PALMERSTON NORTH DISTRICT PLAN

PLAN CHANGE C – KAKATANGIATA STAGE 1

– KIKIWHENUA RESIDENTIAL AREA

FURTHER SUBMISSIONS
TO: Palmerston North City Council
Private Bag 11-034
Palmerston North 4410
ATTENTION: Team Leader – Governance and Support

PLEASE:
• Read ALL instructions carefully
• Print clearly and complete ALL sections in this form (A number of people will read your submission, so please make sure it can be easily photocopied, read and understood).
• Use separate submission forms for different Plan Changes.
• Don’t forget to provide a PHYSICAL ADDRESS, POSTAL ADDRESS and CONTACT PHONE NUMBER.
• Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred title (please delete inapplicable titles): Mr Mrs Miss Ms Other

Full Name of Further Submitter: PETER HURDLE

Plan Change Number: C

Plan Change Name: UGIWHENUA

Your Physical Address (for courier purposes): 39/16 SUBIACO RD SUBIACO W.A. 6008

Postal Address: SAME

Phone (home): +61 430 65 2008

Fax:

Email: BLACKSUMRACING @ YAHOO. CO. NZ

Signature:

Signature of the person making submission or the person authorised to sign on behalf of the person making submission. (NOTE: A signature is not required if you are making a submission by electronic means.)

1. I AM (Please indicate A, B or C.)

A. A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or
B. A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or
C. The local authority for the relevant area.

Please state grounds for why you come within category A, B or C above:

I AM THE LAND OWNER OF 44 TE WANAKA RD
2. My further submission is on Submission [State the Submission Number]:

| State the name and address of the person or organization making the original submission: |
| Peter Hundle 207 Subiaco Rd Subiaco W.A. 6009 |

3. The particular parts of the submission that I support / oppose are:

| [Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.] |
| I SUPPORT THE PLAN CHANGE |

4. The reasons for my support or opposition are:

| [Give clear reasons.] |
| Palmerston North needs more housing to benefit the city's growth |

5. I seek the following decision from the Palmerston North City Council:

| [Give precise details of the decision you want the Council to make.] |
| I believe that all of the Wanganui to East West should be rezoned for housing |

6. Do you wish to be heard in support of your submission?

<table>
<thead>
<tr>
<th>Please indicate Yes or No</th>
</tr>
</thead>
</table>

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

<table>
<thead>
<tr>
<th>Please indicate Yes or No</th>
</tr>
</thead>
</table>

---

NOTES TO PERSON MAKING SUBMISSION

1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.

2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

---

PLEASE SEND YOUR SUBMISSION BY:

<table>
<thead>
<tr>
<th>Mailing to: Palmerston North City Council Private Bag 11-034, Palmerston North ATTENTION: Team Leader – Governance and Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faxing to: 06 355 4115</td>
</tr>
<tr>
<td>Delivering to: Council's Contact Services Centre, Te Manaakitanga o Hineaute, Civic Administration Building, The Square, Palmerston North</td>
</tr>
<tr>
<td>Visiting our website: <a href="http://www.pncc.govt.nz">www.pncc.govt.nz</a> to make a submission</td>
</tr>
<tr>
<td>Emailing to: <a href="mailto:submission@pncc.govt.nz">submission@pncc.govt.nz</a></td>
</tr>
</tbody>
</table>

---

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
Further Submission on a Plan Change to the Palmerston North City District Plan

Clause 8 of First Schedule – Resource Management Act 1991

TO: Palmerston North City Council
Private Bag 11-034
Palmerston North 4410
ATTENTION: Team Leader – Governance and Support

PLEASE:
- Read ALL instructions carefully
- Print clearly and complete ALL sections in this form (A number of people will read your submission, so please make sure it can be easily photocopied, read and understood).
- Use separate submission forms for different Plan Changes.
- Don’t forget to provide a PHYSICAL ADDRESS, POSTAL ADDRESS and CONTACT PHONE NUMBER.
- Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred title (please delete inapplicable titles): Mr  Mrs  Miss  Ms  Other

Full Name of Further Submitter: Brian Fitch & Angela Redpath

Plan Change Number: PC C

Plan Change Name: Kakatangiata Stage 1 – Kikiwhenua Residential Zone (Whakarongo)

Your Physical Address (for courier purposes):
55 Racecourse Road, Palmerton North

Postal Address:

Phone: 027 742 8128
Fax:
Email:

Signature:
Signature of the person making submission or the person authorised to sign on behalf of the person making submission.

(NOTE: A signature is not required if you are making a submission by electronic means.)
1. I AM (Please indicate A. B. or C.)

<table>
<thead>
<tr>
<th>A.</th>
<th>A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.</td>
<td>A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>C.</td>
<td>The local authority for the relevant area.</td>
</tr>
</tbody>
</table>

Please state grounds for why you come within category A. or B. above:

B. Live in affected area

2. My further submission is on Submission [State the Submission Number]:

<table>
<thead>
<tr>
<th>Subm No:</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
</tr>
</tbody>
</table>

State the name and address of the person or organization making the original submission:

Matthew Barr
18 Grand Oaks Drive,
Palmerston North

3. The particular parts of the submission that I support / oppose are:

[Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.]

