

Manawatū District Plan Proposed Plan Change E: Town Centre

Summary of Decisions Requested In
Submissions

And

Original Submissions Report

May 2026

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1. Purpose

The summary in section 3 of this report has been prepared to assist the Council in meeting notification requirements under Clause 7 of Schedule 1 of the Resource Management Act 1991. It is intended to assist those who may wish to prepare a further submission, or those preparing evidence or hearing evidence in respect of Proposed Plan Change E: Town Centre Zone and Mixed Use Zone. Please note that a copy of the original submissions (with some personal information redacted) is provided as a separate document on the Manawātū District Council's Make Your Mark webpage (and is available in hard copy format at the Manawātū District Council offices and Library).

This summary does not replace the original submissions. People intending to make a further submission should still check the original submission to ensure they are fully aware of the context and content of the original submission.

Submissions typically have two parts:

1. **The submission:** Usually stating whether the submitter supports or opposes the plan change either in whole or in part, and the reasons for that support or opposition.
2. **Decision requested:** The action which the submitter requests the Council to take.

2. Making a further submission

The following parties may make a Further Submission either supporting or opposing submissions made on this proposed plan change:

- any person representing a relevant aspect of the public interest;
- any person who has an interest in the proposed plan change that is greater than that of the general public; and
- the council itself.

A further submission must be made by making a written further submission in general accordance with Form 6 of the Resource Management Act (Forms) Regulations 1991, or similar.

A further submission can be made either supporting (in whole or in part) or opposing (in whole or in part) an original submission. A further submission cannot traverse an issue that is not covered by the original submission but can give reasons for the support or opposition to the original submission.

Anyone making a further submission is required to serve a copy of their further submission on the original submitter within 5 working days after the day of the further submission being made to the Council. A list of the submitter's addresses is included in the Summary of Submissions Table in section 3 of this document.

3. Tabulated Summary of Submissions

3.1 Summary of Decisions Requested: GENERAL or PLAN CHANGE WIDE

Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
Plan Change Wide	S001/1	Te Ao Tūroa Environmental Centre	Rangitāne o Manawatū Danielle@Rangitaane.iwi.nz	Amend	Stormwater management from development is an issue of concern given its direct impact on the mauri of wai, Te Mana o te Wai, the health and wellbeing of freshwater and freshwater ecosystems and our culture. Without strong controls, stormwater flows and the quality of stormwater discharged will degrade water quality, alter flows and place further pressure on sensitive receiving environments.	Prescriptive provisions for stormwater that require improvements to stormwater quality and the appropriate management of stormwater quantity. This includes avoiding building materials that could carry contaminants such as zinc and copper into whenua and waterways.
Plan Change Wide	S001/2	Te Ao Tūroa Environmental Centre	Rangitāne o Manawatū Danielle@Rangitaane.iwi.nz	Support in Part	The plan change should enable Māori to express their cultural traditions and norms. TATEC are particularly concerned that as drafted, there are no objectives and policies around these matters. Moreover, as drafted the objectives and policies may prevent these aspirations as they include direction around new development 'being compatible with' and 'enhancing' character and amenity values.	We seek provisions that enable Māori cultural expression and norms in the plan change area. We support provisions for papākainga housing in the zones.
Plan Change Wide	S001/3	Te Ao Tūroa Environmental Centre,	Rangitāne o Manawatū Danielle@Rangitaane.iwi.nz	Amend	The proposed PCE fails to recognise or incorporate key aspects of Rangitāne Iwi Environmental Management Plan (IMP), Whānau Ora, or to acknowledge their	That the Council takes into account IMP, considers our submission, and previous feedback as describing the resource management issues of concern to us, and in their section 42A

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
					statutory acknowledgements under the Rangitāne o Manawatū Claims Settlement Act 2016; particularly in relation to ancestral awa.	report, details how they have addressed these issues in PCE.
General	S001/4	Te Ao Tūroa Environmental Centre	Rangitāne o Manawatū Danielle@Rangitaane.iwi.nz	Oppose	PCE has not adequately considered or given effect to key national direction, including the National Policy Statement for Freshwater Management (NPS-FM), the National Policy Statement for Indigenous Biodiversity (NPS-IB), and the National Policy Statement on Urban Development (NPS-UD). For example, the NPS-UD requires land to be infrastructure-ready.	That the Council undertake a thorough review of the plan change to ensure it appropriately implements all relevant national direction, and supports strong, enforceable outcomes for freshwater, urban development and biodiversity.
General	S001/5	Te Ao Tūroa Environmental Centre	Rangitāne o Manawatū Danielle@Rangitaane.iwi.nz	Oppose	TATEC are concerned about the infrastructure-readiness of the zone. Stormwater, wastewater is also a significant concern, along with water availability. Information feeding into the plan change around growth and demand projections, and the resulting capacity assessments for the three waters, are not part of the plan change package.	That the Council release information about infrastructure readiness, and confirm the zone is infrastructure-ready, in accordance with the NPS-UD.
Plan Change Wide	S003/01	Lisa Poulson	lisamikep@inspire.net.nz	Support	I support the specific provisions in this plan change. It reflects the changing needs of the community and the need to balance some people wanting smaller living spaces. Room is still left for those	

