

From: [Make your mark Manawatu](#)
To: [MDC Submissions](#)
Subject: Further Submission Form Form Submission
Date: Friday, 22 May 2026 3:25:29 pm

Further Submission X1

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Further Submission Form Form Submission

There has been a submission of the form Further Submission Form through your Make your mark Manawatu website.

Proposed Plan Change:

Proposed Plan Change E: Town Centre

First Name

Oriana

Last Name

Paewai

Physical Address

[REDACTED]

Postcode

4702

Postcode

4702

Phone (day)

[REDACTED]

Mobile

Email

oriana@kauwhata.co.nz

I ____ gain an advantage in trade competition through this submission.

could not

I ____ directly affected by an effect of the subject matter of the submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

I am.

The plan change that my Further Submission relates to is:

Proposed Plan Change E: Town Centre: Plan Change Wide, General

I am (please tick relevant box):

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

Please state the grounds as to why you come within category (a), (b) or (c) above:

I am making this submission on behalf of Ngā Kaitiaki o Ngāti Kauwhata (NKO NK). Ngā Kaitiaki is the operational arm of Ngāti Kauwhata, the Iwi that have mana whenua in this rohe.

My Further Submission relates to Original Submission made by:

Te Ao Tūroa Environmental Centre (TATEC), Rangitāne o Manawatū, Danielle Harris
S001/1, /2, /3, /4, /5.

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

S001/1, S001/4, S001/5

Ngāti Kauwhata acknowledge TATEC in bringing these matters to the attention of Manawatū District Council.

S001/1 We agree with "Amend".

S001/4, S001/5 We disagree with "Oppose" and think this should read "Amend" as Ngāti Kauwhata are well aware of the work that has occurred in this space.

S001/2

We agree that tangata whenua expression of our cultural norms should be articulated in PCE going forward.

S001/3

Ngāti Kauwhata acknowledges the Rangitāne o Manawatū Claims Settlement Act 2016 and the statutory acknowledgements contained within said settlement.

The reason for my support/opposition are:

See above.

I seek that the whole (or part) of the submission be allowed or disallowed:

Given that Ngāti Kauwhata are tangata whenua and have mana whenua in this rohe, we seek that the whole of our submission be allowed.

I ____ to be heard in support of this Further Submission.

I wish to be heard.

To view all of this form's submissions, visit

https://makeyourmark.manawatudc.govt.nz/index.php/dashboard/reports/forms_new/data/45

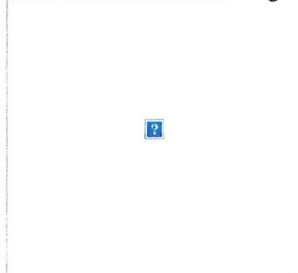
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Date: Friday, 22 May 2026 11:08:28 am

Further Submission X2

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Further Submission Form Form Submission

There has been a submission of the form Further Submission Form through your Make your mark Manawātū website.

Proposed Plan Change:

Proposed Plan Change E: Town Centre

First Name

Te Ao Tūroa

Last Name

Environmental Centre

Physical Address

[REDACTED]

Postcode

[REDACTED]

Phone (day)

[REDACTED]

Email

raythe@rangitaane.iwi.nz

I ____ gain an advantage in trade competition through this submission.
could not

I ____ directly affected by an effect of the subject matter of the submission that adversely affects the environment
and does not relate to trade competition or the effects of trade competition.
I am.

The plan change that my Further Submission relates to is:

Manawātū District Plan, Proposed Plan Change E: Town Centre

I am (please tick relevant box):

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

Please state the grounds as to why you come within category (a), (b) or (c) above:

We are an entity that has an interest in the proposal that is greater than the interest the general public has. Te Ao Tūroa Environmental Centre (TATEC) contributes to upholding kaitiakitanga on behalf of Rangitāne o Manawātū Iwi (Rangitāne). The Feilding Town Centre and proposed Mixed Use Zone are within the rohe of Rangitāne o Manawātū. Rangitāne o Manawātū have a statutory area of interest which covers 440,000 hectares of the Manawātū plains and associated maunga. It encompasses the Rangitikei Awa, Manawātū Awa and tributaries, including (but not limited to) the Oroua and Mākino Awa. Our statutory acknowledgements include the Oroua River and Manawātū River and tributaries. Our area of interest also includes Kawakawa (Feilding) and other townships within the Manawātū District.