In Support:
Mr Barr opposes the potential future road link between Te Wanaka Road and Grand Oaks Drive for the following reasons:
- The link was turned down by Commissioners in Plan Change 21.
- The link would allow northbound traffic from SH 56 to use Grand Oaks Drive to get to the Awapuni Racecourse
- The link could generate up to 2,088 vehicle movements from the Kikiwhenua Residential Area and existing residents.

4. The reasons for my support or opposition are:

[Give clear reasons.]

We are concerned about the increased traffic movements that would now be travelling through as a thoroughfare given the road design in the area & congestion issues with events at the racecourse.
The increased level of noise due to increased traffic volume.
5. I seek the following decision from the Palmerston North City Council:

[Give precise details of the decision you want the Council to make.]

Reject the potential future road link between Te Wanaka Road and Grand Oaks Drive.

6. Do you wish to be heard in support of your submission? Please indicate No

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing? Please indicate No

NOTES TO PERSON MAKING SUBMISSION

1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.

2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

PLEASE SEND YOUR SUBMISSION BY:

Mailing to: Palmerston North City Council
Private Bag 11-034, Palmerston North
ATTENTION: Team Leader – Governance and Support

Faxing to: 06 355 4115

Delivering to: Council’s Contact Services Centre, Te Manaakitanga o Hineaute, Civic Administration Building, The Square, Palmerston North

Visiting our website: www.pncc.govt.nz to make a submission

Emailing to: submission@pncc.govt.nz

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
PALMERSTON NORTH CITY DISTRICT PLAN

FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE C TO THE PALMERSTON NORTH CITY DISTRICT PLAN

Pursuant to Clause 8 of the First Schedule - Resource Management Act 1991

To: Palmerston North City Council
   Private Bag 11034
   Palmerston North 4410

   ATTENTION: Team Leader – Governance and Support

NAME OF SUBMITTER: PIONEER CITY WEST LTD AND HERITAGE ESTATES (2000) LTD

This is a further submission by Pioneer City West Ltd and Heritage Estates (2000) Ltd on proposed Plan Change C to the Palmerston North City District Plan.

The submitter has an interest in PC C that is greater than the general public because the submitter is the requestor of Plan Change B which forms an adjacent part of the City West Growth Area.

The specific submissions that this submitter opposes and supports are as follows:

The submitter opposes in part the submission S12 by Pioneer City West Ltd and Heritage Estates (2000) Ltd.

The particular parts of the submission opposed are:

The submitter had taken a preliminary position of support for the stormwater assessment and proposed stormwater mitigation design parameters. However, the submitter signaled that this position will be updated once technical advice has been obtained. The submitter now opposes in part the stormwater measures.

The reasons for opposition are:

1. The Plan Change includes no assessment of natural hazard risk of flooding arising from a failure of the existing Mangaone Stream stop bank upstream of PC C. The stop bank is known to suffer from seepage through sands below the stop bank. Horizons Regional Council and Palmerston North City Council are jointly responsible for the upkeep and performance of the stop banks. This issue is also not considered in the Geotechnical Investigation and Liquefaction Assessment by Tonkin and Taylor Ltd. The upgrading of the stop bank is required before any urban development of PC C is commenced.

2. The proposed location of the stormwater detention pond will also be affected by general flooding from a 0.2% AEP Flood event.

3. The stormwater mitigation assessment requirements of the Plan Change fail to provide certainty as to what constitutes hydraulic neutrality. The advice from Tonkin and Tylor appears to conflict with that adopted by PC 15F for the Braeburn Industrial Zone in
relation to duration of storm event and climate assumptions and is not informed by a Flood Assessment report and/or breach of stop bank scenario.

The submitter seeks that the part of the submission be disallowed is the support in principal for the stormwater provisions. Further that the provisions be amended to ensure that development cannot proceed ahead of stop bank strengthening and that the stormwater provisions at R7A.5.2.2 (f) be amended to provide clear mitigation criteria as performance conditions for a Restricted Discretionary Activity.

The submitter opposes the submission S6 by Racing at Awapuni and Trentham Combined Enterprises Incorporated Ltd (RACE).

The particular parts of the submission opposed are S6/5 which opposes the stormwater detention area at the north of the site.

The reasons for opposition are that the topography of the land means that gravity feed to a detention pond at the north is required and that a southern pond is not compulsory.

The submitter seeks that the part S6/5 of the submission be disallowed.

The submitter supports the submission S14 by New Zealand Transport Agency.

The particular parts of the submission supported are S14/4 which seek the express requirement for a roundabout intersection at SH 56 / Te Wanaka Road.

The reasons for support are that the requirement for a roundabout will best support the wider development of City West to the north of SH 56.

The submitter also seeks that part of S14/1 of the submission be allowed.

The particular parts of the submission supported are the support for a proposed reduction in speed limit on SH 56 that runs adjacent to the Structure Plan Area.

