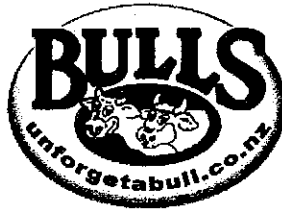


Bulls and District Enterprises (Inc)



BOX 66 BULLS

RECEIVED

5 11 JAN 2010

To: V.N
File: 1-PL-2-25
Doc: 10 0068

22nd January 2010

Senior Planner
Rangitikei District Council
Private Bag 1102
MARTON

Ref: 1-PL-2-25

5wt019.09/201wc

Valuation No: 1365033700

Dear Madam

The BDE support the Privately Requested Change 25 to the Rangitikei District Plan.
Could you please amend your address for the BDE from 17 Wilson Street, Bulls to Box 66 Bulls

Yours faithfully

Marilyn Guinan

Secretary

Cc: Bulls Community Committee

Rangitikei District Council
Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton
Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970
Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

16 DEC 2015

To: V.N

File: 1-R-2-25

FORM 5 - SUBMISSION ON PROPOSAL TO CHANGE THE RANGITIKEI DISTRICT PLAN

Clause 6 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Bronwyn Meads
Postal Address c/o Bulls Info centre
113 Bridge Street Bulls

Business Phone 06 3220051 Fax Number 06 3220033
Private Phone 06 3221434 Email Coordinator@Paradise.net.nz
Mobile Phone 0211745951

Contact Person A/A
Address _____
Phone Number _____
(if different from above)

SUBMISSION ON

Name of Applicant Foodstuffs (Wellington) Cooperative Society
Plan Change Proposal Number 1

I support the application

I oppose the application

My submission is (specific parts of the plan change proposal, whether you wish to have the proposal amended; the reasons for your views) A much needed development in Bulls. A real positive for the town with a supermarket, retail shops - (with lots of opportunity here to encourage new business) fuel & a takeaway. This will create many things more people stopping, employment, development of an unsightly area & another fuel station which has proven to be desperately needed. It will be a massive thing for the town & I support this 100%.

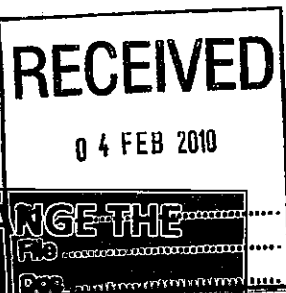
Rangitikei District Council

Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton

Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970

Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

1-P-2-25
10 0162



FORM 5 – SUBMISSION ON PROPOSAL TO CHANGE THE RANGITIKEI DISTRICT PLAN

Clause 6 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Hew John TREVOR DARBYMPLE

Postal Address R. D. I.
Bulls

Business Phone _____ Fax Number _____

Private Phone 06-3221017 Email _____

Mobile Phone 027-489462

Contact Person As above

Address _____

Phone Number _____

(if different from above)

SUBMISSION ON

Name of Applicant Foodstuffs / New World

Plan Change Proposal Number 25

I support the application

I oppose the application

My submission is (specific parts of the plan change proposal; whether you wish to have the proposal amended; the reasons for your views)

Bulls requires and must be active in supporting the introduction of new business. This is a must have business for Bulls - 1. upwards of 100 full and part time employees 2. More revenue to district and town.

1 February 2010

RECEIVED



Private Bag 11025
Manawatu Mail Centre
Palmerston North 4442

Brenda O'Shaughnessy
Senior Planner
Rangitikei District Council
Private Bag 1102
MARTON 4741

- 2 FEB 2010

To: V.N
File: 1-PL-2-25
Doc: 10 0123

File ref: RAI 4 04
2009/117921
IL:JMCK

P 06 952 2800
F 06 952 2929

www.horizons.govt.nz

Dear Brenda

SUBMISSION TO PROPOSED PLAN CHANGE 25 TO THE RANGITIKEI DISTRICT PLAN

Please find enclosed Horizons Regional Council's submission to proposed Plan Change 25 being requested by Foodstuffs (Wellington) Co-operative Society.