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					wishing to be close to town on larger sections.	
Plan Change Wide	S004/01	Chris Dungan	chrisdungan@xtra.co.nz	Support	I agree 100% with the plan amendment.	
Plan Change Wide	S005/01	Neoteric Development Limited	C/- The Property Group ehilson@propertygroup.co.nz mike@commbuild.co.nz	Support	The Plan Change: • Achieves the purpose of the Resource Management Act 1991. • Is the most appropriate option under s32 of the RMA. • Gives effect to relevant national planning documents including the National Policy Statement for Freshwater Management 2020; and the National Policy Statement for Urban Development 2020; and • Gives effect to the Horizons One Plan (Regional Policy Statement).	Neoteric seek that the plan change is retained as notified.

3.2 Summary of Decisions Requested: DEFINITIONS & PLANNING MAPS

Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
Definitions & Planning Maps	S006/01	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	Inclusion of a Rail Corridor Noise Overlay on planning maps will show the area potentially affected by noise	Add a Railway Corridor Noise Overlay to the planning maps.

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
					between a railway corridor boundary and a distance of 100m. An accompanying definition will assist with the interpretation and application of the proposed railway line noise insulation standards.	Add a new definition as follows <u>Rail Corridor Noise Control Overlay</u> means the area <u>potentially affected by noise between a rail corridor boundary and a distance of 100m. Rail Corridor Noise Control Overlay shown on the planning maps identified areas that have the potential to experience high noise levels from rail traffic. New buildings and alterations to habitable rooms in buildings used for sensitive land uses are required to demonstrate that adverse noise effects have been appropriately managed by demonstrating compliance with the standards specified for the Mixed Use Zone.</u>
Definitions & Planning Maps	S006/02	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	Inclusion of a Rail Vibration Alert Area Overlay on the planning maps will show the area potentially affected by vibration between a railway corridor boundary at the distance 60m either side of the rail corridor boundary. KiwiRail also seeks an accompanying definition that outlines the extent and purpose of the overlay.	Add a Rai Vibration Alery Overlay to the planning maps. Add a new definition as follows <u>Rail Vibration Alert Overlay</u> means the area <u>potentially affected by vibration between a railway corridor boundary and a distance of 60m.</u>

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
Definition of <i>Solid Waste</i>	S002/01	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	The definition is considered appropriate for the application of the zone standards	
Planning Maps	S008/01	Russell Prior	123 Manchester Street isla.park@outlook.com	Amend	The building at 123 Manchester Street is presently vacant. It is very hard to find a commercial tenant. and could possibly be divided into 2 further apartments. The building next door is included in mixed use.	The Mixed Use Zone include 123 Manchester Street.

3.3 Summary of Decisions Requested: MIXED USE ZONE

Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
Introduction	S006/03	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	The introduction should be amended to refer to the need to manage reverse sensitive noise effects that noise sensitive activities 100m of the North Island Main Trunk Line could be affected by railway noise and vibration.	Amend as follows: <u>The Mixed Use Zone adjoins the North Island Main Trunk Line and reverse sensitivity effects on the rail corridor need to be managed. A Rail Corridor Noise Control Area identifies the strs potentially affected by rail noise and where controls apply to ensure that occupants have a suitable level of internal amenity without constraining the existing or future operation of established rail network.</u>
MUZ-O4 [New] O6	S006/04	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	The objective [MUZ-O4] fails to identify that safety effects can arise from not only noise	Amend MUZ-O4 as follows:

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					sensitive activities being located within close proximity to the corridor. Other activities such as commercial construction or industrial uses may involve construction or alteration of a building adjacent to the corridor which, without appropriate setbacks may pose a threat to the safety of people when constructing and maintain the building, as well as a threat to safe and efficient operation of the rail network. KiwiRail seeks an amendment to make a distinction between reserve sensitivity and safety effects on the rail network so all effects are managed effectively.	Adverse reverse sensitivity, ~~safety~~, health, and wellbeing effects arising from the development of noise sensitive activities, ~~adjoining, or in close proximity to, the railway network~~ within the Rail Corridor Noise Control Overlay are appropriately avoided or mitigated. Add new MUZ-06 as follows: <u>Adverse safety effects and risk of disruption to the safe and efficient operation of the rail network arising from activities adjoining, or in close proximity to, the rail network are appropriately avoided or mitigated.</u>
MUZ-05	S010/01a	Manawātū District Council	Shayne.harris@mdc.govt.nz	Amend	Policy direction and rules need to be restored to the District Plan in order to guide decisions on future developments and resource consents for activities which may wish to be located within the area which is shown on maps to be subject to inundation.	Amend MUZ-05 as follows:
						Stormwater runoff <u>and inundation</u> is managed in an integrated manner which avoids or minimises adverse effects on surrounding land, the Makino Stream and Oroua River.