The reasons for support are that the implementation of a reduced speed limit will best support the development of Kikiwhenua and the wider development of City West to the north of SH 56.

The submitter seeks that this part S14/1 of the submission be allowed.

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

If others make a similar submission the submitter will consider presenting a joint case with them at the hearing.

NB: There was a topographical error in the original submission by this submitter. The reference to Plan Change 21 on page 1 should have read Plan Change C. This is corrected for the record.
Signed by Paul Thomas (on behalf of Pioneer City West Ltd and Heritage Estates (2000) Ltd):

Date: 11 March 2019

(I note that a signature is not required if I make my submission by electronic means)

Address for service:

Pioneer City West Ltd and Heritage Estates (2000) Ltd
c/o Paul Thomas
Thomas Planning Ltd
2A, Jacobsen Lane
Ngaio
Wellington

Telephone: 04 4795024
Fax: 04 4795045
Email: paul@thomasplanning.co.nz
Further Submission on a Plan Change to the Palmerston North City District Plan

Clause 8 of First Schedule – Resource Management Act 1991

TO: Palmerston North City Council
Private Bag 11-034
Palmerston North 4410
ATTENTION: Team Leader – Governance and Support

PLEASE:
- Read ALL instructions carefully
- Print clearly and complete ALL sections in this form (A number of people will read your submission, so please make sure it can be easily photocopied, read and understood).
- Use separate submission forms for different Plan Changes.
- Don’t forget to provide a PHYSICAL ADDRESS, POSTAL ADDRESS and CONTACT PHONE NUMBER.
- Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred title (please delete inapplicable titles):

Full Name of FurtherSubmitter: Public Health Service, MidCentral District Health Board

Plan Change Number: PC C

Plan Change Name: Kakatangiata Stage 1 – Kikiwhenua Residential Zone (Whakarongo)

Your Physical Address (for courier purposes):

Public Health Service, MidCentral District Health Board
Rata House
Palmerston North Hospital
50 Ruahine Street
Palmerston North 4442

Postal Address:

Public Health Service, MidCentral MidCentral District Health Board
Private Bag 11036
PALMERSTON NORTH 4442
Phone: 06-3509110
Fax: 06-3509111
Email: PublicHealth@midcentraldhb.govt.nz

Signature:
Signature of the person making submission or the person authorised to sign on behalf of the person making submission.
(NOTE: A signature is not required if you are making a submission by electronic means.)
The Mid Central Public Health Service is an entity 'representing a relevant aspect of the public interest' pursuant to Schedule 1 s.8(1) (a) of the Resource Management Act 1991 as it has statutory obligations for public health under various legislation within the MidCentral and Whanganui District Health Boards under Crown funding agreements with the Ministry of Health.

The Ministry of Health requires Public Health Services of District Health Boards to reduce any potential health risks by means including Submissions and Further Submissions on any Proposed Policy Statement or Plan, Changes to Plans, or Variations to Proposed Plan Changes to ensure matters of public health significance are considered by the Council. The notified planning process includes matters with the potential to impact on the health of people and communities.

MidCentral Public Health Service could not gain an advantage in trade competition through this submission.

State the name and address of the person or organisation making the original submission:

New Zealand Transport Agency
Level 5 Ashley Street
PO Box 1947
Palmerston North 4440

MidCentral Public Health Service support the decision requests S12/DR1 and S12/DR2 made by the New Zealand Transport Agency though has no preference as to which decision request is adopted.

Critical adverse effects such as sleep disturbance, annoyance and speech interference can be created when noise sensitive receivers are in the vicinity of noise generating activities, in this case traffic on State Highway 56. The proposed decision requests s12/DR1 and S12/DR2 mitigate or remove potential adverse health effects created by noise from SH56 either through an interim exclusion of new dwellings from the receiving environment(s12/DR1) or through mitigating adverse effects created by road noise through design and construction of dwellings (s12/DR2). MidCentral Public Health Service agree with NZTA’s submission that in order to support and achieve Policy 2.6 of the District Plans amendments for proposed Plan change c – Kikihenua, either decision request S12/DR1 or S12/DR2 should be adopted into the plan change to ensure NZ6805:2010 is achieved.
5. I seek the following decision from the Palmerston North City Council:

That the Palmerston North District Council adopts either NZTA's decision request S12/DR1 or S12/DR2 and incorporates either amend rule 10.6.1.5(f) (S12/DR1) or if that is not accepted insert the proposed or similar rule in section 10 as detailed in S12/DR2.

6. Do you wish to be heard in support of your submission?  

Please indicate: Yes

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?  

Please indicate: No

NOTES TO PERSON MAKING SUBMISSION

1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.