Yours sincerely

Ian Lowe
COORDINATOR DISTRICT LIAISON

Encl Submission

Kairanga

Marton

Palmerston North

Taihape

Taumarunui

Wanganui

Woodville

SUBMISSION TO PROPOSED PLAN CHANGE 25 TO THE RANGITIKEI DISTRICT PLAN

To: The Chief Executive
Rangitikei District Council
Private Bag 1102
MARTON 4741

From: Horizons Regional Council
Private Bag 11 025
Manawatu Mail Centre
PALMERSTON NORTH 4442

1. General Comment

Horizons Regional Council (Horizons) thanks the Rangitikei District Council for the opportunity to make a submission on the proposed private Plan Change as being requested by Foodstuffs (Wellington).

The Plan Change relates to 12,485 m² of land fronting Bridge Street (SH1) and Dalziel Street Bulls and seeks to rezone the site from Industrial Zone to Special Commercial Zone.

The new zone would cater for a specific proposed development of the site including the provision of the following as permitted activities:

- a. Retail activities (excluding supermarkets) up to a total gross floor area of 2100 m².
- b. One supermarket up to a total floor area of 1800 m².
- c. Self servicing fuel facility.

2. Horizons Interest in the Plan Change Application

Horizons is not fundamentally opposed to the proposed Plan Change application however does have some concerns in regards to contaminated site issues as timber treatment operations have previously occurred on the site.

3. Contaminated Site

Horizons Environmental Protection Manager and Staff have reviewed the application in regards to the contaminated site issues and have noted the following:

Background

In 1997 Montgomery Watson was commissioned by Carter Holt Harvey to undertake a site investigation at the Bulls Sawmill. A report titled "*Environmental Site Investigation of the Bulls Sawmill, October 1997*" detailed that the treatment chemicals historically used on site were primarily Copper, Chromium, Arsenic (CCA) and Boron compounds.

Investigation was undertaken which included soil sampling from both trial pits and boreholes and from the installation of wells for groundwater sampling. The results of the sampling revealed CCA contamination in expected areas and notably at the former CCA plant. It also found some Boron "hotspots" primarily around the former dip tank.

Following a letter from Montgomery Watson on 8 December 1998, groundwater re-sampling was undertaken. The results determined that the concentrations were consistent with the previous sampling reported in the 1997 Montgomery Watson report that determined that there was contamination of groundwater at the site.

In June 1999 a remediation plan titled "*Bulls Sawmill, Bulls Remediation Plan, June 1999*" was developed by Tonkin and Taylor using the results of site investigations.

The remediation plan was enacted and a validation assessment was undertaken. The information is contained in the Tonkin and Taylor report March 2000 titled "*Remediation and Validation Report Bulls Sawmill, Bulls*". The report determined that targeted contaminated materials had been removed from the site.

The validation results indicated that Arsenic (and by inference Copper and Chromium) and Boron concentrations were all below the MfE/MoH (1997) guideline values for industrial unpaved sites.

The report further detailed that analytical results from two groundwater sites indicated that groundwater was impacted. It was considered that with the significant amount of contaminated soils removed from the site that the groundwater contamination detected would reduce over time and pose no significant environmental or health risk.

No further groundwater remedial works were considered necessary for the site at that time.

Assessment

Staff from Horizons Regional Council have reviewed the information relating to the site and note that the site development is not proposed to be undertaken for the whole of the area of the historic sawmill site.

The historic reporting of groundwater contamination from two sites does raise some concerns. It is noted that no further sampling has been undertaken to confirm the report's conclusions.

Further assessment of the site's information could be undertaken by Horizons, if an accurate outline plan was provided to Horizons which detailed the land parcel boundaries and their relation to the remaining buildings on site.

Currently the old buildings provide reference points to interpret the investigation reports. When those buildings are removed their use as a reference point will be lost making the identification of features as shown in the reports extremely difficult.

Conclusion

After reviewing the information available, overall it is concluded that residual contamination is not considered to pose a significant environmental and health risk for continued ongoing industrial/commercial use, which includes the proposed site development.

The groundwater contamination of the old well and well BH2 was detailed in the *Remediation and Validation Report Bulls Sawmill, Bulls* (Tonkin and Taylor, March 2000). Confirmation of the site's property boundaries and an accurate plan would determine if these well sites are within the proposed plan change area.

From an initial review that does not appear to be the case, however if the well sites were within the plan change boundary then further assessment may be required.