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					The standard should incorporate the 1% AEP floor level requirements proposed in MUZ-P11 along with freeboard of 500mm. A 500mm freeboard requirement would be consistent with that used in the Subdivision Chapter of the District Plan and would allow for both an additional margin of safety and additional protection against the effects of wash from vehicles driving through flood waters.	
MUZ-O5	S009/05a	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	Aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-O4(1) and NPS-FM Policy 3 and Clause 3.5(4).	Retain MUZ-O5
MUZ-P2	S009/04a	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	MUZ-P2 is aligned with One Plan provisions: RPS-UFD-O3 and RPS-UFD-P4(1) (a)-(g)	Retain MUZ-P2 as notified.
MUZ-P7.1	S007/01	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	Recognises the importance of effectively managing potential reverse sensitivity effects associated with residential activities within the Mixed Use Zone. With residential activities now classified as permitted activities (whereas they were previously discretionary) it is essential that the responsibility for providing adequate acoustic	Retain as drafted.

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
					insulation rests with residential developments (the receiver).	
MUZ-P7.2	S007/02	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	Recognises the importance of effectively managing potential reverse sensitivity effects associated with residential activities within the Mixed Use Zone. With residential activities now classified as permitted activities (whereas they were previously discretionary) it is essential that the responsibility for providing adequate acoustic insulation rests with residential developments (the receiver).	Retain as drafted.
MUZ-P7.4	S002/02	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	This clause is supported as it will ensure that appropriate waste management facilities are designed at the outset of the development process.	
MUZ-P9.1	S006/05	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	Building setbacks are an effective tool to provide a safety buffer between the operational rail corridor and adjoining land uses.	Retain as proposed.
MUZ-P9.2	S006/06	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	KiwiRail seeks amendment to apply this [policy] to the requested Rail Corridor Noise Control Overlay.	Amend as follows: If containing noise sensitive activities <u>within the Rail Corridor Noise Control Overlay</u> , should be located in a position or at a distance from the railway, or have noise

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
						insulation sufficient, to reduce noise in habitable rooms to levels which do not adversely affect the health of occupants.
MUZ-P10	S006/07	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail does not accept stormwater discharge from neighbouring properties which could undermine the safe and efficient operation of the rail corridor.	Retain as proposed.
MUZ-P10	S009/05b	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	Aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-O4(1) and NPS-FM Policy 3 and Clause 3.5(4).	Retain MUZ-P10
MUZ-P10	S010/2a	Manawatū District Council	Shayne.harris@mdc.govt.nz	Amend	Council considers the wording of MUZ-P10 needs a review. On-site stormwater management in the Mixed Use Zone will be challenging given site sizes & existing building development. Furthermore, information suggests every site in the areas has good access to the public stormwater system. Attenuation measures (such as living roofs, rain gardens and tanks and permeable surfaces) may be more realistic but not necessarily required. Manawatū District does not consider disposal of stormwater through soak pits to	Amend policy MUZ-P10 by adding a new clause between existing subclauses MUZ-P10.1 and MUZ-P10.2 to read: <u>MUZ-10.X Avoiding disposal of stormwater by means of soak pits.</u>

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					be an appropriate means within the Mixed Use Zone.	
MUZ-P10.2	S010/2b	Manawatū District Council	Shayne.harris@mdc.govt.nz	Amend	Council considers the wording of MUZ-P10 needs a review. On-site stormwater management in the Mixed Use Zone will be challenging given site sizes & existing building development. Furthermore, information suggests every site in the areas has good access to the public stormwater system. Attenuation measures (such as living roofs, rain gardens and tanks and permeable surfaces) may be more realistic but not necessarily required. Manawatū District does not consider disposal of stormwater through soak pits to be an appropriate means within the Mixed Use Zone.	Replace the word “treatment” with “attenuation” in Policy MUZ-R10.2a and 10.2c.
New MUZ-P11	S010/01b	Manawatū District Council	Shayne.harris@mdc.govt.nz	Amend	Policy direction and rules need to be restored to the District Plan in order to guide decisions on future developments and resource consents for activities which may wish to be located within the area which is shown on maps to be subject to inundation. The standard should incorporate the 1% AEP floor level	Add a new policy MUZ-P11 to the effect of: <u>MUZ-P11: Construction of new buildings, or extensions to buildings, on land within the Inundation Areas shown on planning maps must be avoided if those buildings cannot be designed and built with platforms or floor levels which avoid entry by water in a</u>

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					requirements proposed in MUZ-P11 along with freeboard of 500mm. A 500mm freeboard requirement would be consistent with that used in the Subdivision Chapter of the District Plan and would allow for both an additional margin of safety and additional protection against the effects of wash from vehicles driving through flood waters.	<u>1% AEP (1-in-100 year) flood event</u>
MUZ-R1	S002/03	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	Achieving compliance with the proposed standard ST15 will ensure that waste management is adequately catered for within the mixed use zone	
MUZ-R1.1	S006/08	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support in part	KiwiRail supports the Permitted Activity status of new buildings and alterations subject to compliance with standards (ST2,10, 11, 16 and 17). If compliance cannot be achieved, KiwiRail supports the Restricted Discretionary Activity status	Retain as proposed.
MUZ-R1.1	S010/1d	Manawātū District Council	Shayne.harris@mdc.govt.nz	Amend	Policy direction and rules need to be restored to the District Plan in order to guide decisions on future developments and resource consents for activities which may wish to be located within the area which is shown	Add a cross reference proposed MUZ-ST18* into the following provision: MUZ-R1.1 - [Permitted activities] New buildings, including accessory buildings, and internal and external additions or