2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

PLEASE SEND YOUR SUBMISSION BY:

Mailing to: Palmerston North City Council
Private Bag 11-034, Palmerston North
ATTENTION: Team Leader – Governance and Support

Faxing to: 06 355 4115

Delivering to: Council's Contact Services Centre, Te Manaakitanga o Hineaute, Civic Administration Building, The Square, Palmerston North

Visiting our website: www.pncc.govt.nz to make a submission

Emailing to: submission@pncc.govt.nz

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
Further Submission on a Plan Change to the Palmerston North City District Plan

Clause 8 of First Schedule – Resource Management Act 1991

TO: Palmerston North City Council
   Private Bag 11-034
   Palmerston North 4410

ATTENTION: Team Leader – Governance and Support

PLEASE:

- Read ALL instructions carefully
- Print clearly and complete ALL sections in this form (A number of people will read your submission, so please make sure it can be easily photocopied, read and understood).
- Use separate submission forms for different Plan Changes.
- Don’t forget to provide a PHYSICAL ADDRESS, Postal ADDRESS and CONTACT PHONE NUMBER.
- Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred title (please delete inapplicable titles): Other

Full Name of Further Submitter:
Racing at Awapuni & Trentham Combined Enterprises Incorporated / Alasdair Robertson Chief Executive

Plan Change Number: PC C

Plan Change Name: Kakatangiata Stage 1 – Kikiwhenua Residential Zone (Whakarongo)

Your Physical Address (for courier purposes):
Awapuni Racing Centre, Racecourse Road, Awapuni, Palmerston North

Postal Address:
PO Box 52, Palmerston North

Phone: 06 356 4940 / 021 827 479

Fax:

Email: Alasdair.robertson@raceinc.co.nz

Signature:

Signature of the person making submission or the person authorised to sign on behalf of the person making submission.

(NOTE: A signature is not required if you are making a submission by electronic means.)
1. **I AM (Please indicate A. B. or C.)**

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>B.</td>
<td>A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>C.</td>
<td>The local authority for the relevant area.</td>
</tr>
</tbody>
</table>

   **Please state grounds for why you come within category A. or B. above:**

   RACE Incorporated represents the two owners of the parcel of land identified as Plan Change C

2. **My further submission is on Submission [State the Submission Number]:**

   **Subm No:**
   - S4
   - S9
   - S11
   - S14
   - S17
   - S18
   - S19
   - S20
   - S21
   - S22
   - S23

   **State the name and address of the person or organization making the original submission:**

   - S4 Don Tietjens
   - S9 Powerco
   - S11 NZDF
   - S14 NZTA
   - S17 J & L Day
   - S18 J & T Dodge
   - S19 T & T Jonson
   - S20 D & E Philpott
   - S21 Te Wanaka Road Residents Group
   - S22 Milmac Homes
   - S23 Residents of pioneer Highway Zoned Race Training

3. **The particular parts of the submission that I support / oppose are:**

   [Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.]

   **S4 Don Tietjens:**
   - Support S4 / DR3
   - Shift 50km / hr speed limit to the western side of Te Wanaka Road

   **S9 Powerco**
   - Support S9/DR2/DR3
   - Support consultation for future development proposals in the area

   **S11 NZDF**
   - Support S11/DR1/DR2
   - Support recognition of reverse sensitivity effects on the Linton Military Camp and the objective under STA3 to recognize that development & subdivision should occur in a manner that recognizes the presence, ongoing operation and strategic importance of the Linton military Camp.
S14 NZ Transport Authority
Support S14/1:
NZTA supports
• Planned and integrated growth in the Manawatu
• A structure plan that includes the provision of a safe and efficient road transportation network and promotes multi modal land transport
• The proposal of a reduction in the speed limit on State Highway 56 that runs adjacent to the structure plan area

S14/2/DR1
Request clarity from NZTA consistent with the recommendation in S14/1
The proponent requires clarity and certainty consistent with the recommendation in S14/1
• To reduce the speed limit on Pioneer Highway adjacent to the structure plan area to 50km/hr

S14/5
Do not support
Inconsistent with recommendation in S14/1 and compromises the ability for integrated planning

S17 J & L Day
Do not support S17/1/DR1
A slip lane is not warranted and poor urban design.
A slip lane would also reduce development yield significantly.

Do not support S17/1/DR2
Site is significant requiring viable secondary roading
Please note RACE Incorporated original submission re cul de sacs

S18 J & T Dodge
Do not support S18/1/DR1
See S17/3/DR2

Do not support S18/3/DR6
Pocket parks are not required.
The entire site is bordered by 5.5 hectares of parklands to the Mangaone Stream.

Do not support S18/4/DR7
Preserve development flexibility for diversity of housing and built form

S19 T & T Jonson
Do not support S19
There are many successful areas where residential and rural co-exist with the Manawatu and New Zealand.

S20 D & E Philpott
Do not support S20/4/DR4
As per S18/3/DR6 there are 5.5 hectares of parkland immediately adjacent to the development.

S21 Te Wanaka Road Residents Group
Do not support S21/1/DR1
No structure plan exist for any area other than the designated Kikiwhenua site.
Kikiwhenua is Stage 1 of an integrated and planned development of all the Kakatangiata Residential growth area.
To support S21 would result in significant delays and threaten the economic viability of the development.

