advised that Council's Policy Team have prepared draft plan changes that you may need to explore with your client regarding the subject property.

Based on the draft plan changes, the subject property may be rezoned Settlement Zone which would have implications regarding the size of the allotments.

I have linked and attached these documents in this email.

[Residential, Rural and Village - Draft Plan Changes A & B \(mdc.govt.nz\)](#)

You wish to discuss this further, we could arrange a meeting to discuss

your options.

Kind regards,

Pepa Moefili | Planning Officer (Intermediate Consents Planner)
| Manawatu District Council | Private Bag 10001 | Feilding 4743 |
| P: (06) 323 0000 | F: 06 323 0822 | www.mdc.govt.nz |

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Begin forwarded message:

From: Karl Cameron <karl.cameron@bayleys.co.nz>
Date: 16 August 2021 at 1:14:08 PM AEST
To: Duncan & Susie <duncanandsusan@gmail.com>
Subject: FW: Banks Road Subdivision ,Rongotea , Manawatu

Hi Duncan and Susie,

Please see email below from MDC answering a number of questions.

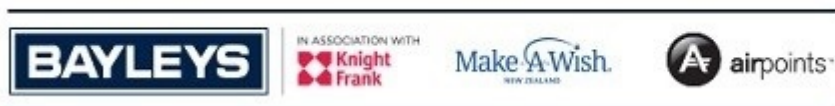
Regards, Karl

Karl Cameron

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From: Matthew Mackay <Matthew.Mackay@mdc.govt.nz>
Date: Thursday, 12 August 2021 at 2:37 PM
Cc: Karl Cameron <karl.cameron@bayleymidwest.co.nz>
Subject: RE: Meeting time Tuesday 8.30am

Kia ora Karl,

I have followed up with the engineers and respond to your questions below:

Kind regards

MATTHEW MACKAY | Principal Policy Planner
| Manawatu District Council | Private Bag 10001 | Feilding 4743 |
| P: (06) 323 0000 | www.mdc.govt.nz |



"Our people delivering great service to our community."

Sewer treatment plant

1. *Is the sewer treatment plant being moved? If so:*
 1. *When will this happen?*
 2. *Where will it be moved to?*
 3. *Will there be any effect on the development land?*
 4. *What will happen to the old sewer treatment land?*
2. *If the treatment plant is not being moved, will it need to be upgraded for the development?*

The Rongotea Treatment Plant is planned to be decommissioned following the completion of the MDC Wastewater Centralisation project. This project will result in wastewater being pumped to Feilding. It will be the applicants responsibility to get the sewer from the development, by gravity or pressure, to the Rongotea reticulated network.

The Rongotea centralisation connection is scheduled to start this financial year and estimated to take 18 months to complete. Works are required to relocate stormwater pipes before the sewer main pipeline can be installed. In the event that the proposed development is connected to the Rongotea wastewater network prior to the centralisation connection being completed wastewater will be treated at the existing treatment plant.

There is no formal decision about the extent of decommissioning of the Rongotea Treatment Plant, however the intent is to remove all physical infrastructure and reinstate the land.

Zoning

3. *How far off is a decision to rezone the land?*
4. *What will the minimum lot size be if rezoned?*
5. *Are there any current issues that may stop the rezoning?*

Following consultation on a draft proposal in March, Council is intending to notify a Proposed Plan Change later this year. It is planned to have public hearings in the second quarter 2022. This will depend on the nature of submissions received.

Draft Plan A stated a 5000m² minimum lot size for self-serviced rural lifestyle development in line with Horizons One Plan. We have been working to a 1000m² for serviced Settlement Zone – however note that Council is revisiting this after feedback on the Draft that this is too high.

Any Plan Change is a public process where new information may be identified. Note that stormwater and iwi assessment are being elevated in all plan changes across the country.

Note that the current Draft has only part of the block as being rezoned Settlement/Village – shown in yellow below. The balance of the title is shown as Rural Lifestyle Zone



Development

1. Will there need to be any upgrade to Council facilities (e.g. water supply, sewage, etc) to allow for this development (as currently zoned and/or if rezoned)?
2. Will the development be able to hook into the current water supply and sewage connections? If yes, where would the connection come from?
3. Will the Council require any of the development land to be set aside for any purpose (e.g. drainage, reserve, etc)? If yes, how much and which part?
4. How much are development levies if development were to proceed without rezoning? Would this change if rezoned?
5. Is the Council aware of any issues that may prevent the issue of resource consent for the subdivision?

Council is not aware of any infrastructure upgrades that would be required to the existing Rongotea 3waters network. It would however be the developers responsibility to extend the services and connect at an appropriate location.

Stormwater ponds/attenuation would be required on site to achieve neutrality as required by Regional Council. Potential for double-purpose as recreational areas – though this would need to be negotiated with Council. There may also be land needed if public services are located outside the road corridor.

Connection to Rongotea would be available to any rezoned Village/Settlement land. The Council wastewater lines will need to be extended from the proposed development, with the potential to link in at Trent Street. Water would need to be looped to provide resilience, with potential connections to Trent Street and Mersey St.