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					on maps to be subject to inundation. To have practical effect, the proposed standard will need to be referenced in the list of standards which new buildings and alterations to buildings in the Mixed Use Zone must comply with to be a permitted activity (Rule MUZ-R1). Consistent with the approach taken for the General Residential Zone and Subdivision Chapters, failure to comply with the standard should require a resource consent (as a restricted discretionary activity) so that alternative inundation risk mitigation measures or approaches can be considered and, if not acceptable, the consent declined.	alterations to an existing building. Add an additional matter of discretion (MUZ-MD15) as follows: <u>MUZ-MD15: Avoidance or mitigation of flood hazard and stormwater inundation.</u>
MUZ-R1.2	S002/04	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Amend	Additional text will ensure that the provision of waste management is given some focus in the matters of discretion aside from MD1 and MD6, as the waste management standard includes other considerations such as size and illumination.	Insert additional text into MUZ-MD8 MUZ-MD8 Adequacy of residential unit and visitor accommodation noise insulation, ~~and~~ ventilation <u>and solid waste management</u>

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
MUZ-R1.2	S006/09	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	The current list of matters of consideration do not explicitly provide for the consideration of how new development may affect reverse sensitivity effects on the rail network or the outcome of any consultation with KiwiRail. MUZ-MD12 and MD14 address some of KiwiRail's concerns in terms of safety and noise attenuation, but KiwiRail seeks a new rail specific matters to ensure the potential effects on rail are adequately assessed.	Add new matters as follows: <u>MUZ-MD...</u> a) <u>The extent to which the building design, location and setback compromise the safe and efficient function and operation of the rail network.</u> b) <u>The reverse sensitivity effects on the rail network, including the extent to which the activity will unduly constrain the ongoing operation, maintenance and upgrade of the rail network</u> c) <u>The outcome of any consultation with KiwiRail.</u>
MUZ-R1.3	S006/10	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	While KiwiRail seek a 5m setback, this is for safety to allow occupants to maintain and access their buildings without accessing the rail corridor. KiwiRail doesn't object to the Discretionary Activity status of new buildings containing noise sensitive activities within 30m of the nearest edge of the railway. However, we note that amendments recommended in this submission also address our concerns relating to reverse sensitivity and safety.	Retain as proposed.

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MUZ-R2	S006/11	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the permitted activity status of the activities listed, subject to compliance with rail setback, visibility at level crossings and vehicle crossing setbacks.	Retain as proposed.
MUZ-R2.1	S007/03	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	Supports the shift to a more permissive planning framework that now enables supermarkets as permitted activities, subject to compliance with relevant standards. This change will assist the Submitter in continuing the ongoing operation and necessary maintenance of the Woolworths supermarket and enable the supermarket to continue to serve the community efficiently without undue regulatory constraints.	Retain as drafted.
MUZ-R2.2 MD23	S006/12	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	KiwiRail supports this matter of discretion but seeks an amendment to encourage applicants to consult KiwiRail is there is non-compliance.	Amend as follows: Effects on the efficient and safe operation of the transportation network <u>and the outcome of any consultation with KiwiRail Holdings Limited.</u>
MUZ-R3	S002/05	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	Achieving compliance with the proposed standard ST15 will ensure that waste management is adequately catered for within the Mixed Use zone where	

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
					residential activities are proposed.	
MUZ-R3.1	S006/13	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	KiwiRail notes there is no setback requirement. Council has applied this setback requirement to other activities and KiwiRail seeks to ensure it is applied to Residential Activities, papakāinga housing, multi-unit residential developments, visitor accommodation, and homes businesses as well. A setback control has obvious safety benefits for the users of the land adjoining the rail corridor and users of the rail corridor. It also has efficiency benefits for rail operations, by mitigating against the risk of train services being interrupted by unauthorised persons or objects entering the rail corridor. KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor.	Amend as follows: MUZ-R3.1 Activity Status: Permitted Where compliance is achieved with: <u>MUZ-ST2- Setbacks</u> MUZ-ST3 – Noise ...
MUZ-R3.2	S002/06	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	The proposed matter of discretion at MD31 is supported as this will ensure that non-	