Support S21/2/DR2
Reduction of speed limit on Pioneer Highway

Do not support S21/3/DR4
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Preserve diversity of housing stock and built form</strong></td>
<td></td>
</tr>
<tr>
<td><strong>S22 Milmac Homes</strong></td>
<td>Do not support S22/1/DR1</td>
</tr>
<tr>
<td><strong>S23 Residents of Pioneer Highway Zoned Race Training</strong></td>
<td>Do not support S23/1 As per S21/1/DR1</td>
</tr>
</tbody>
</table>

4. The reasons for my support or opposition are:

[Give clear reasons.]

Please see section 3 above

5. I seek the following decision from the Palmerston North City Council:

[Give precise details of the decision you want the Council to make.]

- S4/DR3 Support
- S9/DR2/DR3 Support
- S11/DR1/DR2 Support
- S14/1 Support
- S14/2/DR1 To reduce speed limit on Pioneer Highway to 50km/hr
- S14/5 Do not support
- S17/1/DR1 Do not support
- S17/1/DR2 Do not support
- S18/1/DR1 Do not support
- S18/3/DR6 Do not support
<table>
<thead>
<tr>
<th></th>
<th>Please indicate</th>
</tr>
</thead>
<tbody>
<tr>
<td>S18/4/DR7</td>
<td>Do not support</td>
</tr>
<tr>
<td>S19</td>
<td>Do not support</td>
</tr>
<tr>
<td>S20</td>
<td>Do not support</td>
</tr>
<tr>
<td>S21/1/DR1</td>
<td>Do not support</td>
</tr>
<tr>
<td>S21/2/DR2</td>
<td>Support reduction of speed on Pioneer Highway</td>
</tr>
<tr>
<td>S21/3/DR4</td>
<td>Do not support</td>
</tr>
<tr>
<td>S22/1/DR1</td>
<td>Do not support</td>
</tr>
<tr>
<td>S23</td>
<td>Do not support</td>
</tr>
</tbody>
</table>

6. Do you wish to be heard in support of your submission? | Yes

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing? | No

NOTES TO PERSON MAKING SUBMISSION

1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.

2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

PLEASE SEND YOUR SUBMISSION BY:

- Mailing to: Palmerston North City Council
  Private Bag 11-034, Palmerston North
  ATTENTION: Team Leader – Governance and Support

- Faxing to: 06 355 4115

- Delivering to: Council’s Contact Services Centre, Te Manaakitanga o Hineaute, Civic Administration Building, The Square, Palmerston North

- Visiting our website: www.pncc.govt.nz to make a submission

- Emailing to: submission@pncc.govt.nz

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
Further Submission on a Plan Change to the Palmerston North City District Plan
Clause 8 of First Schedule – Resource Management Act 1991

TO: Palmerston North City Council
Private Bag 11-034
Palmerston North 4410
ATTENTION: Team Leader – Governance and Support

PLEASE:
- Read ALL instructions carefully.
- Print clearly and complete ALL sections in this form (A number of people will read your submission, so please make sure it can be easily photocopied, read and understood).
- Use separate submission forms for different Plan Changes.
- Don’t forget to provide a PHYSICAL ADDRESS, POSTAL ADDRESS and CONTACT PHONE NUMBER.
- Use additional sheets of paper if necessary, indicate above if you are doing so and attach them securely to this form.

Preferred title (please delete inapplicable titles): Mr Mrs Miss Ms Other

Full Name of Further Submitter: Grant Binns for Milmac Homes Ltd

Plan Change Number: PC C

Plan Change Name: Kakatangiata Stage 1 – Kikiwhenua Residential Zone (Whakarongo)

Your Physical Address (for courier purposes):
16 Te Wanaka Road, Palmerston North

Postal Address:
PO Box 7036
Pioneer Hwy
Palmerston North 4443

Phone: 0274 433 099
Fax:
Email: grant@mrbbuilders.co.nz

Signature: [Signature]
Signature of the person making submission or the person authorised to sign on behalf of the person making submission.
(NOTE: A signature is not required if you are making a submission by electronic means.)
1. I AM (Please indicate A, B, or C.)

| A. | A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or |
| B. | A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or |
| C. | The local authority for the relevant area. |

Please state grounds for why you come within category A. or B. above:
We are a land owner on Te Wanaku road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. My further submission is on Submission [State the Submission Number]: Subm No: S2

State the name and address of the person or organization making the original submission:
Steve Wrathall, 2 Aspen Way, Kelvin Grove, Palmerston North 4414

3. The particular parts of the submission that I support / oppose are:

[Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.]

We Support S2/2 in Part

4. The reasons for my support or opposition are:

[Give clear reasons.]

We support a future road link to Grand Oaks Drive for cars, bikes and pedestrians etc, but care must be taken to ensure it doesn’t become a “main route” for the delivery of building supplies etc during the house construction phase of the project. This route could provide a shorter and easier access for concrete and other building products.

5. I seek the following decision from the Palmerston North City Council:

[Give precise details of the decision you want the Council to make.]

6. Do you wish to be heard in support of your submission? Please indicate Yes or No

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing? Please indicate Yes or No
1. I AM (Please indicate A. B. or C.)