My Further Submission relates to Original Submission made by:

- Lisa Poulsen, Submission Number: 003
- Chris Dungan, Submission Number 004
- Neoteric Developments Limited, Submission Number: 005
- Woolworths New Zealand, Submission Number: 007
- Horizons Regional Council, Submission Number: 009
- Manawātū District Council, Submission Number: 010

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

Please see our further submission uploaded for the particular parts of the submissions that we support/oppose.

The reason for my support/opposition are:

Please see our further submission uploaded for the reason for our support/opposition.

I seek that the whole (or part) of the submission be allowed or disallowed:

Please see our further submission uploaded for the parts of the submission we seek to be allowed or disallowed.

I have included additional pages.

- [Further_Submission_Proposed_Plan_Change_E_Feilding_Town_Centre_Te_Ao_Turoa_Environmental_Centre.pdf](#)

I ____ to be heard in support of this Further Submission.

I wish to be heard.

If others make a similar Further Submission, I ____ consider presenting a joint case with them at a hearing.

I will

To view all of this form's submissions, visit

https://makeyourmark.manawatudc.govt.nz/index.php/dashboard/reports/forms_new/data/45



Proposed Plan Change E: Town Centre

Manawatu District Council

FURTHER SUBMISSION IN SUPPORT OF AND IN OPPOSITION TO SUBMISSIONS ON PLAN CHANGE

TO: MANAWATŪ DISTRICT COUNCIL

135 MANCHESTER STREET, FEILDING, 4702

This further submission has been sent to Manawātū District Council through their submission consultation form at: <https://makeyourmark.manawatudc.govt.nz/district-plan-review/draft-plan-change-e-feilding-town-centre>

NAME OF PERSON MAKING THE SUBMISSION: TE AO TŪROA ENVIRONMENTAL CENTRE ON BEHALF OF
RANGITĀNE O MANAWATŪ

This is a further submission in support of, and in opposition to, a submission on a change proposed to the following plan (the **proposal**):

Manawatū District Plan, Proposed Plan Change E: Town Centre.

We are an entity that has an interest in the proposal that is greater than the interest the general public has. Te Ao Tūroa Environmental Centre (TATEC) contributes to upholding kaitiakitanga on behalf of Rangitāne o Manawatū Iwi (Rangitāne). The Fielding Town Centre and proposed Mixed Use Zone are within the rohe of Rangitāne o Manawatū. Rangitāne o Manawatū have a statutory area of interest which covers 440,000 hectares of the Manawatū plains and associated maunga. It encompasses the Rangitikei Awa, Manawatū Awa and tributaries, including (but not limited to) the Oroua and Mākino Awa. Our statutory acknowledgements include the Oroua River and Manawatū River and tributaries. Our area of interest also includes Kawakawa (Feilding) and other townships within the Manawatū District. We recognise Ngāti Kauwhata Mana Whenua in the Kawakawa area.

We support (or oppose) the submission of:

- Lisa Poulsen, Submission Number: 003
- Chris Dungan, Submission Number 004
- Neoteric Developments Limited, Submission Number: 005
- Woolworths New Zealand, Submission Number: 007
- Horizons Regional Council, Submission Number: 009
- Manawatū District Council, Submission Number: 010

The table below sets out the specific points of the submission that are supported/opposed, the reasons for support/opposition, and what we seek regarding whether to allow or disallow the submission.