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					compliance with the waste management standard is given appropriate attention.	
MUZ-R3.2 MD31 and MD36	S007/04	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	The Submitter supports this matter of discretion as it recognises the importance of effectively managing potential reverse sensitivity effects associated with residential activities within the Mixed Use Zone. This is a reasonable and necessary measure to ensure that typical noise levels generated by the operation of a supermarket can continue without constraint.	Retain as drafted.
MUZ-R3.2	S006/14	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	The current list of matters of consideration do not explicitly provide for the consideration of how new development may affect reverse sensitive effects on the rail network or the outcome of any consultation with KiwiRail. KiwiRail acknowledges that MUZ-MD34 and MUZ-MD36 address in part some of KiwiRail's concerns in terms of considering the effects on the safety and efficiency of the rail corridor, building setbacks and noise attenuation. However, KiwiRail	Add new matter as follows: <u>MUZ-MD...</u> a) <u>The extent to which the building design, location and setback compromise the safe and efficient function and operation of the rail network.</u> b) <u>The reverse sensitivity effects on the rail network, including the extent to which the activity will unduly constrain the ongoing operation.</u>

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					seeks a new rail-specific matter to ensure the potential effects on rail are adequately assessed.	<u>maintenance and upgrade of the rail network.</u> c) <u>The outcome of any consultation with KiwiRail Holdings Limited.</u>
MUZ-R3.2 and [new] MUZ R3.3	S101/04	Manawatū District Council	Shayne.harris@mdc.govt.nz	Amend	The section 32 report contains expert noise opinion from SLR Consulting that activities in the Mixed Use Zone which are within 30 metres of the railway track should obtain a resource consent. SLR recommended that the matters to which the Manawatū District Council should restrict its discretion should include: • Whether the development can be located outside the buffer area, and • The extent to which the relevant standards can be achieved, and • Whether the design of the noise sensitive building achieves an inside vibration level of Class C in NZ 8176: 2017. These matters of discretion do not appear within Rule MUZ-R3, as it was intended that activities within the 30m of the railway	Amend Rule MUZ-R3.2 as follows: MUZ-R3.2: Activity Status: Restricted Discretionary Where compliance is not achieved with ~~any of the standards in MUZ-R3.1~~ <u>standards MUZ-ST8 to MUZ-ST15, MUZ-ST16.2 to MUZ-ST16.4 and MUZ-ST17.</u> Add a new Rule MUZ-R3.3 as follows: MUZ-R3.3: Activity Status: Discretionary <u>Where compliance is not achieved with not achieved with standard MUZ 16.1</u>

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					track would take on full discretionary activity status. However, rule MUZ-R3 is missing a reference to full discretionary activities entirely.	
MUZ-R7	S006/15	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the permitted activity status of community facilities, tourist facilities and education facilities, subject to compliance with rail setback, visibility at level crossings, access and rail noise insulation standards.	Retain as proposed.
MUZ-R7.2	S006/16	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	The current list of matters of consideration do not explicitly provide for the consideration of how new development may affect reverse sensitive effects on the rail network or the outcome of any consultation with KiwiRail.	Add new matter as follows: <u>MUZ-MD...</u> a) <u>The extent to which the building design, location and setback compromise the safe and efficient function and operation of the rail network.</u> b) <u>The reverse sensitivity effects on the rail network, including the extent to which the activity will unduly constrain the ongoing operation, maintenance and upgrade of the rail network.</u>

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
						c) <u>The outcome of any consultation with KiwiRail Holdings Limited.</u>
MUZ-R8.1	S006/17	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the permitted activity status of motor vehicle sales and services, subject to compliance with rail setback, visibility at level crossings and vehicle crossing setback standards.	Retain as proposed.
MUZ-R8.2	S006/18	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	KiwiRail supports this matter of discretion which requires consideration for the effects on the safety and efficiency of the transport network. KiwiRail seeks amendment to encourage applicants to consult KiwiRail if there is a noncompliance.	Amend as follows: Effects on the efficient and safe operation of the transportation network <u>and the outcome of any consultation with KiwiRail Holdings Limited.</u>
MUZ-R9	S006/19	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the permitted activity status of light industry, subject to compliance with rail setback, visibility at level crossings and vehicle crossing setback standards.	Retain as proposed
MUZ-R9.2	S006/20	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	KiwiRail supports this matter of discretion which requires consideration for the effects on the safety and efficiency of the transport network. KiwiRail seeks amendment to encourage	Amend as follows: Effects on the efficient and safe operation of the transportation network <u>and the outcome of any consultation with KiwiRail Holdings Limited.</u>

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					applicants to consult KiwiRail if there is a noncompliance.	
MUZ-R10.1	S006/21	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the permitted activity status of service stations, subject to compliance with rail setback, visibility at level crossings and vehicle crossing setback standards.	Retain as proposed
MUZ-R10.2	S006/22	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	Where compliance with MUZ-R10.1 cannot be achieved, KiwiRail supports matter of discretion MUZ-MD79 which requires consideration of the effects on the efficient and safe operation of the transport network. KiwiRail seeks amendment to encourage applicants to engage KiwiRail on any non-compliances relating to rail setbacks or safety at level crossings.	Amend as follows: Effects on the efficient and safe operation of the transportation network <u>and the outcome of any consultation with KiwiRail Holdings Limited.</u>
MUZ-R11	S006/23	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports that saleyards are only permitted within All DP 3797, All DP 6178, and Lots 145, 152, 153, 154, Pt Lot 146 DP 19. This land does not adjoin the corridor and is sufficiently setback from the railway line.	Retain as proposed.
MUZ-ST1.1	S007/05	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	The Submitter supports the proposed increase in the maximum permitted height from 9m to 12m, as this would enable	Retain as drafted.