<table>
<thead>
<tr>
<th>Please indicate A. B or C</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>B. A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>C. The local authority for the relevant area.</td>
</tr>
</tbody>
</table>

Please state grounds for why you come within category A. or B. above:
We are a land owner on Te Wanaka road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. My further submission is on Submission [State the Submission Number]:

Subm No: 56

State the name and address of the person or organization making the original submission:
Racing at Awapuni and Trentham Combined Enterprises Inc.
PO Box 52, Palmerston North

3. The particular parts of the submission that I support / oppose are:

We Support S6/2
We Support S6/7
We Support S6/8 in part
We Support S6/9

4. The reasons for my support or opposition are:

S6/2 – We support their comment about mature trees (large) and agree that they are generally not suitable in a residential environment. The people living close to them usually want them gone. If some of the large trees are to stay, careful positioning of parks and rest areas will be required to keep them away from houses.

S6/7 – We agree with RACE that the PNCC Development Contributions Policy is in place to fund network development so Council should be funding network for the subdivision, not the developer.

S6/8 - We understand the National Policy Statement for Urban Growth requires Council to ensure a “range” of properties are available in various parts of the city. If Race intends to target the second and third home buyers, Council should ensure that additional residential land is made available in a different price bracket in the Kakatangiata area so all buyers have options.

S6/9 – We agree the 20m setback requires a clearer definition. We also believe Council need an alternative setback option should the speed limit on Pioneer Hwy be reduced from 100kph.

5. I seek the following decision from the Palmerston North City Council:

S6/2 – Take Note
S6/7 – That Council disclose Development Contributions as soon as possible complete with their justification for the charge.
S6/8 – Due to RACE INC proposal, Council rezone all of the Race Training zoned land to Residential to provide options for a RANGE
S6/9 – That Council arrange for a 60kph speed limit from Shirriffs road so the setback can be set at a reasonable distance from Pioneer Hwy and improve the operation and safety of the Te Wanaka Rd, Pioneer Hwy intersection.

6. Do you wish to be heard in support of your submission?  

Please indicate Yes or No

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?  

Please indicate Yes or No

NOTES TO PERSON MAKING SUBMISSION  
1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.

2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

PLEASE SEND YOUR SUBMISSION BY:  

Mailing to: Palmerston North City Council  
Private Bag 11-034, Palmerston North  
ATTENTION: Team Leader – Governance and Support

Faxing to: 06 355 4115

Delivering to: Council’s Contact Services Centre, Te Manaakitanga o Hineaute, Civic Administration Building, The Square, Palmerston North

Visiting our website: www.pncc.govt.nz to make a submission

Emailing to: submission@pncc.govt.nz

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
1. **I AM** (Please indicate A. B. or C.)

   A. A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or
   B. A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or
   C. The local authority for the relevant area.

   Please state grounds for why you come within category A or B above:
   We are a land owner on Te Wanaka road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. **My further submission is on Submission [State the Submission Number]:**

   State the name and address of the person or organization making the original submission:
   Palmerston North City Council C/O Keegan Aplin-Thane
   Private Bag 11034
   Palmerston North

3. **The particular parts of the submission that I support / oppose are:**

   Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.

   We Support S8/1 in Part

4. **The reasons for my support or opposition are:**

   Clearly state the reasons.

   S8/1 – We note Council are intending to specify small bore pressure sewer systems for this area for geotechnical and technical constraints.

   Because the on-lot installation of a small-bore pressure system is relatively expensive when compared to a gravity option, will Council own the on lot equipment and maintain it or will this be a cost to the land owner?

   Because these systems are considerably less expensive to build from a network perspective (the bulk of the cost is the on-lot pump and chamber), is this going to be reflected in the Development Contributions required for each new lot?

   Has Council considered the use of Vacuum Sewer collection? This offers some of the benefits of the small-bore pump system while still retaining the cheaper gravity solution for the home owner. The disadvantage for Council is that the network installation and operating costs would be with Council.

   Grant Binns from our office has completed a reasonable amount of research into small bore pressure sewer reticulation and has visited E/one and Mono installations and maintenance and manufacturing facilities in Australia. He has also met with several Local Authorities in Australia to discuss their installations. If that is of any assistance to Council.

5. **I seek the following decision from the Palmerston North City Council:**

   Give precise details of the decision you want the Council to make.

   That Council ensure that the sewer network collection system selected for this area is done so on geotechnical and technical merit basis only and provide the technical reports and costing models to support that decision.

   Council outline the cost structure for the sewer network (landowner or Council) and outline the impact of this decision on
### Development Contributions.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6.</strong> Do you wish to be heard in support of your submission?</td>
<td>Please indicate Yes or No</td>
</tr>
<tr>
<td><strong>7.</strong> If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?</td>
<td>Please indicate Yes or No</td>
</tr>
</tbody>
</table>

#### NOTES TO PERSON MAKING SUBMISSION

1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.