It must be noted that although this site is remediated, there has been no investigation undertaken to date that is thorough enough to preclude the presence of materials at the site that presently, or in the future, may be considered hazardous.

Recommendations

In view of the conclusions above, the following recommendations are made:

- The applicant should provide an accurate site plan which details boundaries and proposed building locations.

Note: Should the site plan detail that "the old well" and well BH2 are contained within the proposed plan change boundary area, then a further round of re-sampling to confirm the *Tonkin and Taylor March 2000* report's conclusions would be recommended.

- The applicant should provide a site specific detailed Earthworks Management Plan prior to any site works taking place. This plan should include but not be limited to:
 - Setting out methods to mitigate the possible offsite effects associated with working potentially contaminated soils such as dust and odour;
 - Providing plans for stormwater control during excavation;
 - Providing details of any cut and fill operations;

- Providing information to assist in the identification of contaminated areas that may unexpectedly be encountered during the earthworks phase;
 - Providing contingency plans to address these unexpected contaminants encountered during the earthworks phase; and
 - Detailing that any soil removed from the site during works would need to be disposed of appropriately and would not be suitable for agricultural or residential use.
- Although not an issue directly under the Resource Management Act (1991) it is recommended that the following points also be considered as a requirement:
 - The applicant to provide details of measures to protect workers coming into contact with potentially contaminated soils during earthworks and subsequent foundation and paving works. (Although the exposure duration is short during the development phase, the possibility of encountering “hot spots” should not be discounted), and
 - The applicant to prepare a site management plan for the aftercare. It should include an assessment of exposure pathways for future site users especially maintenance workers including underground service contractors.

Disclaimer

The above assessment and associated recommendations are based upon the historical reports of site use and the proposed new site use for retail activities, supermarket and self servicing fuel facility activities.

Should the site use change (to residential or agriculture) the above conclusions may no longer be valid and the potential risks associated with the residual contamination should be reassessed.

The judgement and opinions expressed in this review are based upon Horizons Regional Council’s understanding and interpretation of current regulatory standards and documents provided on file.

4. Summary

Whilst Horizons Regional Council is not fundamentally opposed to Plan Change 25 there are a number of issues in regards to contamination of the site that have been identified by Horizons Environmental Protection staff.

It is believed by Horizons that the application as presented does not provide enough specific site information for Horizons to have surety that there are no immediate or long-term issues that may arise on the site.

In particular, it cannot be currently ascertained whether the water wells as referred above will be within the plan change site area or not.

Horizons would like to proactively work with both the Rangitikei District Council and the Developer in regards to the contaminated site issues with a view to reaching consensus prior to any proposed hearing.

5. Submission

It is submitted that the recommendations as detailed above be implemented.

Horizons Regional Council wishes to be heard in support of this submission.

Note: As the matters raised above are largely seeking clarification we advise the applicant and the Rangitikei District Council that dialogue regarding these matters prior to the hearing may well resolve Horizons concerns and subsequently alter our request to be heard.



Ian Lowe
COORDINATOR DISTRICT LIAISON

Point of Contact Contaminated Site Issues:

Alison Russell
Environmental Protection Manager
Horizons Regional Council

Rangitikei District Council

Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton

Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970

Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

FORM 5 – SUBMISSION ON PROPOSAL TO CHANGE THE RANGITIKEI DISTRICT PLAN

Clause 6 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Josephine Anne Rangonui

Postal Address 5 Bull St, Bulls

RECEIVED
04 FEB 2010
To V.N
File 1-PL-2-25
Doc 10-0163

Business Phone _____

Fax Number _____

Private Phone 06322 1969

Email _____

Mobile Phone _____

Contact Person _____

Address _____

Phone Number _____
(if different from above)

SUBMISSION ON

Name of Applicant Foodstuffs: New World Bulls

Plan Change Proposal Number _____

I support the application

I oppose the application

My submission is (specific parts of the plan change proposal; whether you wish to have the proposal amended; the reasons for your views) I support the request to amend the District Planning Maps so land is changed from Industrial Zone to Special Commercial Zone and the request to insert Special Zone provisions. Bulls people and groups have worked to attract new business and retain present business because this provides training employment for young people and employment for

other people in our Community It is probable that if well planned this business will stop some of the 14000 traffic that passes thru the town and encourage visitors to spend money at this and other businesses. Older people will be able to walk to the facility. (continue on a separate sheet if necessary)

I seek the following decision from the Rangitikei District Council (give precise details) _____

- That District Planning maps are amended so the zoning of the land is changed from Industrial Zone to Special Commercial Zone
- That new Special Commercial Zone provisions are inserted into the District Plan
- There are 5 Titles held by Craclius Holdings Ltd.