Submitter	The parts of the submission I support (or oppose) are:	The reasons for my support (or opposition) are:	I seek that the part (or whole) of the submission be allowed (or disallowed):
Lisa Poulsen	Submission ID Number S003/01 - Oppose	While we support papakāinga and housing choices in the area. The plan change as notified lacks the necessary	We seek that the whole of the submission be disallowed.

		environmental and cultural safeguards.	
Chris Dungan	Submission ID Number S004/01 - Oppose	The plan change as notified fails to address critical resource management issues, including stormwater management, the mauri of wai, and cultural expression	We seek that the whole of the submission be disallowed.
Neoteric Developments Limited	Submission ID Number: S005/01 – Oppose	As set out in our submission, amendments are required for the reasons set out in our original submission. Including to avoid, remedy mitigate effects of stormwater.	We seek that the whole of the submission be disallowed.
Woolworths New Zealand Limited	Submission ID Number: S007/03 – Oppose	Retaining the permitted activity status exactly "as drafted" for supermarkets enables large-scale development that relies on three water infrastructure whose capacity has not been assessed. Bypassing the resource consent process removes the ability to trigger site-specific stormwater treatment such as nature-based solutions to treat and manage high-contaminant runoff from large carparks which are	I seek that the part (S007/03) of the submission be disallowed.

		necessary to protect the Makino Stream and Oroua River.	
Woolworths New Zealand Limited	Submission ID Number: S007/05 – Oppose	Permitting an increase in maximum building heights to 12m allows for larger-scale buildings that will generate additional stormwater runoff and place greater stress on the reticulated stormwater network. Enabling this height increase without robust, enforceable standards for stormwater attenuation and treatment directly conflicts with TATEC's concerns about infrastructure readiness and the need to protect the mauri of wai.	I seek that the part (S007/05) of the submission be disallowed.
Horizons Regional Council	Submission ID Number S009/02 – Support	Flood risk must be appropriately managed. We support the more stringent flood event design standard.	I seek that the part (S009/02) of the submission be allowed.
Horizons Regional Council	Submission ID Number S009/03 – Support	Effects from urban development must be appropriately managed including through establishing setbacks to protect the mauri of the Makino Stream. However, TATEC notes that the requested	I seek that the part (S009/03) of the submission be allowed, provided that the resulting provisions explicitly do not restrict natural character enhancement planting and earthworks ancillary

		setback rules must not give rise to unintended restrictions on natural character enhancement planting, or the minor earthworks ancillary to those restoration activities, which are vital to improving the health of the awa.	to them within the setback area.
Manawatū District Council	Submission ID Number: S010/01a – Support	Stormwater inundation must be managed.	I seek that the submission part (S010/01a); in particular, the amendments sought is allowed.
Manawatū District Council	Submission ID Number S010/2b – Oppose	The submitter has not provided evidence to demonstrate that on-site stormwater management is challenging or that the areas have good access to the public stormwater system. Treatment and attenuation are distinctly different. Hence, we oppose the amendment sought. Removal of treatment from the plan change provisions, would not give effect to National Policy Statement for Freshwater Management (NPS-FM) directives nor would it	I seek that the part (S010/2b) of the submission is disallowed.

		avoid and mitigate adverse effects of stormwater on cultural values associated with the Makino, Oroua and Manawatū River and its tributaries.	
Manawatū District Council	Submission ID Number S010/01b – Oppose	Designing for a 1-in-100 year flood event is inconsistent with the One Plan and does not account for the effects of climate change, nor do the amendments provide for safe entry and exit from the site to safety during flood events.	I seek that the part (S010/01b) of the submission is disallowed.
Manawatū District Council	Submission ID Number S010/01d – Support	Avoidance or mitigation of flood hazard and stormwater inundation should be considered by decision makers.	I seek that the part (S010/01d) of the submission is allowed.
Manawatū District Council <i>(Note: Submitter is listed as S101 for this point in the Council's Summary of Submissions, though the Council is also listed as S010 elsewhere. We have retained the Council's summary numbering here for administrative clarity).</i>	Submission ID Number S101/03a – Oppose	Inserting a m ² threshold will enable cumulative effects of new buildings in the Mixed Use Zone not connecting to the Council's reticulated stormwater system.	I seek that the part (S101/03a) of the submission is disallowed.