2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

#### PLEASE SEND YOUR SUBMISSION BY:

- **Mailing to:** Palmerston North City Council
  - Private Bag 11-034, Palmerston North
  - ATTENTION: Team Leader – Governance and Support
- **Faxing to:** 06 355 4115
- **Delivering to:** Council’s Contact Services Centre, Te Manaakitanga o Hineaute, Civic Administration Building, The Square, Palmerston North
- **Visiting our website:** [www.pncc.govt.nz](http://www.pncc.govt.nz) to make a submission
- **Emailing to:** submission@pncc.govt.nz

**PRIVACY ACT NOTE:** PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
1. I AM (Please Indicate A. B. or C.)

| A. | A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or |
| B. | A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or |
| C. | The local authority for the relevant area. |

Please state grounds for why you come within category A. or B. above:
We are a land owner on Te Wanaka road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. My further submission is on Submission [State the Submission Number]:

| Subm No: | S8 |

State the name and address of the person or organization making the original submission:
Palmerston North City Council C/O Keegan Aplin-Thane
Private Bag 11034
Palmerston North

3. The particular parts of the submission that I support / oppose are:

[Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.]

We Support S8/1 in Part

4. The reasons for my support or opposition are:

[Give clear reasons.]

S8/1 – We note Council are intending to specify small bore pressure sewer systems for this area for geotechnical and technical constraints.

Because the on-lot installation of a small-bore pressure system is relatively expensive when compared to a gravity option, will Council own the on lot equipment and maintain it or will this be a cost to the land owner?

Because these systems are considerably less expensive to build from a network perspective (the bulk of the cost is the on-lot pump and chamber), is this going to be reflected in the Development Contributions required for each new lot?

Has Council considered the use of Vacuum Sewer collection? This offers some of the benefits of the small-bore pump system while still retaining the cheaper gravity solution for the home owner. The disadvantage for Council is that the network installation and operating costs would be with Council.

Grant Binns from our office has completed a reasonable amount of research into small bore pressure sewer reticulation and has visited E/one and Mono installations and maintenance and manufacturing facilities in Australia. He has also met with several Local Authorities in Australia to discuss their installations. If that is of any assistance to Council.

5. I seek the following decision from the Palmerston North City Council:

[Give precise details of the decision you want the Council to make.]

That Council ensure that the sewer network collection system selected for this area is done so on geotechnical and technical merit basis only and provide the technical reports and costing models to support that decision.

Council outline the cost structure for the sewer network (landowner or Council) and outline the impact of this decision on
6. Do you wish to be heard in support of your submission?  

<table>
<thead>
<tr>
<th>Please indicate</th>
<th>Yes or No</th>
</tr>
</thead>
</table>

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?  

<table>
<thead>
<tr>
<th>Please indicate</th>
<th>Yes or No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>NOTES TO PERSON MAKING SUBMISSION</th>
<th>PLEASE SEND YOUR SUBMISSION BY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.</td>
<td>Mailing to: Palmerston North City Council Private Bag 11-034, Palmerston North ATTENTION: Team Leader – Governance and Support</td>
</tr>
<tr>
<td>2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.</td>
<td>Faxing to: 06 355 4115</td>
</tr>
<tr>
<td>This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.</td>
<td>Delivering to: Council's Contact Services Centre, Te Manaakitanga o Hineate, Civic Administration Building, The Square, Palmerston North</td>
</tr>
<tr>
<td></td>
<td>Visiting our website: <a href="http://www.pncc.govt.nz">www.pncc.govt.nz</a> to make a submission</td>
</tr>
<tr>
<td></td>
<td>Emailing to: <a href="mailto:submission@pncc.govt.nz">submission@pncc.govt.nz</a></td>
</tr>
</tbody>
</table>

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.
1. **I AM (Please indicate A, B, or C.)**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>B.</td>
<td>A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>C.</td>
<td>The local authority for the relevant area.</td>
</tr>
</tbody>
</table>

Please state grounds for why you come within category A, B, or C above:
We are a land owner on Te Wanaka road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. **My further submission is on Submission [State the Submission Number]:**

| Subm No: | S12 |

State the name and address of the person or organization making the original submission:
Pioneer City West Ltd & Heritage Estates (2000)
C/O Paul Thomas
Thomas Planning Ltd
2a Jacobsen Lane, Ngaio
Wellington 6034

3. **The particular parts of the submission that I support/oppose are:**

We Support the proposed rule change outlined in S12/DR1 – Rule 10.6.1.5(f) Acoustic Setbacks

4. **The reasons for my support or opposition are:**

We see this proposal covering off the speed reductions which must happen on Pioneer Highway if existing residents and construction traffic are to be provided with a safe operational intersection and road.

5. **I seek the following decision from the Palmerston North City Council:**

That Council Adopt the proposed change.

6. **Do you wish to be heard in support of your submission?**

Please indicate Yes or No

7. **If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?**

Please indicate Yes or No
1. I AM (Please indicate A. B. or C.)