I wish to be heard in support of my submission
I am happy to withdraw this submission if all submissions are in support.

I do not wish to be heard in support of my submission

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

Signature Juphin A. Rangoon Date 4.2.2010
26-1-10
(Person making the submission, or the person authorised to sign on behalf of the person making the submission)

Please make sure the submission is received by the Council before the due date.

Nina Alexander

From: Jenny Hudson [jenny@hudson.co.nz]
Sent: Wednesday, 3 February 2010 11:10 a.m.
To: RDC Information
Cc: 'O'Neill,Wendi'; 'Giles Tait'; 'John Burgess'
Subject: Proposed Private Plan Change 25: Rezoning of land in Bridge St, Bulls
Attachments: SDOC0045.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: Brenda O'Shaugnessy

Please find attached a submission on the above plan change, which has been prepared on behalf of McDonald's Restaurants (NZ) Ltd. I would appreciate an acknowledgement in due course.

Regards

Jenny Hudson

14 Advance Way
Albany
NORTH SHORE 0632

Tel (09) 415 7519
Fax (09) 415 7549
Mobile 021 626 330

RECEIVED

- 3 FEB 2010

To: V.N
File: ..1..PL-2-25
Doc: ..10..0145

RESOURCE MANAGEMENT ACT 1991

RANGITIKEI DISTRICT PLAN

NOTICE OF SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 25

To: The District Planner
Rangitikei District Council
Private Bag 1102
MARTON 4741

Attention: Brenda O'Shaughnessy

Name of submitter:

McDonald's Restaurants (New Zealand) Limited ('the Company')
PO Box 6644
Wellesley Street
AUCKLAND

Address for service:

Jenny Hudson
Planning and Resource Management Consultant
14 Advance Way
Albany
NORTH SHORE CITY

Ph 09 415 7519
Fax 09 415 7549
Email: jenny@hudson.co.nz

TOTAL NO OF PAGES SUBMITTED: 3

The Company wishes to be heard in support of this submission.

If others make a similar submission the Company may be prepared to consider presenting a joint case at any hearing.

- 1.1 The provisions of the proposed Plan Change that this submission relates to are:
the whole Plan Change, particularly in relation to traffic effects.
 - 1.2 The Company's submission is that:
 - (i) Proposed policies appropriately recognise that there could be adverse effects on public roads from access and parking, but do not acknowledge that these effects may extend beyond the public road to businesses in the immediate vicinity.
 - (ii) The proposal does not adequately address the potentially significant adverse effects of traffic on the safe and efficient movement of vehicles in the vicinity of the Mobil service station and McDonald's restaurant.
-

- (iii) The amount of retail that would be permitted to occur on the site as of right is significant, yet there is no mechanism proposed as part of the Plan Change that finalises the location or design of the proposed access as part of the rezoning.
- (iv) The consent process does not provide an opportunity for consultation with potentially affected parties in relation to the effects of a specific proposal. Traffic effects (see below) are of particular concern to the submitter. In relation to controlled activities, Council can only impose conditions but not refuse consent. Insufficient information has been provided in the Plan Change to justify such an approach.
- (v) The Plan Change would require the Council to exercise discretion in respect to a number of the proposed permitted activity rules (which is ultra vires).
- (vi) Given the scale of activities contemplated by the Plan Change and the potential for significant adverse effects, it is inappropriate for the Plan Change to state (Clause 19A.7.1) that neither notification of any limited discretionary activity application, nor the written approvals of affected parties, will be required. A determination on such matters should be made at the time, having regard to the specific nature of the proposal and the provisions of the RMA.
- (vii) The traffic planning assessment submitted in support of the Plan Change application does not attempt to predict the likely traffic movements that will be generated by the activities permitted by the Plan Change, and so has not assessed in any detail the ability of the main access to accommodate the likely turning movements to and from the site. Nor does it appear that any surveys have been undertaken of the existing traffic environment which includes current vehicle movements to and from the Mobil service station and McDonald's restaurant opposite. Such information would normally be required in order to be able to test the true potential effects of new activities.
- (viii) The right turn exit movement is normally the most difficult one, that incurs the most delay, yet the ITA has undertaken no analysis of this movement. It is likely that delays and queues within the Plan Change site will be substantial and could lead to safety issues on Bridge Street. The presence of any Mobil/McDonald's customers waiting to turn right from the median will directly conflict with exiting supermarket customers, yet no detailed analysis of this potential conflict has been undertaken.
- (ix) It is therefore not possible to ascertain whether or not there will be adverse effects on the public road or beyond.
- (x) Accordingly, in its current form, the proposed Plan Change does not meet the sustainable management purpose of the RMA, as set out in section 5.