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
					greater flexibility for potential future expansion or modifications to the Woolworths supermarket.	
MUZ-ST1.1	S009/01a	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Partly Oppose	MUZ-ST1.1 and TCZ-ST1.1 do not align with NPS-UD Policy 5 and One Plan RPS-UFD-P4(3). Horizons does not agree with the Section 32 interpretation on the applicability of NPS-UD Policy 5 since the policy explicitly applies to both Tier 2 and 3 urban environments. Appendix 1: Regional Direction Assessment of the S32 report does not clearly demonstrate how the plan change gives effect to RPS-UFD-P4(3).	(1) Include an assessment demonstrating how PCE gives effect to NPS-UD Policy 5 and RPS-UFD-P4(3). (2) Where that assessment identifies the needs for increased building height, amend MUZ-ST1.1 and TCZ-ST1.1 accordingly.
MUZ-ST2.2	S006/24	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail strongly supports a 5m setback for buildings and structures on sites that adjoin the rail corridor.	Retain as proposed.
MUZ-ST10	S006/25	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the requirement to comply with TR-R2 – Access, and TR-APP5 which specifies no-obstruction zones within proximity to level crossings to maintain sightlines.	Retain as proposed.
MUZ-ST11	S006/26	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports the requirement to comply with TR-R2 – Access, and TR-ST1,	Retain as proposed.

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					particularly TR-ST1.2 which requires vehicle crossings to be setback 30m from level crossings, and TR-ST1.3 which requires existing vehicle crossings within 30m of a level crossing to maintain sightlines.	
MUZ-ST15.1	S007/06a	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	The Submitter considers these provisions to be an effective means of managing reverse sensitivity effects. Given supermarkets are not included in the definition for noise sensitive activities, this ensures that supermarkets are not unnecessarily restricted in relation to rail noise, and that new residential or other noise sensitive activities are located and designed appropriately to manage those effects.	Retain as drafted
MUZ-ST15.5	S002/07	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Amend	The only amendments considered necessary is screening bins in relation to residential activities rather than areas as the word 'areas' is ambiguous and may be interpreted as zoning rather than neighbouring activities which include residential. It is also important that the bin location is accessible to users.	Amend the wording of MUZ ST-15.5 as follows: - MUZ-ST15.5c - Bins stored onsite must be screened from sight from the street and adjacent residential ~~areas~~ <u>activities</u>. - MUZ-ST15.5d Bins must be externally located with direct access to the street, <u>accessible to users</u> and

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
						must not encroach on areas used for onsite parking and access.
MUZ-ST16	S006/27	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Amend	KiwiRail's approach is to allow for noise sensitive activities within the Rail Corridor Noise Control Overlay (100m of the rail corridor), provided there are adequate provisions requiring effective noise insulation. Whilst we seek a 5m building setback, this is for safety to allow occupants to maintain and access their buildings without accessing the rail corridor or getting too close to trains. While we don't oppose the use of physical setbacks as an option for mitigating noise effects, we recommend amendments for consistency with our model standards to allow for well mitigated development close to the corridor. KiwiRail also seeks amendment to the ventilation standard which has been tested through the appeal process in recent plan reviews.	Amend as follows: MUZ-ST16.2 ~~Between 30 metres and 100 metres of the nearest edge of the railway track of the North Island Main Trunk Line~~ Any new building that contains a noise sensitive activity <u>within the Rail Corridor Noise Control Overlay</u> must be designed and constructed to achieve the following indoor design noise levels: MUZ-ST16.4 Where ventilating windows must be closed in order to meet the internal noise levels specified in MUZ-ST16.2, a mechanical ventilation system must be installed <u>that achieves the following requirements:</u> ~~The system must provide mechanical ventilation to satisfy Clause G4 of the New Zealand Building Code and shall not exceed more than 35 dB LAeq(30s) when measured at 1 metre from any grille or diffuser.~~

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						a) <u>Provides mechanical ventilation that can operate continuously to satisfy clause G4 of the New Zealand Building Code and that provides at least 1 air changes per hour, but no less than 7.5L/s per occupant;</u> b) <u>Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C when assessed using a 2.5% design weather condition for the applicable location. An acceptable design weather set would include IRHACE Yearbook 2009 NIWA weather data; and</u> c) <u>A HVAC system installed in compliance with (a) and (b) above, must not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser. The noise level must be measure after the system has cooled the rooms to the temperatures in (ii), or after a period of 30</u>

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						<u>minutes from the commencement of cooling (whichever is the lesser).</u> <u>Alternatively, in lieu of section (a) above, a design verified by a suitably qualified and experienced HVAC expert stating the design proposed will provide ventilation and internal space temperature controls to meet or exceed the outcomes described in parts (a).</u> <u>A commissioning report must be submitted to the Council prior to occupation of the building demonstrating compliance with all of the mechanical ventilation system performance requirements.</u>
MUZ-ST16.1	S007/06b	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	The Submitter considers these provisions to be an effective means of managing reverse sensitivity effects. Given supermarkets are not included in the definition for noise sensitive activities, this ensures that supermarkets are not unnecessarily restricted in relation to rail noise, and that new residential or other noise sensitive activities are located	Retain as drafted