<table>
<thead>
<tr>
<th></th>
<th>Please indicate A, B or C. B</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>B</td>
<td>A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or</td>
</tr>
<tr>
<td>C</td>
<td>The local authority for the relevant area.</td>
</tr>
</tbody>
</table>

Please state grounds for why you come within category A. or B. above:
We are a land owner on Te Wanaka road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. My further submission is on Submission [State the Submission Number]:

<table>
<thead>
<tr>
<th></th>
<th>Subm No: S13</th>
</tr>
</thead>
</table>

State the name and address of the person or organization making the original submission:

David Hillary
2a Spilman Place
Awapuni
Palmerston North 4412

3. The particular parts of the submission that I support / oppose are:

Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.

We disagree with David's comments about small bore pressure sewer systems.

4. The reasons for my support or opposition are:

Give clear reasons.

Pressure sewer systems have been around for many years overseas and large reticulation systems can be found in Melbourne, Sydney and Perth to name a few. Locally we are aware of systems in Himitangi and Christchurch. These systems have been developed over the years to a point where they are very reliable for the home user and far superior to the traditional cutting pump purchased from the local store. About the only precaution for users is to ensure that your system, including the discharge pipe, is pumped clean if you are going away for an extended period (this is why resort areas can have problems). From our research these systems are very reliable and cheap to run and if used properly, will last for many years without any issues at all.

5. I seek the following decision from the Palmerston North City Council:

Give precise details of the decision you want the Council to make.

6. Do you wish to be heard in support of your submission?

Please indicate Yes or No

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

Please indicate Yes or No
1. I AM (Please indicate A. B. or C.)

A. A person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category; or

B. A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or

C. The local authority for the relevant area.

Please state grounds for why you come within category A. or B. above:

We are a land owner on Te Wanaka road, currently zoned Race Training and we use the Te Wanaka Road, Pioneer Hwy intersection.

2. My further submission is on Submission [State the Submission Number]:

Subm No: S14

State the name and address of the person or organization making the original submission:

New Zealand Transport Agency
C/O Hannah Thompson, Senior Planner
Consents and Approvals PO Box 1947 Palmerston North 4440

3. The particular parts of the submission that I support / oppose are:

[Clearly state which parts of the original submission you support or oppose, together with any relevant provisions of the Plan Change.]

We support S14/1
We Oppose S14/2
We Support S14/DR4
We oppose S14/5

4. The reasons for my support or opposition are:

[Give clear reasons.]

14/1 We support the comments made and in particular we note that NZTA support a reduction in the speed limit on Pioneer Hwy which is in line with our submission.

S14/DR1 – We oppose the suggestion of an 80m setback for noise prior to the reduction in speed. Why can’t the speed reduction be activated prior to the subdivision starting so the project can continue as planned and the full number of new sections realised.

S14/DR2 - As for the option of building a house to a 40dBL noise standard, are NZTA aware of the additional build costs for a conventional house to reach this level and have they considered inconvenience to the residents because of the lack of open window ventilation. Would a speed reduction (That has been agreed to) not be a more sensible outcome because as city growth continues, this road will eventually become a city street. NZTA and Council are also developing a "Ring Road" so again would this not solve the problem?

We agree with S14/DR4 that Council consider a roundabout upgrade at Pioneer Hwy, Te Wanaka Road intersection. We believe this will generate the speed reduction required along the rest of the road as well. We also agree that a right turn bay won’t work, especially for construction traffic.

S14/5 – We believe 80km/hr is too high for this section of road, based on our assessment of construction traffic, 60km/hr from Shirriffs road would be required to make the Te Wanaka road intersection functional and safer. We believe a roundabout would also work.
5. I seek the following decision from the Palmerston North City Council:

[Give precise details of the decision you want the Council to make.]

We would like Council to:
1. Support a speed reduction down to 60km/hr or install a roundabout at the Pioneer Hwy, Te Wanaka road intersection before sub division construction starts.
2. Reject the suggestion of an 80m setback and opt for a speed reduction.
3. Reject the suggestion of building houses to a 40dBL inside noise limit.
4. Advance the development of a ring road around Palmerston North.

6. Do you wish to be heard in support of your submission? Please indicate Yes or No.

7. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing? Please indicate Yes or No.

NOTES TO PERSON MAKING SUBMISSION
1. A copy of this further submission form MUST be served on the original submitter not later than five working days after the day on which the further submission is provided to the Council.
2. If you are making a submission to the Environmental Protection Authority, you should use form 16C.

This submission should be received by the Palmerston North City Council BY THE CLOSING DATE for further submissions to the Plan Change.

PLEASE SEND YOUR SUBMISSION BY:
Mailing to: Palmerston North City Council
Private Bag 11-034, Palmerston North
ATTENTION: Team Leader – Governance and Support
Faxing to: 06 355 4115
Delivering to: Council’s Contact Services Centre, Te Manaakitanga o Hineautē, Civic Administration Building, The Square, Palmerston North
Visiting our website: www.pncc.govt.nz to make a submission
Emailing to: submission@pncc.govt.nz

PRIVACY ACT NOTE: PLEASE NOTE ALL INFORMATION IN YOUR SUBMISSION, INCLUDING YOUR PERSONAL INFORMATION, WILL BE USED TO PROGRESS THE PROCESS OF THIS PLAN CHANGE AND WILL BE MADE PUBLICLY AVAILABLE.