1.4 The decision which the Company wishes the Council to make is:

- (i) Decline the Plan Change in its current form, or alternatively that the Plan Change be modified to address the matters identified in this submission.

- (ii) Request the applicant to provide a more comprehensive assessment of traffic effects that deal with the existing traffic environment and predicted traffic movements from the activities permitted by the Plan Change.
- (iii) Any other relief that will give effect to the submission.
- (iv) Any consequential amendments.

Dated at AUCKLAND this 3rd day of February 2010.

Signature for and on behalf
of McDonald's Restaurants (New Zealand)
Limited:.....


J A Hudson

RECEIVED

Rangitikei District Council

Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton

Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970

Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

- 1 FEB 2010

To: VN

FORM 5 - SUBMISSION ON PROPOSAL TO CHANGE THE RANGITIKEI DISTRICT PLAN

10 0090

1-PL-2

Clause 6 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Timber Arts Holdings Limited

Postal Address 48 Apuka Street

Brooklyn Wellington 6021

Business Phone 06 322 0090

Fax Number 06 322 1511

Private Phone 04 3846 989

Email lanesagg@extra.co.nz

Mobile Phone 0274 300 267

Contact Person Len Coagg

Address 48 Apuka St Brooklyn Wellington 6021

Phone Number 04 3846 989

(if different from above)

SUBMISSION ON

Name of Applicant Foodstuffs (Wgtn) Co-op Society Ltd

Plan Change Proposal Number 25

I support the application

I oppose the application

My submission is (specific parts of the plan change proposal; whether you wish to have the proposal amended; the reasons for your views)

We would suggest a designated pedestrian walkway from the car park to Dalziel Street on the west side of the proposed retail shops and between these shops and the historic house on the corner of Dalziel St & Bridge St and the fast food outlet. A walkway would allow a more direct access to Dalziel St. & to both the new complex and High Street for people who may park in one area and walk to the other.

1

If it also proposed for these to be vehicular movement between the retail shops and the historic house and the fast food premises. There is also a safety aspect for pedestrians in this area.

Continued - see attached. (continue on a separate sheet if necessary)

Page 3

I seek the following decision from the Rangitikei District Council (give precise details)

The proposal has retail shops being built over a wastewater services main. This main also runs through land we own in Dalziel Street and which we intend to develop.

We have been advised by Council that the main cannot be built over. If it is intended that main is to be moved to accommodate the proposal we request that we be consulted by Council.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

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

Signature 

Date 28 January 2010

(Person making the submission, or the person authorised to sign on behalf of the person making the submission)

Please make sure the submission is received by the Council before the due date.

FORM 5 – SUBMISSION ON PROPOSAL TO CHANGE THE RANGITIKEI DISTRICT PLAN

Clause 6 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Timber Arts Mouldings Ltd.
Postal Address _____

Business Phone _____ Fax Number _____
Private Phone _____ Email _____
Mobile Phone _____

Contact Person _____
Address _____
Phone Number _____
(if different from above)

SUBMISSION ON

Name of Applicant _____
Plan Change Proposal Number _____

I support the application I oppose the application

My submission is (specific parts of the plan change proposal; whether you wish to have the proposal amended; the reasons for your views)

Continued from Page 2
If it is not already planned the 'T' intersection corner where Dalziel St. turns right into Funnell St. should be realigned to make it easier for trucks turning onto Funnell St. from Dalziel St. and vice versa.