Would recommend pre-design and pre-application meeting with Council to talk about design and engineering requirements in detail. Detailed engineering drawings will need to be supplied to Council and approved before the work is carried out.

The area is zoned Rural at present and subject to the Rural Nodal Overlay that allows for rural lifestyle density. Standard matters would apply for any rural subdivision application prior to potential rezoning.

Development & Capital Contributions:

Development contributions are payable if the properties are zoned either Rural or Village. The development contribution amounts are:

Roading DC \$2,537.00 and
Parks/Reserves DC \$4,768.00.

If the development connects to Council's services, then capital contributions are also payable:
Water per allotment - \$7,480.00.

If Council is doing the individual connections there is a fee of \$1,397.00,
Wastewater per allotment is \$8,595.00.

More questions

Only things I would add to the list of questions would be

1. *Rural zoning currently – what can we do as of right without any RC or dispensation (this will form part of feasibility, this will be a question for Resonant)*

Limited range of rural zone activities apply.

2. *How will council work with the developer to expedite the RC process in gaining a RC or zone change for higher density and if so what is the optimum lot size from MDC point of view?*
Given MDC are working on the Plan Change we would be interested in understanding development scenarios/models being considered. Same comment applies re: infrastructure and Council would want to talk through development at earliest stage, particularly re timing of centralisation, and roading/walkway connections to the existing urban village.

3. *What other amenities would need to be provided in a new Urban subdivision?*

Standard urban/village standards & full urban design to ESLD – e.g. kerb/channel/lighting etc.

4. *What sense or data do they have to support a rezone, demand for sections?*

Council is looking to rezone and provide for Village growth on the basis of growing household demand. Growth projection data from [Council's Long Term Plan is here. is found here.](#)

5. *What consultants would they require under a subdivision consent (both Rural subdivision and Urban)?*

Standard inputs: Stormwater / wastewater / servicing and access / staging and final design works as an area & connects with existing urban area.

6. *Would any Iwi consultation be required?*

Consultation forms part of the Proposed Plan Change and rezoning

7. *Are MDC submitting funding application via the Kianga Ora Infrastructure Acceleration Fund currently out in the market and if so what does that look like for the proposed development?*

Not for this proposed development

Appendix B – Letters of Support from Community

The Rongotea Community Committee

Douglas Square

Rongotea

Email: rongoteacommunitycommittee@gmail.com

4 May. 2023

To whom it may concern;

At our meeting on the 1st of May the Rongotea Community Committee agreed to support the Rongotea plan change application for the proposed new subdivision on Banks Rd, Rongotea, as it will be of a benefit to our village.

We believe this piece of land is not particularly good farmland and looking around the boundary of the Village, if Rongotea is to grow this would be the best site.

Our community would benefit considerably as we would have more people to shop at our local stores, e.g. Food store, Service Station, Fish and Chip Shop, and our Mercantile store.

Our Community Groups would benefit from the new residents, the Fire Brigade, Playcentre, Rugby, Tennis and Lions Clubs would get some new members.

We would like to request the developer include the following: A footpath down Banks Rd to meet up with the Severn Street one to make it safe for the children to get to school.

Also, a green space for children to play.

The Committee also requests that the new properties hook up to our wastewater and water services so we can all share the costs and make these services more affordable.

We look forward to a bunch of new families joining us in our great little Village.

Lance Berry

Lance Berry Chairman RCC

Cheryl Munn Sec RCC

From: [Dunc & Susie](#)
To: [Kim Anstey](#); [Asher Davidson](#)
Subject: Fwd: Banks Road .
Date: Sunday, 30 April 2023 8:04:03 pm

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: David Calow <windings2054@gmail.com>
Date: 30 April 2023 at 7:43:18 PM NZST
To: Dunc & Susie <duncanandsusan@gmail.com>
Subject: Banks Road .

To whom it may concern .

I am writing this submission on behalf of the Rongotea & District Lions Club . We feel that the Banks Road Subdivision and proposed Wetland Project being undertaken by Duncan and Susie Cheetham is of great importance to the Rongotea community . For a while now we have been looking for a community environmental project that we can really get behind and support , so to be in on the wetland project from the start is a big opportunity for us . We have a long history of projects that have benefited our wider district and we are looking to support this one long term .

To have an amenity like a wetland that all the district can utilise and learn from is a great asset . Particularly for the seven schools in the Te Kawau School Cluster . The proposed wetland as we understand it ,will have several environmental aspects to it . Bird life that can be observed from a Mai Mai without disturbance will be a resource that most children will not readily have access to . Native plants can be sourced that the schools will be able to help plant .

People's safety and enjoyment is paramount to the Cheetham's proposal , so the walkways and tracks on the site will be another asset to the community . School children will be able to come and go in safety . We are hoping that activities such as flax weaving and observing the night sky in an area of limited light pollution will be available in the future .

Rongotea Lions are right behind this project and we will give it our full support .

Yours PDG David Calow
Neil Duff . President