Manawatū District Council <i>(Note: Submitter is listed as S101 for this point in the Council's Summary of Submissions, though the Council is also listed as S010 elsewhere. We have retained the Council's summary numbering here for administrative clarity).</i>	Submission ID Number S101/01c – Oppose	Designing for a 1-in-100 year flood event is inconsistent with the One Plan and does not account for the effects of climate change, nor do the amendments provide for safe entry and exit from the site to safety during flood events.	I seek that the part (S010/01c) of the submission is disallowed.
Manawatū District Council <i>(Note: Submitter is listed as S101 for this point in the Council's Summary of Submissions, though the Council is also listed as S010 elsewhere. We have retained the Council's summary numbering here for administrative clarity).</i>	Submission ID Number S101/02c – Oppose	The submitter has not provided evidence to demonstrate that on-site stormwater management is challenging or that the areas have good access to the public stormwater system. Treatment and attenuation are distinctly different. Stormwater treatment is required to give effect to NPS-FM directives and to avoid and mitigate the adverse effects of stormwater on cultural values associated with the awa that stormwater will inevitably discharge to.	I seek that the part (S010/02c) of the submission is disallowed.

Manawatū District Council <i>(Note: Submitter is listed as S101 for this point in the Council's Summary of Submissions, though the Council is also listed as S010 elsewhere. We have retained the Council's summary numbering here for administrative clarity).</i>	Submission ID Number S101/03b - Oppose	Inserting a m ² threshold will enable cumulative effects of new buildings in the Town Centre Zone not connecting to the Council's reticulated stormwater system.	I seek that the part (S101/03b) of the submission is disallowed.
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I wish to be heard in support of my further submission.

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

Raythe Tanoa-Te Purei, Environmental Resource Management Planner

Te Ao Tūroa Environmental Centre

on behalf of Rangitāne o Manawatū

22 May 2026

Electronic address for service of submitter: raythe@rangitaane.iwi.nz

[Redacted signature]

[Redacted signature]

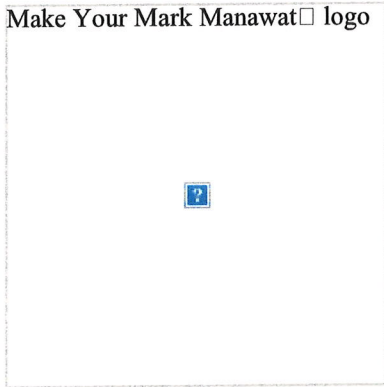
Contact person: Raythe Tanoa-Te Purei

From: [Make your mark Manawatū](#)
To: [MDC Submissions](#)
Subject: Further Submission Form Form Submission
Date: Friday, 22 May 2026 3:07:26 pm

Further Submission X3

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Further Submission Form Form Submission

There has been a submission of the form Further Submission Form through your Make your mark Manawatū website.

Proposed Plan Change:

Proposed Plan Change E: Town Centre

First Name

KiwiRail Holdings Limited (KiwiRail)

Last Name

KiwiRail Holdings Limited

Physical Address

Level 1
Wellington Railway Station
Bunny Street
PO Box 593
WELLINGTON 6140

Postcode

6140

Mobile

[REDACTED]

Email

christine.chong@kiwirail.co.nz

I ____ gain an advantage in trade competition through this submission.
could not

I ____ directly affected by an effect of the subject matter of the submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.
I am not.

The plan change that my Further Submission relates to is:
See attached

I am (please tick relevant box):

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

Please state the grounds as to why you come within category (a), (b) or (c) above:
KiwiRail has assets in the district.

My Further Submission relates to Original Submission made by:
See attached

The particular parts of the submission that I support/oppose are:
See attached

The reason for my support/opposition are:
See attached

I seek that the whole (or part) of the submission be allowed or disallowed:
See attached

I have included additional pages.

- KiwiRail_Further_Submission_-_Manawatu_District_Council.pdf

I ____ to be heard in support of this Further Submission.
I wish to be heard.