Ref: 1-PL-2-25
5wt019.09 /201wc
Valuation No: 1365061902, 1365061901

11 December 2009

The Manager
Timber Arts Holdings Ltd
C/- Mr I Cragg
48 Apuka Street
Brooklyn
Wellington

Dear Sir or Madam,

PRIVATELY REQUESTED CHANGE 25 TO THE RANGITIKEI DISTRICT PLAN

Council has received a request to amend the District Plan. Council has accepted to consider this private request.

This privately requested Plan change relates to 12,485m² of land fronting Bridge Street (SH1) and Dalziel Street, Bulls. The requested Plan change seeks to rezone the site from Industrial and would create a new zone to be called the "Special Commercial zone". The new zone would cater for a specific proposed development of the site including provision for the following as permitted activities:

- a) Retail activities (excluding supermarkets) up to a total gross floor area of 2100m²
- b) One supermarket up to a total floor area of 1800m²
- c) Self servicing fuel facility

As required by the Resource Management Act 1991, please find enclosed a copy of the public notice for privately requested Plan Change One to the Rangitikei District Plan. A copy of the full request for change can be viewed on Council's website – www.rangitikei.govt.nz. Copies of the Plan change documents can also be viewed at the Council offices or any of the District libraries during normal office hours.

Submissions on the change must be lodged with Council at its offices by 4.00pm on **Wednesday 3rd February 2010**. The address for submissions is:

Rangitikei District Council
Private Bag 1102
MARTON 4741
Fax (06) 327-6970

Please contact this office if you have any further queries.

Yours faithfully

Brenda O'Shaughnessy
SENIOR PLANNER

Rangitikei District Council

Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton

Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970

Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

FORM 6 – FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO THE RANGITIKEI DISTRICT PLAN

Clause 8 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Annabel Whisker CI-Bulls Community Committee
Postal Address PO Box 8 BULLS

Business Phone 3221485 Fax Number _____
Private Phone _____ Email _____
Mobile Phone _____

Contact Person _____
Address _____

Phone Number _____
(if different from above)

RECEIVED
18 FEB 2010
To: V.N
File: 1-PL-2-3
Doc: 10-0256

SUBMISSION ON

This is a further submission in support of, or in opposition to, a submission on:

Plan Change Proposal Number #25 Supporting the plan change in addition to original submission for the Delnynite.

I support the application I oppose the application

(give name and address of original submitter and submission number) I support the request of Foodstuffs - New World Bulls to have the Districts Planning Maps so their land is rezoned from Industrial to Special commercial & the request to insert special zone provisions

The particular parts of the submission I support or oppose are: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal) _____

It is a huge win to the Bulls community to attract new business on such a scale w/ turn bring huge employment opportunities. They also offer training and up skill'g which is invaluable to so many people as I understand they will employ 90-110 people.

The placement of a supermarket will not only mean locals are able to shop but also through traffic will stop and surrounding areas may use Bulls as their service town

(continue on a separate sheet if necessary)

The reason for my support or ~~opposition~~ are: (give reasons) _____

- New Business to Bulls is great for Bulls
- Spending in Bulls will be good for other businesses as a result of a supermarket
- Employment will be up with expected 90-110 new jobs created
- A supermarket is another reason for through traffic to stop - which will increase spending in our town

(continue on a separate sheet if necessary)

Rangitikei District Council
 Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton
 Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970
 Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

**FORM 8 - FURTHER SUBMISSION IN SUPPORT OF OR IN
 OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED
 PROPOSED PLAN CHANGE
 TO THE RANGITIKEI DISTRICT PLAN**

Clause 8 of the First Schedule, Resource Management Act 1991

SUBMITTER'S DETAILS

Full Name Brownys meads

Postal Address c/o Bulls Information centre
113 Bridge St Bulls

Business Phone 063220051

Fax Number _____

Private Phone 063221434

Email coordinator@

Mobile Phone 0211745951

paradise.net.nz

Contact Person Bmeads

Address _____

Phone Number _____
 (if different from above)

SUBMISSION ON

This is a further submission in support of, or in opposition to, a submission on:

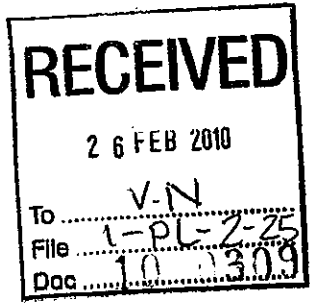
Plan Change Proposal Number 25

I support the application

I oppose the application

(give name and address of original submitter and submission number) _____

Bmeads



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

(give precise details) disallow McDonalds - they are
talking about traffic flows when
the Plan change is for ^{a change of use} ~~res~~ only at this
stage. allow Plan change thru as Stage 1.
then traffic comes at a later stage.
allow change from industrial to
commercial.