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					and designed appropriately to manage those effects.	
MUZ-ST16.2	S007/06c	Woolworths New Zealand Ltd.	C/- Campbell Brown Planning Limited philip@campbellbrown.co.nz	Support	The Submitter considers these provisions to be an effective means of managing reverse sensitivity effects. Given supermarkets are not included in the definition for noise sensitive activities, this ensures that supermarkets are not unnecessarily restricted in relation to rail noise, and that new residential or other noise sensitive activities are located and designed appropriately to manage those effects.	Retain as drafted
MUZ-ST17	S006/28	KiwiRail Holdings Ltd.	C/- Sheena McQuire Sheena.mcquire@kiwirail.co.nz	Support	KiwiRail supports this standard which requires all allotments and new buildings to be connected to the Council's reticulated system. KiwiRail does not accept stormwater discharge from neighbouring properties which could undermine the safe and efficient operation of the rail corridor.	Retain as proposed.
MUZ-ST17	S009/05c	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	Aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-O4(1) and NPS-FM Policy 3 and Clause 3.5(4).	Retain MUZ-ST17

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
MUZ-ST17.1	S101/03a	Manawātū District Council	Shayne.harris@mdc.govt.nz	Amend	Standards MUZ-ST17.1 and TCZ-ST15.1 requires all allotments and new buildings to be connected to the Council's reticulated stormwater system. The reference to new buildings does not distinguish between building size and so would trigger requirements for small ancillary buildings (such as garden sheds) and some other structures to be connected to the stormwater system. This appears unnecessary and costly when structures are small and unlikely to add significantly to stormwater runoff (particularly when many sites already have close to 100% coverage by impermeable surfaces).	Amend Standard MUZ-ST17.1 as follows: All allotments, and new buildings <u>with a floor area greater than 30m²</u> , must be connected to the Council's reticulated stormwater system.
[New] MUZ-ST18*	S010/01c	Manawātū District Council	Shayne.harris@mdc.govt.nz	Amend	Policy direction and rules need to be restored to the District Plan in order to guide decisions on future developments and resource consents for activities which may wish to be located within the area which is shown on maps to be subject to inundation. To have practical effect, the proposed standard will need to be referenced in the list of standards which new buildings	Add a new standard to the following effect: <u>MUZ-ST18: Buildings in the Inundation Area: New buildings, or extensions to buildings:</u> <u>MUZ-ST18.1: Any building located in the identified inundation area must have building platform(s) or floor level that can achieve a minimum free-board level</u>

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					and alterations to buildings in the Mixed Use Zone must comply with to be a permitted activity (Rule MUZ-R1). Consistent with the approach taken for the General Residential Zone and Subdivision Chapters, failure to comply with the standard should require a resource consent (as a restricted discretionary activity) so that alternative inundation risk mitigation measures or approaches can be considered and, if not acceptable, the consent declined.	<u>500 mm above the 1% AEP (100-year flood level).</u>

* Submission S010 incorrectly states the new provision as being ST17 – but there is no intent to replace that provision.

3.4 Summary of Decisions Requested: TOWN CENTRE ZONE

Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
TCZ-O4	S009/05d	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	Aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-O4(1) and NPS-FM Policy 3 and Clause 3.5(4).	Retain TCZ-O4
TCZ-P2	S009/04b	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	TCZ-P2 is aligned with One Plan provisions: RPS-UFD-O3 and RPS-UFD-P4(1) (a)-(g)	Retain TCZ-P2 as notified.

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
TCZ-P3.6	S002/08	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	This policy is supported to ensure that solid waste storage is designed at the outset and managed. Conversions of existing buildings will ensure that their waste storage location is in the right place, at the right size for the development, rather than not considered.	
TCZ-P9	S010/02c	Manawātū District Council	Shayne.harris@mdc.govt.nz	Amend	Council considers the wording of TCZ-P9 needs a review. On-site stormwater management in the Town Centre Zone will be challenging given site sizes & existing building development. Furthermore, information suggests every site in the areas has good access to the public stormwater system. Attenuation measures (such as living roofs, rain gardens and tanks and permeable surfaces) may be more realistic but not necessarily required. Manawātū District does not consider disposal of stormwater through soak pits to be an appropriate means within the Town Centre Zone.	Amend policy TCZ-P9 by adding a new clause between existing subclauses TCZ P9.1 and TCZ-P9.2 to read: <u>TCZ-9.X Avoiding disposal of stormwater by means of soak pits.</u> Replace the word “treatment” with “attenuation” in Policy TCZ-P9.2a and 9.2c.
TCZ-P9	S009/05e	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	Aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-	Retain TCZ-P9 as notified