If others make a similar Further Submission, I ____ consider presenting a joint case with them at a hearing.
I will

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22 May 2026

Manawatu District Council
Private Bag 10001
FEILDING 4702

By email: districtplanreview@mdc.govt.nz

KIWI RAIL FURTHER SUBMISSION ON PROPOSED PLAN CHANGE E

NAME OF SUBMITTER:

KiwiRail Holdings Limited (KiwiRail)

ADDRESS FOR SERVICE:

Level 1
Wellington Railway Station
Bunny Street
PO Box 593
WELLINGTON 6140

Attention: Christine Chong

Email: christine.chong@kiwirail.co.nz

Background

1. KiwiRail made a submission on the Proposed Plan Change E (**PPE**) (Submitter 6).
2. KiwiRail makes the following further submission on submissions to the PPE, as set out in the **attached** schedule.
3. For the submissions that KiwiRail supports, KiwiRail considers that the relief sought should be allowed because it:
 - (a) will promote sustainable management of the natural and physical resources in Manawatu, and is therefore consistent with Part 2 and other provisions of the Resource Management Act 1991 (**RMA**);
 - (b) is consistent with other relevant planning documents, including the Horizons One Plan and National Policy Statement for Urban Development 2020;
 - (c) will meet the reasonably foreseeable needs of future generations;
 - (d) will avoid, remedy or mitigate actual and potential adverse effects on the environment;
 - (e) will enable the social, economic and cultural wellbeing of the people of Manawatu; and



www.kiwirail.co.nz | 0800 801 070

Wellington Railway Station, Bunny Street, Wellington 6011
PO Box 593, Wellington 6140

- (f) is the most appropriate way to achieve the objectives of the PPE in terms of section 32 of the RMA.
4. For the submissions that KiwiRail opposes, KiwiRail considers that the relief sought should be declined because it:
- (a) will not promote the sustainable management of the natural and physical resources in Manawatu, and is therefore contrary to, or inconsistent with, Part 2 and other provisions of the RMA and the Amendment Act;
 - (b) is inconsistent with other relevant planning documents, including Horizons One Plan and National Policy Statement for Urban Development 2020;
 - (c) will not meet the reasonably foreseeable needs of future generations;
 - (d) will not avoid, remedy or mitigate actual and potential adverse effects on the environment;
 - (e) will not enable the social, economic and cultural wellbeing of people of Manawatu; and
 - (f) is not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.
5. For those submissions that KiwiRail supports, KiwiRail seeks that they be allowed, and for those that are opposed, KiwiRail seeks that they be disallowed.
6. KiwiRail wishes to speak to its submission and further submission. KiwiRail could not gain an advantage in trade competition through this further submission.

Yours faithfully

A handwritten signature in black ink, appearing to read "Christine Chong".

Christine Chong
RMA Team
KiwiRail Holdings Limited



SCHEDULE 1 – PROPOSED PLAN CHANGE E

Submitter and Submission ID	Submitter #	Relevant Provision	Original Submission Point	Support / Oppose	Reasons for Support or Opposition	Decision Sought
MIXED USE ZONE						
Manawatu District Council	S101/04	MUZ-R3.2 and (new) MUZ R3.3	Matters of discretion does not appear within Rule MUZ - R3 as it was intended that activities within the 30m of the railway track would take on full discretionary activity Status. However, rule MUZ-R3 is missing a reference to full discretionary activities entirely.	Support	Provides for clearer direction.	Adopt amendment sought
Woolworths New Zealand	S007/06b	MUZ-ST16.1	The provisions stated are an effective means of managing reverse sensitivity effects... new residential or other noise sensitive activities are located and designed appropriately to manage those effects	Support in part	Kiwirail agrees that new residential or other noise sensitive activities are located and designed appropriately to manage reverse sensitivity effects.	Adopt amendments sought
Horizons Regional Council	S009/05c	MUZ-ST17	Stormwater standards aligns with One Plan provision: RPS-UFD-P8(1)(a), RPS-LF-FW-04(1) and NPS-FM Policy 3 and Clause 3.5(4).	Support	Kiwirail supports standards for stormwater discharge to Council's reticulated system for all allotments and new buildings. Stormwater discharge on to neighboring properties particularly close to Kiwirail's rail corridor can undermine the safe and efficient operation of the rail corridor.	Accept submission