(continue on a separate sheet if necessary)

I wish to be heard in support of my further submission

I do not 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

Signature

Smeads

Date

26/2/2010

(Person making the submission, or the person authorised to sign on behalf of the person making the submission)

Note to person making further submission

1. Please make sure the submission is received by the Council before the due date.
2. A signature is not required if you make your submission by electronic means.
3. A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to Rangitikei District Council.

Rangitikei District Council

Postal Address: Private Bag 1102, Marton Street Address: 46 High Street, Marton

Phone: 06 327 0099 Freephone: 0800 422 522 Fax: 06 327 6970

Email: info@rangitikei.govt.nz Website: www.rangitikei.govt.nz

FORM 6 – FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO THE RANGITIKEI DISTRICT PLAN

Clause 8 of the First Schedule, Resource Management Act 1991

SUBMITTER/S DETAILS

Full Name Bulls and District Community Trust

Postal Address 5 Bull St
Bulls

Business Phone _____

Fax Number _____

Private Phone 06 322 1969

Email jorangooni@slingshot.co.nz

Mobile Phone _____

RECEIVED

Contact Person Mrs Josephine Rangooni

18 FEB 2010

Address 5 Bull St Bulls

To: V N

Phone Number _____

File: 1-PL-2-B

(if different from above)

Doc: 10 0259

SUBMISSION ON

This is a further submission in support of, or in opposition to, a submission on:

Plan Change Proposal Number 25

We support the application

I oppose the application

(give name and address of original submitter and submission number) 1. Bronwyn Meads
2. Bulls and District Enterprise 3. Hew Dalrymple
7. Jo Rangooni

— We appose the applicati submissions from
3 Timber Arts
4. Horizons
5 Mac Donalds ,

The particular parts of the submission I support or oppose are: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

- (Support) ^{zone change} Ironwyn. Positive for town & opportunity in the long term to use land for commercial
- ② BDE - Global support for zone change of land purpose
 - ③ Hew Dalrymple - land change gives opportunity for more business and employment for approx 100pep.
 - ④ To Rangoon's - Zone change positive for long term development - land is in a part of town well suited to commercial opportunities for youth training and employment and older people to walk to shops.
- Oppose ② Timber Art Submission - A meeting^{4.2.10} called by Foodstuffs indicated detail will be dealt with after zone
- ④ Horizons - Considerable space & time given to this in application. doesn't apply to zoning - covered at Foodstuffs meeting
 - ⑤ Mac Donalds - Dealt with in application^(continue on a separate sheet if necessary) and at meeting - Doesn't affect zone change. ^{4.2.10}

The reason for my support, or opposition are: (give reasons)

Council workshops in the 1990s indicated a need for a supermarket, highlighted the effect of leakage from the town economy due to people shopping in Wanganui / Feilding / Marton Palmerston Nth. - All town groups and residents want the land rezoned for Commercial Use & Special Commercial Use

The original zoning of industrial was appropriate for many years. For the future Town Development change of land use for this land is very appropriate

(continue on a separate sheet if necessary)

This is a wise long term decision.

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

(give precise details) Parts of submissions should be allowed to

Support That District Planning Maps are amended
so the zoning of land is changed from Industrial
Zone to Special Commercial Zone

That new Special Commercial Zone provisions
are inserted into the District Plan

There are 5 Titles held by Craelius Holdings

(continue on a separate sheet if necessary)

Any submissions which waste time and delay
these decisions should be disallowed

I wish to be heard in support of my further submission

I do not 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

Signature Jephine A. Rangooni

Date 17-2-10.

(Person making the submission, or the person authorised to sign on behalf of the person making the submission)

Note to person making further submission

1. Please make sure the submission is received by the Council before the due date.
2. A signature is not required if you make your submission by electronic means.
3. A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to Rangitikei District Council.