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
					O4(1) and NPS-FM Policy 3 and Clause 3.5(4).	
TCZ-R2.1	S002/09	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	Achieving compliance with the proposed standard ST14 will ensure that waste management is adequately catered for within the Town Centre zone.	
TCZ-R2.2 TCZ-MD11	S002/10	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	The matter of discretion MD11 will ensure that the provision of solid waste management is considered in the design of dwellings in the Town Centre Zone.	
TCZ-R3.1	S002/11	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Support	Achieving compliance with the proposed standard ST14 will ensure that solid waste management is adequately catered for within the town centre zone.	
TCZ-R3.1	S009/05f	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Amend	TCZ-ST15 is incorreced referred to as TCZ-ST16.	Correct the reference to TCZ-ST15.
TCZ-R3.2	S002/12	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Amend	There does not appear to be any matters of discretion regarding how the building meets the needs of the occupants in terms of access and servicing. This would include solid waste management.	Add a new TCZ-MD28 <u>TCZ-MD28 Adequacy of communal spaces and servicing areas and access to them.</u>

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
TCZ-RX [New Rule]	S009/02	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Amend	The Makino Stream intersects the Town Centre (TCZ) at Manchester Street. This area is identified as 'land subject to inundation' in GRZ-APP1 [former Proposed Plan Change B]. Horizons recommends the provisions in Plan Change B GRZ-6 be applied to the part of the Town Centre Zone intersected by the Makino Stream - but as amended by the Horizons Submission on Proposed Plan Change B (which refers to avoidance or mitigation of the effects of a 1 in 200 year flood event). .	That the amended provisions in Plan Change B GRZ-6 be applied to the part of the Town Centre Zone intersected by the Makino Stream – but as amended by the Horizons Submission on Proposed Plan Change B (which refers to avoidance or mitigation of the effects of a 1 in 200 year flood event).
TCZ-ST1.1	S009/01b	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Partly Oppose	MUZ-ST1.1 and TCZ-ST1.1 do not align with NPS-UD Policy 5 and One Plan RPS-UFD-P4(3). Horizons does not agree with the Section 32 interpretation on the applicability of NPS-UD Policy 5 since the policy explicitly applies to both Tier 2 and 3 urban environments. Appendix 1: Regional Direction Assessment of the S32 report does not clearly demonstrate how the plan change gives effect to RPS-UFD-P4(3).	(1) Include an assessment demonstrating how PCE gives effect to NPS-UD Policy 5 and RPS-UFD-P4(3). (2) Where that assessment identifies the needs for increased building height, amend MUZ-ST1.1 and TCZ-ST1.1 accordingly.

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Plan Provision	Submission ID Number	Submitter Name	Address for Service	Support / Oppose	Reason	Decision Requested
TCZ-ST2	S009/03	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Partly Oppose	TCZ-ST2 does not align with One Plan RPS-EIT-P2. The Proposed Town Centre Zone (TCZ) intersects with the Makino Stream and appropriate provisions are required to protect the bank of the stream from effects associated with urban development. Horizons Recommends adopting a similar approach to that taken in [the former] Proposed Plan Change B standard GRZ-ST4.4.	Horizons Requests TCZ-ST2 be amended to include provisions that protect the bank of Makino Stream, ideally reflecting the approach taken in GRZ-ST4.4 in Proposed Plan Change B [which states that no building shall be erected within 10ms of the top of the bank of the Makino Stream, and not excavation, alteration or construction which alters the levels of land may impede the flow of water shall be undertaken within 10m of the banks of the stream].
TCZ-ST13.6	S002/013	Enviro NZ Services Ltd	C/- Kaaren Rosser Kaaren.rosser@environz.co.nz	Amend	The only amendments considered necessary is screening bins in relation to residential activities rather than areas as the word 'areas' is ambiguous and may be interpreted as zoning rather than neighbouring activities which include residential. It is also important that the bin location is accessible to users.	Amend the wording of MUZ ST-15.5 as follows: - TCZ-ST13.6c - Bins stored onsite must be screened from sight from the street and adjacent residential ~~areas~~ <u>activities</u>. - TCZ-ST13.6d Bins must be externally located with direct access to the street, <u>accessible to users</u> and must not encroach on areas used for onsite parking and access.

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TCZ-ST15.1	S101/03b	Manawatū District Council	Shayne.harris@mdc.govt.nz	Amend	Standards MUZ-ST17.1 and TCZ-ST15.1 requires all allotments and new buildings to be connected to the Council's reticulated stormwater system. The reference to new buildings does not distinguish between building size and so would trigger requirements for small ancillary buildings (such as garden sheds) and some other structures to be connected to the stormwater system. This appears unnecessary and costly when structures are small and unlikely to add significantly to stormwater runoff (particularly when many sizes already have close to 100% coverage by impermeable surfaces).	Amend Standard TCZ-ST15.1 as follows: All allotments, and new buildings <u>with a floor area greater than 30m²</u> , must be connected to the Council's reticulated stormwater system.
TCZ-ST15	S009/05e	Horizons Regional Council	Strategy and Policy Team Horizons Regional Council aruna.wickramasinghe@horizons.govt.nz	Support	Aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-O4(1) and NPS-FM Policy 3 and Clause 3.5(4).	Retain TCZ-ST15 as notified.